

SUMMARY AND RECOMMENDATION

5. **TEXT AMENDMENT: 555 Robson Street, 775 Richards Street and 520 West Georgia Street (Telus Block)**

Summary: To amend CD-1 (Comprehensive Development) District (525) By-law No. 10433 for 555 Robson Street, 775 Richards Street and 520 West Georgia Street, to remove the restriction on office uses along Richards, Seymour and West Georgia streets and add a retail use continuity requirement along all of Robson Street and extending to 7.6 m (25 ft.) along each of Richards and Seymour streets.

Applicant: Henriquez Partners

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 28, 2015.

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT the application by Henriquez Partners, to amend Comprehensive Development (CD-1) District (525) By-law No. 10433, for:
- (i) 555 Robson Street [*PID: 028-779-584, Lot B, Block 54, District Lot 541, Group 1 New Westminster District Plan BCP50274*], on behalf of Telus Communications Inc.;
 - (ii) 775 Richards Street, [*PID: 028-779-592, Lot 1, Block 54, District Lot 541, Group 1, New Westminster District Plan BCP50275*] on behalf of 501 Robson Property Inc.; and
 - (iii) 520 West Georgia Street [*PID: 028-779-576, Lot A, Block 54, District Lot 541, Group 1, New Westminster District Plan BCP50274*], on behalf of 500 Georgia Property Inc.,

to remove the restriction on office uses along Richards, Seymour and West Georgia streets and add a retail use continuity requirement along all of Robson Street and extending to 7.6 m (25 ft.) along of each of Richards and Seymour streets, generally as presented in Appendix A of the Policy Report dated April 20, 2015, entitled "CD-1 Text Amendment: 555 Robson Street, 775 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 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 bylaw 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.807/2014 - 555 Robson Street, 775 Richards Street and
520 West Georgia Street (Telus Block)]