

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 777 Richards Street and 520 West Georgia Street

Summary: To amend CD-1 (Comprehensive Development) District (525) to allow an increase in the permitted floor area to accommodate additional commercial space within the buildings.

Applicant: Henriquez Partners

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following as proposed for adoption by resolution of Council:

- A. THAT the application by Henriquez Partners, on behalf of 501 Robson Property Inc., for 777 Richards Street [*PID 028-779-592; Lot 1 Block 54 District Lot 541 Group 1, NWD Plan BCP50275*] and on behalf of 500 Georgia Property Inc. for 520 West Georgia Street [*PID 028-779-576; Lot A Block 54 District Lot 541 Group 1, NWD Plan BCP 50274*], to amend CD-1 (525) By-law No. 10433 to allow an increase in the permitted floor area to accommodate additional commercial space within the buildings, generally as presented in Appendix A of the Policy Report dated June 11, 2013, entitled "CD-1 Text Amendment: 777 Richards Street and 520 West Georgia Street (Telus Block)", be approved.
- B. THAT Recommendation A 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.

[RZ. 781/2013 - 777 Richards Street and 520 West Georgia Street]