

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

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (772) for 1102-1138 East Georgia Street, CD-1 (475) for 26 Southwest Marine Drive, and CD-1 (868) for 1045 Burnaby Street. The by-law amendments would remove limitations to the location and types of commercial uses in CD-1 (772) and CD-1 (475) and would increase the allowable height in CD-1 (868).

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 November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 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 Council approves the application to:

- (i) 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 A of the Report;
- (ii) Amend CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive, to relax the restrictions to locations of commercial uses, generally as presented in Appendix B of the Report; and
- (iii) Amend CD-1 (868) By-law No. 14084 for 1045 Burnaby Street, to increase the permitted height, 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; 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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