

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 1190 Burrard Street

Summary: To rezone 1190 Burrard Street from Downtown District (DD) to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey mixed-use building with 154 social housing units. A height of 54.31 m (178.19 ft.) and a floor space ratio (FSR) of 9.11 are recommended.

Applicant: ZGF Architecture Inc.

Referral: This item was referred to Public Hearing at the Council Meeting of June 8, 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 New Commons Development, on behalf of City of Vancouver, to rezone 1190 Burrard Street [*PID: 015-484-211, Lot A (See 428984L) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-238, Lot B (Reference Plan 1606) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-220, Lot C (See 428984L) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-181, The South ½ of Lot 15 Block 90 District Lot 541 Plan 210; PID: 015-484-203, Lot 16 Block 90 District Lot 541 Plan 210*] from Downtown District (DD) to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 5.0 to 9.11 to allow construction of a 17-storey mixed-use building with 154 social housing units, a total floor area of 11,426 sq. m (122,992 sq. ft.) and building height of 54.31 m (178.19 ft.), generally as presented in Appendix A of the Referral Report dated May 25, 2021 entitled "CD-1 Rezoning: 1190 Burrard Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by ZGF Architecture Inc. received on December 11, 2019, with revisions submitted on February 23, 2021, 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 Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated May 25, 2021, entitled "CD-1 Rezoning: 1190 Burrard Street", 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 Planning, Urban Design and Sustainability.

- 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 May 25, 2021 entitled “CD-1 Rezoning: 1190 Burrard 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 May 25, 2021 entitled “CD-1 Rezoning: 1190 Burrard 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.

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