

SUMMARY AND RECOMMENDATION

1. REZONING: 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street

Summary: To rezone 619-685 West Hastings Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 28-storey office building, along with retention of the 1929 A-listed heritage Royal Bank Tower at 675 West Hastings Street and heritage designation of the building's exterior. For the new office building, a height of 110.46 metres (362.4 feet) and a floor space ratio (FSR) of 25.5 are proposed.

Applicant: MCM Partnership

Referral: This item was referred to Public Hearing at the Council Meeting of March 10, 2020.

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 MCM Partnership, on behalf of Permanent Enterprises Limited, the registered owner, to rezone 619-623 West Hastings Street [*Lots 16 and 17 of Block 14 District Lot 541 Plan 210; PIDs 015-509-508 and 015-509- 524 respectively*] and 675-685 West Hastings Street [*Lots 18 to 20 of Block 14 District Lot 541 Plan 210; PIDs 015-509-541, 015-509-567 and 015-509-583 respectively*] from DD (Downtown District) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 9.0 to 25.5 at 619-623 West Hastings Street to allow for the construction of a 28-storey office building with a floor area of 14,756 sq. m (158,837 sq. ft.), together with retention of the 1929 A-listed heritage Royal Bank Tower at 675 West Hastings Street and heritage designation of the building's exterior, generally as presented in Appendix A of the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partners Architects and received on October 27, 2016, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 and Section 594 of the *Vancouver Charter* a by-law to designate the exterior of the heritage building at 675 West Hastings Street [*Lots 18 to 20 of Block 14 District Lot 541 Plan 210; PIDs 015- 509-541, 015-509-567 and 015-509-583*]

respectively] as protected heritage property, generally as set out in Appendix C of the Referral Report dated February 25, 2020, entitled “CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street”.

- C. THAT, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated February 25, 2020, entitled “CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street”, be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Referral Report dated February 25, 2020, entitled “CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street”.
- E. THAT A through D 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 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 – 619-685 West Hastings Street and
Heritage Designation at 675 West Hastings Street]**