

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 524-526 Granville Street

Summary: To rezone 524-526 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 24-storey strata-titled commercial office building. A height of 97.4 metres (320 feet), and a floor space ratio (FSR) of 21.5 are proposed.

Applicant: Perkins + Will Canada Architects

Referral: This relates to the report entitled "CD-1 Rezoning: 524-526 Granville St", dated May 3, 2022, ("Report"), referred to Public Hearing at the Council Meeting of May 17, 2022.

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 Perkins + Will Canada Architects, on behalf of BP Real Estate Inc. (Inc. No. BC0971404), the registered owner of the lands located at 524-526 Granville Street [*Lots 35 and 36 Block 33 District Lot 514 Plan 210; PIDs 006-514-278 and 006-514-316 respectively*] to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 9.0 to 21.5 and the maximum building height from 18.3 m (60 ft.) to 97.4 m (320 ft.), to permit the development of a 24-storey strata-titled commercial office building, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will Canada Architects, received October 26, 2020, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

D. THAT Recommendations A to 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.

[CD-1 Rezoning: 526-524 Granville Street]