

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 1616-1698 West Georgia Street

Summary: To rezone 1616-1698 West Georgia Street from RM-6 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 33-storey residential building containing 127 strata-titled units. A height of 99.3 m (326 ft.) and a floor space ratio (FSR) of 9.39 are proposed.

Applicant: Anthem Properties

Referral: This item was referred to Public Hearing at the Council Meeting of March 9, 2021.

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 Anthem Properties, on behalf of Anthem 1698 West Georgia Developments Ltd., the registered owner of the lands located at 1698 West Georgia Street [*PID 018-886-124; Lot M Block 55 District Lot 185 Plan LMP18253*], of Jim Pattison Industries Ltd., the registered owner of the lands located at 1670 West Georgia Street [*PID 008-800-120; Lot B (Explanatory Plan 2559) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] and of Alberni Street Holdings Ltd., the registered owner of Lot A of 1616 West Georgia Street [*PID 005-444-853; Lot A (Reference Plan 1653) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] to rezone a consolidation of 1698 West Georgia Street with subdivided portions of 1670 West Georgia Street and Lot A of 1616 West Georgia Street from RM-6 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.50 to 9.39 and the building height from 64.0 m to 99.3 m to permit the development of a 33-storey residential building with 127 strata-titled units, generally as presented in Appendix A of the Referral Report dated March 1, 2021, entitled "CD-1 Rezoning: 1616-1698 West Georgia Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Chris Dikeakos Architects received December 21, 2018, 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;

FURTHER THAT the approval in principle includes a deviation and exception to the existing CAC Policy as it relates to CAC deferral.

- B. THAT, subject to approval of the rezoning application, Council approves the consequential amendment to Schedule E of the Zoning and Development By-law regarding building lines, generally in accordance with Appendix C of the Referral Report dated March 1, 2021, entitled “CD-1 Rezoning: 1616-1698 West Georgia Street”.
- C. THAT A through B 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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