

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 601 Beach Crescent

Summary: To rezone 601 Beach Crescent from the existing CD-1 (366) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to permit the development of a 55-storey residential mixed-use building, containing 303 market strata-titled units and 152 social housing units. A height of 163 m (535 ft.) and a maximum total floor area of 43,745 sq. m (470,867 sq. ft.) are proposed.

Applicant: GBL Architects

Referral: This item was referred to Public Hearing at the Council Meeting of July 24, 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 GBL Architects on behalf of Pinnacle International Lands Inc., to rezone 601 Beach Crescent [*PID 024-636-282; Lot 259 False Creek Group 1, New Westminster District Plan LMP 43682*], from CD-1 (366) to a new CD-1 (Comprehensive Development) District to increase the permitted floor area from 17,338.9 sq. m to 43,745.6 sq. m (186,641 sq. ft. to 470,889 sq. ft.) and the building height from 110 m to 163 m (361 ft. to 535 ft.) to permit the development of a 55-storey residential mixed-use building with 2,310.6 sq. m (24,872 sq. ft.) of commercial uses at grade, which would contain 152 social housing units and 303 market strata housing units, generally as presented in Appendix A of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects and received on September 24, 2018, and supplemented by revised plans prepared by GBL Architects dated October 22, 2019, 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, if the application for 601 Beach Crescent is approved, the consequential amendment to remove the site from CD-1 (366) By-law No. 7675 and adjust the by-law's maximum housing units and residential floor area correspondingly, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent" be approved in principle.

- C. THAT, if the application is referred to a Public Hearing, the consequential amendment to the False Creek North Official Development Plan By-law to increase the maximum housing units and residential floor area for Area 1, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled “CD-1 Rezoning: 601 Beach Crescent” be approved in principle.
- D. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Appendix B of the Referral Report, dated June 24, 2020, “CD-1 Rezoning: 601 Beach Crescent”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- E. 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 June 24, 2020, entitled “CD-1 Rezoning: 601 Beach Crescent”, be approved.
- F. 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 June 24, 2020, entitled “CD-1 Rezoning: 601 Beach Crescent”.
- G. THAT A through 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 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.

[CD-1 Rezoning: 601 Beach Crescent]