

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 450 West Georgia Street and 712-732 Richards Street

Summary: To rezone 450 West Georgia Street and 712-732 Richards Street from Downtown District (DD) to CD-1 (Comprehensive Development) District to permit the development of a 23-storey commercial office building. A height of 87.2 m (286 ft.) and a floor space ratio (FSR) of 15.3 are proposed.

Applicant: Wing T. Leung Architects

Referral: This item was referred to Public Hearing at the Council Meeting of May 18, 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 Wing T. Leung Architects Inc. on behalf of Austeville Properties Ltd., the registered owner of the lands located at 450 West Georgia Street [*Lots 1 and 2 Block 55 District Lot 541 Plan 210; PIDs 004-993-985, 004- 994-001, respectively*], 712 Richards Street [*Lots 3 and 4 Block 55 District Lot 541 Plan 210; PIDs 004-994-124 and 004-994-141, respectively*] , 722 Richards Street [*Lot 5 Block 55 District Lot 541 Plan 210; PID 010-909-117*] and 724/736 Richards Street [*Lot C (Exploratory Plan 9303) Block 55 District Lot 541 Plan 210; PID: 004-992-954*], to rezone the lands from Downtown District (DD) to CD1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 7.0 to 15.3 to allow construction of a 23-storey commercial office building with a building height of 87.2 m (286 ft.), generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Wing T. Leung Architects Inc. received December 23, 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 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 May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street", 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 D of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street".

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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