

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 720 Beatty Street and 701 Expo Boulevard

Summary: To rezone 720 Beatty Street from Downtown District (DD) and 701 Expo Boulevard from BC Place/Expo District (BCPED) to Comprehensive Development (CD-1) District, to permit the development of a 17-storey office building and six-storey commercial building. The proposed height of the office building facing Beatty Street is 63.4 m (208 ft.) and that of the commercial building facing Georgia Street is 28.7 m (91.2 ft.). A floor space ratio (FSR) of 8.96 is proposed.

Applicant: Westbank Corp.

Referral: This item was referred to Public Hearing at the Council Meeting of September 15, 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 Westbank Corp., on behalf of Creative Energy Vancouver Platforms Inc., the registered owner of the lands located at 720 Beatty Street [*PID 009-599-479; Lot 8, except portions in Plan 13872 and Reference Plan 16566, Block 49 District Lot 541 Plan 9669*] and 701 Expo Boulevard [*PID 018-500-382; Lot 222 False Creek Plan LMP12038*], to rezone all of the aforementioned lands except for the portion of Lot 222 hereinafter defined as the Concord Option Lands, from DD (Downtown District) with respect to 720 Beatty Street and from BCPED (B.C. Place/Expo District) with respect to 701 Expo Boulevard to a CD-1 (Comprehensive Development) District to allow for the construction of a 17-storey office building facing Beatty Street and a six-storey commercial building facing West Georgia Street, with a total floor area of 61,602 sq. m (663,078 sq. ft.) and a maximum building height of 63.4 m (208 ft.), generally as presented in Appendix A of the Referral Report dated September 1, 2020 entitled "CD-1 Rezoning: 720 Beatty Street and 701 Expo Boulevard", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HCMA Architecture and Design in conjunction with Bjarke Ingels Group (BIG), received on March 17, 2020 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, 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 September 1, 2020 entitled "CD-1 Rezoning: 720 Beatty Street and 701 Expo Boulevard", be approved.

- C. 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 September 1, 2020 entitled “CD-1 Rezoning: 720 Beatty Street and 701 Expo Boulevard”.
- D. THAT A through C 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.

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