

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 1157 Burrard Street

Summary: To rezone 1157 Burrard Street from DD (Downtown District) and C-5 (West End Commercial Districts) to CD-1 (Comprehensive Development) District, to permit the development of a 47-storey mixed-use building, containing 289 strata-titled residential units, a child care facility, an arts and culture hub, and commercial space at grade. A height of 143.0 m (469 ft.) and a floor space ratio (FSR) of 13.37 are proposed.

Applicant: Merrick Architecture

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 Merrick Architecture, on behalf of Prima Properties (135) Ltd., the registered owner of the lands located at 1157 Burrard Street [*PID 009- 432-795; Lot A (Reference Plan 10023) Block 10 District Lot 185 Plan 822*], to rezone the lands from Downtown District (DD) / West End Commercial District (C5) to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.00 to 13.37 and the maximum building height from 91.4 m (300 ft.) to 143.0 m (469 ft.), to allow development of a 47-storey mixed-use building containing 289 strata-titled residential units, a child care facility, an arts and culture hub and commercial space at grade, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Merrick Architecture received December 21, 2018 and amended on September 4, 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 Schedule E of the Zoning and Development By-law regarding building lines, generally as set out in Appendix C of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street", be approved.

- 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: 1157 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 September 7, 2021, entitled “CD-1 Rezoning: 1157 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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