

SUMMARY AND RECOMMENDATION

**2. CD-1 (843) Text Amendment: 888 West Broadway
(formerly 878-898 West Broadway)**

Summary: To amend CD-1 (843) (Comprehensive Development) District, to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two-storey podium with commercial space on the ground floor. No change in density is proposed.

Applicant: Henriquez Partners Architects

Referral: This relates to the report entitled “CD-1 (843) Text Amendment: 888 West Broadway (formerly 878-898 West Broadway)”, dated September 24, 2024, (“Report”), referred to Public Hearing at the Council Meeting of October 8, 2024.

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 Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two storey podium with commercial space on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received February 12, 2024, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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 (843) Text Amendment: 888 West Broadway (formerly 878-898 West Broadway)]