

SUMMARY AND RECOMMENDATION

1. CD-1 TEXT AMENDMENT: 3380 Maquinna Drive

Summary: To amend CD-1 (136) (Comprehensive Development) District for the city-owned property located at 3380 Maquinna Drive. The amendment would create a sub-area within the CD-1 (136) District with specific local-serving land use provisions, including a child day care facility.

Applicant: Architelier Architecture

Referral: This item was referred to Public Hearing at the Council Meeting of September 21, 2021.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application by Architelier Architecture, on behalf of Canada Elite International Consulting Co, Ltd., with consent of the owner, the City of Vancouver, to amend the text of CD-1 (Comprehensive Development) District (136) By-law No. 5270 with respect to the 3380 Maquinna Drive [*PID 007-221- 631; Lot 116 District Lots 334 and 335 Plan 18038*], to alter the land use provisions by providing additional local-serving uses, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled “CD-1 Text Amendment: 3380 Maquinna Drive”, be approved in principle;
- B. THAT A be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the lessee; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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