

1. Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (625) for 408-488 West King Edward Avenue, CD-1 (561) for 955 East Hastings Street, CD-1 (497) for 2665 Renfrew Street, CD-1 (772) for 1102-1138 East Georgia Street, and to the Housing Agreement Condition for 1425 and 1451 East 12th Avenue, 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 Rezoning Conditions”, dated May 20, 2025 (“Report”), referred to Public Hearing at the Council Meeting of June 3, 2025.

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

- A. THAT Council approves the application to:
- (i) amend CD-1 (625) By-law No. 11485 for 408-488 West King Edward Avenue, to add Child Day Care Facility to the list of permitted Institutional uses, generally as presented in Appendix A of the Report;
 - (ii) amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street, to simplify limitations on Office Uses, generally as presented in Appendix B of the Report;
 - (iii) amend CD-1 (497) By-law No. 10174 for 2665 Renfrew Street, to simplify the parking, loading and bicycle requirements as presented in Appendix C of the Report; and
 - (iv) amend CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix D of the Report.
- B. That Council approves the application to amend Housing Agreement Condition for 1425 and 1451 East 12th Avenue, generally as presented in Appendix E of the Report.
- C. THAT if after Public Hearing, Council approves the Housing Agreement amendment described in Appendix E of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

D. THAT Recommendations A to C 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.

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