

SUMMARY AND RECOMMENDATION
REVISED (FEBRUARY 22, 2016)**3. REZONING: 1575-1577 West Georgia Street and 620 Cardero Street**

Summary: To rezone 1575-1577 West Georgia Street from CD-1 (Comprehensive Development) District (336) and 620 Cardero Street from CD-1 District (312), both to a new CD-1 District, to permit a floor space ratio (FSR) of 10.59 and a building height of 82.6 m (271 ft.) allowing for a 26-storey mixed-use development containing 175 market strata units, along with retail, service and office uses.

Applicant: Henriquez Partners Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of February 2, 2016.

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

- A. THAT the application by Henriquez Partners Architects, on behalf of ARPEG Holdings Ltd., to rezone 1575-1577 West Georgia Street [*PID: 004-321-782; Lot 1 except: Firstly; Part in Explanatory Plan 18091 now road, Secondly; Part Dedicated Road on Plan LMP 19026 Block 42 District Lot 185 Group 1 New Westminster District Plan 14048, and PID: 007-955-073; Lot 2 Block 42 District Lot 185 and of Public Harbour of Burrard Inlet Plan 14074*] from CD-1 (Comprehensive Development) District (336) By-law No. 7431 and 620 Cardero Street (with consent in writing of the registered owner, City of Vancouver) [*PID: 018-454-143; Lot 3, Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354*] from CD-1 District (312) By-law No. 7200, both to a new CD-1 District, to permit a floor space ratio (FSR) of 10.59 and a building height of 82.6 m (271 ft.) to allow for a 26-storey mixed-use development containing 175 market strata units, along with retail, service and office uses, generally as presented in Appendix A of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received City Planning Department, July 16, 2014", provided that the Acting General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Acting General

Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Design development to reduce maximum building height from 85.3 m (279.9 ft.) to 82.6 m (271 ft.).

Note to Applicant: Reduction of height to achieve greater compatibility with the existing building at 1500 West Georgia, reduce overall building mass relative to adjacent sites, and to improve shadow performance to adjacent. This condition will warrant a reduction in the height of the mechanical screening. This condition anticipates a commensurate reduction in density for the proposal.

2. Design development of the building to maintain the high quality materials indicated to maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.
3. Design development to ensure that service equipment including window washing infrastructure, cell antennas, and any other mechanical units do not obstruct or compromise the integrity of the architectural expression.
4. Design of below grade parking structures to be provided at adequate depths below grade to ensure the planting of trees and mature landscape may be successfully executed.

Note to Applicant: see also Landscape condition 8.

5. At DE application, submission of a bird friendly strategy for the design of the building is encouraged;

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Sustainability

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the *Green Buildings Policy for Rezoning*.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the LEED® points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove and vandalism, such as graffiti

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

Landscape

8. Design development to provide street trees along Georgia/Pender street frontage in order to be consistent with the "*West Georgia Street Tree and Sidewalk Design Guidelines*".

Note to Applicant: Subject to review by the General Manager of Engineering Services, there should be one row of street trees along the West Georgia Street and West Pender Street frontage. The West Georgia Street design treatment should wrap to the perimeter of the building and blend with adjacent sites. Street tree locations near the intersection of Georgia and Cardero streets should take into consideration of the pedestrian crossing location.

9. Design development to maximize soil volumes for trees and landscapes planted on slab.

Note to Applicant: Soil volumes should be contiguous and to meet or exceed BCLNA Standards. Where applicable, architectural slabs above the underground parking level should angle down at the perimeter. At time of development permit, provide detailed sections through the planter, including slab, soil, root ball, voiding, insulating layer, protection board and parking level.

10. Design development to mitigate conflicts between the proposed inside row of trees along Cardero Street and overhead architectural canopies and roof structures.

Note to Applicant: This can be done through choice of tree species or notching the canopy, where applicable.

11. Design development to the Level 5 to expand the urban agriculture program by adding additional planters and site furniture, including a potting space, tool storage, hose bibs and permanent bench seating.

12. At time of development permit, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment).

13. Provision of street trees adjacent to the development site.

Note to Applicant: Provide a notation on the development permit plans, *"Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering (311) to confirm tree planting locations and Amit Gandha, Park Board (311) for tree species selection and planting requirements. New trees must be of good standard, 75 mm minimum caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site to be confirmed prior to the issuance of the occupancy permit. Call Park Board for inspection after tree planting completion."*

14. Provision of an efficient irrigation system for all common outdoor planters and individual hose bibs for all patios of 100 sq. ft. or greater.

Note to Applicant: Provide details (location, size, type, materials) of any rainwater harvesting system, including cisterns and permeable paving systems. Provide a bolded written note and irrigation symbols to the development permit drawings.

Housing Policy and Projects

15. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
16. The building is to comply with the *High Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
17. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activities.

Engineering

18. Clarify garbage pick-up operations. Provide confirmation that a waste hauler can access and maneuver on-site to allow for access and pick up of the garbage compactors and recycling bins.

19. Clarify if a canopy is proposed over the property lines, if so please provide a canopy application to Engineering Services.
20. Delete landscaping proposed over the property line on the Hastings frontage to allow for maximum sidewalk widths.
21. Provision of a landscape plan that reflects the required street work and improvements proposed for this development.
22. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (a) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.

- (b) Modify the parking ramp to provide a level portion from the street to the back of the 6m setback.
- (c) Provision of a 9'x9' (2.7 m x 2.7 m) corner cuts at elevation 3.2, 2.17 and 0.5 to improve the 2 way flow and visibility on the main ramp and provide turning swaths confirming 2-way flow at these points on the ramp.

Note to Applicant: Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served.

- (d) Provision of an improved plan showing the maneuvering for the largest delivery vehicle to access the Class B loading spaces.

Note to Applicant: Show maneuvering in and out from Hastings Street and confirm 2-way truck access is being provided to the loading spaces or provide typical corner cuts, loading throats and loading bay widths.

- (e) Provision of a warning system for truck drivers to indicate when both Class B loading spaces are occupied.

Note to Applicant: This is required when both Class B loading spaces are occupied and to prevent a 3rd truck from entering the site as no on-site turnaround is being provided. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices which are to be clearly noted on the plans.

- (f) Provision of 2.7 m stall width for stall 23 and a painted tapered guideline with hatch markings on the north side of the maneuvering aisle.

Note to Applicant: The SE corner of the storage room at gridline I-4 on drawing A1.04, encroaches into the maneuvering aisle reducing the width to 6.2 m. This condition exists on multiple levels.

- (g) Relocate the column located at gridline I4/A7 on drawing A1.07 to be clear of the parking ramp.
- (h) Provision of detailed section drawings showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.

Note to Applicant: As on-site maneuvering is being provided for the Class B loading, confirm a minimum of 3.8 m of vertical clearance is being provided from the PL for the manoeuvring areas serving the loading and 2.3 m of vertical clearance is being provided on the parking ramp and levels P1 to P6 for the disability spaces.

- (i) Modify column placement for stalls with column encroachments to comply with the requirements of the Engineering Parking and Loading Design Supplement. Note to Applicant: 4' (1.2m) columns are shown without any column setback from the maneuvering aisle. The maximum permitted column length is 3' (0.9m) with a 1' (0.3m) setback; otherwise additional stall width is required.

Neighbourhood Energy

- 23. The proposed plan for site heating and cooling, developed in consultation with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 24. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

25. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
26. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lot 1, Except: Firstly, Part in Explanatory Plan 18091 Now Road; Secondly, Part Dedicated Road on Plan LMP19026, Block 42, DL 185, Plan 14048; Lot 2, Block 42, DL 185 and of Public Harbour of Burrard Inlet, Plan 14074; and Lot 3 Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354, to create a single parcel.
2. Provision of a building setback and a surface statutory right of way for pedestrian purposes to achieve a distance of up to 5.5 m (18 ft.) from the back of the City curb to the building face on the Cardero Street and Georgia Street frontages. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. Landscaping, door swings, stairs and walls are not to encroach into the final SRW area.
3. Provision of a 3.1 m (10 ft.) dedication on the NW corner of the site and a further 6 m (20 ft.) setback (9.1m /30 ft.in total) and statutory right of way for pedestrian purposes over the setback is required. The dedication and setback are required for future geometric changes to the road and pedestrian realm and shall be clear of any structure, stairs and walls. Note: As the proposed parking ramp is located within a portion the 6 m (20 ft.) SRW, this portion of the ramp shall be generally level and meet future building grades.
4. Modification or replacement of SRW BG374331 (as shown on Plan LMP12944) to reflect the reduced SRW area over Lot 3.
5. Release of Easement & Indemnity Agreement 535281M (commercial crossing) prior to building occupancy.

6. Release of the Shoreline Protection Works Agreement (BG374321) and the Services Agreement (BG374323-29) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address these conditions for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

7. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (a) Provision of audible signals at the intersection of West Georgia Street/Cardero Street/West Pender Street.
- (b) Provision of improved sidewalks around the site (Georgia/Pender/Cardero/Hastings streets) in keeping with the applicable commercial and specialty area treatments.
- (c) Provision of upgraded street lighting and additional pedestrian scale lighting on Cardero Street adjacent to the site.
- (d) Provision of street trees adjacent the site where space permits – refer to the relevant condition under Landscape section.
- (e) Provision of geometric changes on Cardero Street, Hastings Street, and Georgia Street to the satisfaction of the General Manager of Engineering Services. Changes will include but are not limited to the following:
 - (i) Provision of an elevated protected bike lane on the east side of Cardero Street between Hastings and Georgia streets. This will be located in the space currently allocated to the buffered bike lanes.
 - (ii) Provision of an off street cycle path on the west side of Cardero Street between Hastings and Georgia streets.
 - (iii) Provision of a raised pedestrian crosswalk on the north side of Hastings Street crossing Cardero Street. The raised crossing should be designed to facilitate buses.
 - (iv) Provision of a bi-directional protected bike lane on the north side of Hastings Street between Cardero Street and the east end of the new driveway crossing to the

development; and provision for the bi-directional bike lanes to merge and transition to the existing travel lanes on Hastings Street, east of the driveway crossing.

- (v) Provision of signal modifications at Cardero and Georgia streets to accommodate the separated bicycle facilities and proposed geometric changes.
 - (f) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (g) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
8. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
 9. Undergrounding or removal of the existing utility infrastructure (wood pole and transformers) located on the east side of Cardero Street adjacent the site.
 10. Confirmation of the ability to remove the pole and transformer is required from BC Hydro and any other effected utility prior to zoning enactment.

11. Provision of a letter of confirmation from BC Hydro that there is no impact from the proposed development on their right of way (Hydro R.O.W. LMP 28707).

Neighbourhood Energy

12. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a Neighbourhood Energy System, if and when the opportunity is available and in accordance with the City's policy for *Neighbourhood Energy Connectivity Standards* where relevant, which may include but are not limited to agreements which:
 - (a) require buildings on site to connect to a Neighbourhood Energy System, once available;
 - (b) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and
 - (c) grant use of and access to an up to 93 m² of suitably located dedicated space, to the satisfaction of the General Manager of Engineering Services, for use as a Neighbourhood Energy Room for the purposes of infrastructure and distribution equipment to the satisfaction of the General Manager of Engineering Services.
 - (d) grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated Neighbourhood Energy System utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

Note to Applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.

Note to Applicant: Design of the Neighbourhood Energy Room shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may include, but is not limited to; a steam to hot water converter station sized for neighbourhood service provision, energy transfer stations (ETS), and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by the General

Manager of Engineering Services to confirm final room dimensions and technical information.

Heritage Density Transfer

13. Secure the purchase and transfer of a total of 1,068 m² (11,500 sq. ft.) of heritage density (which has a total value of \$747,500) from a suitable donor site (or sites).

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

14. Pay to the City a cash Community Amenity Contribution of \$13,815,200 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated towards affordable housing and a 69-space childcare facility to serve Coal Harbour.

Public Art

15. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

Soils

16. If applicable:
 - (a) Submit a site profile to the Environmental Protection Branch (EPB);

- (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT, the Director of Legal Services be instructed to bring forward, prior to enactment of the new CD-1 By-law, the necessary amending by-law to the Coal Harbour Official Development Plan (By-law No. 6754), generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- C. THAT, the Director of Legal Services be instructed to bring forward, at the time of enactment of the new CD-1 By-law, a By-law to:
 - (i) repeal CD-1 (336) By-law No. 7431 for 1575-1577 West Georgia Street, generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street"; and
 - (ii) amend By-law to CD-1 District (312) By-law No. 7200 to remove 620 Cardero Street from the by-law, generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".

- D. THAT, the application to amend Schedule E of the Sign By-law to:
- (i) establish regulations for the new CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" DD], and
 - (ii) consequentially, delete CD-1 (336) By-law No. 7431 from Schedule E,
- generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street", be approved.
- E. THAT, subject to enactment of the new CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- F. THAT, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the by-law to amend CD-1 (312) By-law No. 7200, a consequential amendment to the Marina Neighbourhood CD-1 Guidelines for Land Development (300 Cardero Street)(By-law No. 7200)(CD-1 No. 312), generally as set out in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- G. THAT Recommendations A to F 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the applicant; 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 - 1575-1577 West Georgia Street and 620 Cardero Street]