

SUMMARY AND RECOMMENDATION

1. Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (369) for 901-967 and 940-990 Seymour Street, CD-1 (691) for 500-650 West 57th Avenue, CD-1 (876) for 1961-1995 East Broadway and 2465 Semlin Drive, CD-1 (305) for 1899 West 1st Avenue, and Schedule E of the Zoning and Development By-law, 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 and Schedule E of the Zoning and Development By-law”, dated November 26, 2024, (“Report”), referred to Public Hearing at the Council Meeting of December 10, 2024.

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

A. THAT Council approves the application to:

- (i) amend CD-1 (369) By-law No. 7673 for 901-967 and 940-990 Seymour Street, to permit a wider range of commercial uses, generally as presented in Appendix A of the Report;
- (ii) amend CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue, to permit a wider range of commercial uses, generally as presented in Appendix B of the Report;
- (iii) amend CD-1 (876) By-law No. 14147 for 1961-1995 East Broadway and 2465 Semlin Drive to increase building height and permit an additional residential use, generally as presented in Appendix C of the Report;
- (iv) amend CD-1 (305) By-law No. 7174 for 1899 West 1st Avenue to permit a wider range of commercial uses, generally as presented in Appendix D of the Report; and
- (v) amend Schedule E of the Zoning and Development By-law to remove the current building line for 2096 West Broadway and 2560-2576 Arbutus Street, generally as presented in Appendix E 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; 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]