

SUMMARY AND RECOMMENDATION

1. Miscellaneous Amendments Concerning Various CD-1 By-laws

Summary: To make miscellaneous amendments by-laws for the following: CD-1 (759) for 3600 East Hastings Street, CD 1 (765) for 3680 East Hastings Street, CD-1 (743) for 3281-3295 East 22nd Avenue (3281 Rupert Street), CD-1 (189) for 2149-2189 West 42nd Avenue, CD-1 (826) for 24 East Broadway and 2520 Ontario Street, the False Creek Area Development Plan for Area 10B for 1780 Fir Street, and CD-1 (432) for 950 Quebec Street; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws”, dated May 30, 2023, (“Report”), referred to Public Hearing at the Council Meeting of June 13, 2023.

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 Council approves the application to:
- (i) amend CD-1 (759) By-law No. 12870 for 3600 East Hastings Street to permit a wider range of commercial uses, generally as presented in Appendix A;
 - (ii) amend CD-1 (765) By-law No. 12914 for 3680 East Hastings Street to permit a wider range of commercial uses, generally as presented in Appendix B;
 - (iii) amend CD-1 (743) By-law No. 12675 for 3281-3295 East 22nd Avenue (3281 Rupert Street) to permit a wider range of commercial uses, generally as presented in Appendix C;
 - (iv) amend CD-1 (189) By-law No. 6117 for 2149-2189 West 42nd Avenue to permit a wider range of commercial uses, generally as presented in Appendix D.
 - (v) amend CD-1 (826) By-law No. 13478 for 24 East Broadway and 2520 Ontario Street to increase the permitted building height, generally as presented in Appendix E;
 - (vi) amend False Creek Area Development Plan for Area 10B By-law No. 5478 for 1780 Fir Street to amend floor area exclusions, generally as presented in Appendix F;

(vii) amend CD-1 (432) by-law No. 9088 for 950 Quebec Street to amend the site map, generally as presented in Appendix G.

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.

[Miscellaneous Amendments Concerning Various CD-1 By-laws]