

6. CD-1 (198) TEXT AMENDMENT: 1700-1750 West 75th Avenue

Summary: To amend CD-1 (198) By-law No. 6254 to create a sub-area for 1700-1750 West 75th Avenue, known as Angus East Lands, to permit additional land uses aligned with the I-2 (Industrial) District Schedule, including a privately-owned child day care facility, as well as school uses, including “School – Elementary or Secondary”. The proposal contains no changes to the form of development.

Applicant: Longpre Architecture

Referral: This relates to the report entitled “CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue”, 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, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Longpre Architecture, on behalf of Angus Corporate Centre Ltd., the registered owner of the lands located at 1700-1750 West 75th Avenue [*PID 017-390-427; Lot B District Lots 307, 317 and 5966 Plan LMP810*] to amend the text of CD-1 (Comprehensive Development) District (198) By-law No. 6254 to permit additional uses, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 (198) By-law No. 6254, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

AND 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; 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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