

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

**Summary:** To make miscellaneous amendments to by-laws for the following: CD-1 (899) for 3352-3384 Vanness Avenue and 3347 Clive Avenue, CD-1 (895) for 848 Seymour Street, and CD-1 (897) for 1026-1108 West 41st Avenue. The amendments would amend two by-laws to increase the allowable height and one by-law to correct an error in the calculation of density.

**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 July 8, 2025 (“Report”), referred to Public Hearing at the Council Meeting of July 22, 2025.

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

A. THAT Council approves the application to:

- (i) amend CD-1 (899) By-law No. 14333 for 3352-3384 Vanness Avenue and 3347 Clive Avenue to increase the permitted height, generally as presented in Appendix A of the Report;
- (ii) amend CD-1 (895) By-law No. 14279 for 848 Seymour Street to increase the permitted height, generally as presented in Appendix B of the Report; and
- (iii) amend CD-1 (897) By-law No. 14324 for 1026-1108 West 41st Avenue to remove the maximum permitted above grade floor space ratio, generally as presented in Appendix C 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.