

## SUMMARY AND RECOMMENDATION

**2. CD-1 (761) Text Amendment: 1002 Station Street and 250-310 Prior Street**

**Summary:** To amend CD-1 (761) (Comprehensive Development) for 1002 Station Street and 250-310 Prior Street. The amendments would permit elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and protruding approximately 9.5 m (31.2 ft.) into Council-approved protected public view 22 (Main Street). The application also proposes to permit floor area exclusions for mechanical uses to a maximum of 22,891 sq. m (246,397 sq. ft.).

**Applicant:** Providence Health Care Society

**Referral:** This relates to the report entitled "CD-1 (761) Text Amendment: 1002 Station Street and 250-310 Prior Street", dated January 25, 2022, ("Report"), referred to Public Hearing at the Council Meeting of February 8, 2022.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Providence Health Care Society, the registered owner of the lands located at 1002 Station Street [*Lots 1, 3 and 4 District Lot 2037 Group 1 New Westminster District Plan EPP105034; PIDs 031-266-932, 031-266-959 and 031-266-967 respectively; and PID 031-266-941; Lot 2 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP105034*] to amend CD-1 (761) By-law No. 12883 to permit elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and to permit floor area exclusions for mechanical uses directly associated with the energy centre up to 22,891 sq. m (246,397 sq. ft.), generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT Recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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 property owner; 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.

**[CD-1 (761) Text Amendment: 1002 Station Street and 250-310 Prior Street]**