

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 620 Cardero Street (formerly 1575 West Georgia Street)

Summary: To amend the text of Comprehensive Development (CD-1) District (633) By-law for 620 Cardero Street (formerly 1575 West Georgia Street) to increase the overall floor space ratio from 10.59 to 10.85 and the residential floor space ratio from 7.86 to 8.15.

Applicant: Henriquez Partners Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 16, 2017.

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 Henriquez Partners Architects, on behalf of 1072705 B.C. Ltd. and 1072719 B.C. Ltd. (Bosa Properties), to amend CD-1 (633) By-law No. 11577 for 620 Cardero Street (formerly 1575 West Georgia Street) [*PID 029-884-667; Lot A, Block 42, District Lot 185, Group 1, New Westminster District and of part of the public harbour of Burrard Inlet Plan EPP62321*] to increase the floor space ratio from 10.59 to 10.85 and the residential floor space ratio from 7.86 to 8.15, generally as presented in Appendix A of the Policy Report dated May 2, 2017 entitled "CD-1 Text Amendment: 620 Cardero Street (formerly 1575 West Georgia Street)", be approved.
- B. THAT the following be added as a condition of approval of the CD-1 Text Amendment application for 620 Cardero Street:

"Pay to the City, prior to enactment of the zoning by-law, the cash Community Amenity Contribution of \$150,000 which the applicant has offered to the City and that it be allocated towards affordable housing and a 69-space childcare facility to serve Coal Harbour."
- C. THAT A and B be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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.

[TA - 620 Cardero Street (formerly 1575 West Georgia Street)]