

## SUMMARY AND RECOMMENDATION

**2. CD-1 REZONING: 1450 West Georgia Street**

**Summary:** To rezone 1450 West Georgia Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 49-storey mixed-use building, containing 162 secured market rental units, 193 strata-titled residential units, and commercial space at grade. A height of 149.9 m (497 ft.) and a floor space ratio (FSR) of 14.14 are proposed.

**Applicant:** Wesgroup Properties

**Referral:** This item was referred to Public Hearing at the Council Meeting of September 21, 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 Wesgroup Properties on behalf of 1450 West Georgia Investments Ltd., the registered owner of the property at 1450 West Georgia Street [*PID 025-079-573; Lot A of Lots 1 to 5 Block 43 District Lot 185 Group 1 New Westminster District Plan LMP50287*], to rezone the property from Downtown District (DD) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 14.14 and the building height from 91.4 m to 149.9 m to permit the development of a 49-storey mixed-use building, containing 162 secured market rental units, 193 market strata units, and commercial space at grade, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1450 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 Yamamoto Architecture received December 20, 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.

- 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 September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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 September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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 September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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.

**[CD-1 Rezoning: 1450 West Georgia Street]**