

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 969 Burrard Street and 1019-1045 Nelson Street

Summary: To amend the text of CD-1 (Comprehensive Development) District (445) for 969 Burrard Street and 1019-1045 Nelson Street to increase the permitted building height from 169.50 to 169.75 m. This will account for a discrepancy in the measurement of building height for the 57-storey tower approved for this site.

Applicant: Westbank Projects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of March 13, 2018.

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 Westbank Projects, on behalf of The First Baptist Church of Vancouver, to amend CD-1 (445) District By-law No. 9204 for 969 Burrard Street and 1019-1045 Nelson Street [*PID: 030-317-924; Lot A Block 7 District Lot 185 Group 1 New Westminster District Plan EPP76101*], to increase the permitted building height from 169.50 to 169.75 m, as measured to top of the roof slab, and from 178.60 to 178.89 m to the top of the mechanical appurtenance, to account for a discrepancy in the measurement of building height for the 57-storey tower approved for this site, generally as presented in Appendix A of the Policy Report dated February 27, 2018, entitled "CD-1 Text Amendment: 969 Burrard Street and 1019-1045 Nelson Street", be approved.
- B. THAT 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 sole risk of the person making the expenditures 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 sole 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 – 969 Burrard St and 1019-1045 Nelson St]