

## SUMMARY AND RECOMMENDATION

**6. CD-1 REZONING: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)**

**Summary:** To rezone 625-777 Pacific Street and 1390 Granville Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of four sites that will be created by removing the two existing circular bridge ramps that connect Pacific Street to the Granville Bridge. Proposed uses include residential (strata-titled, secured market and social housing), ground floor commercial spaces and a childcare facility. Building heights ranging from 83.7 metres (275 feet) and 121.4 metres (395.3 feet) and total floor area of 86,403 square meters (930,034 square feet) are proposed.

**Applicant:** General Manager of Real Estate and Facilities Management

**Referral:** This relates to the report entitled “CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)”, dated May 24, 2022, (“Report”), referred to Public Hearing at the Council Meeting of June 7, 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 the General Manager of Real Estate and Facilities Management, on behalf the City of Vancouver, the registered owner of the lands located at:

- 625 Pacific Street [*PID 009-529-888; Lot C Block 113 District Lot 541 Plan 10040*];
- 675 Pacific Street and 1390 Granville Street [*PID 030-524-989; Lot 2 Block 113 District Lot 541 Group 1 New Westminster District Plan EPP76945*]; and
- 777 Pacific Street [*PID 030-520-592; Lot 1 Block 112 District Lot 541 Group 1 New Westminster District Plan EPP76941*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of four sites with six buildings combined, with an overall increase in the permitted floor area from 53,858 sq. m (579,550 sq. ft.) to 86,403 sq. m (930,034 sq. ft.), with heights up to 121 m (395.3 ft.) for strata-titled, secured-market rental and social housing units, retail uses, and a childcare centre, 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 Real Estate and Facilities Management, received

May 11, 2021 and supplemental drawings received January 19, 2022, 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 Council approve the application(s) to amend CD-1 (503) By-law No. 10249 for 1304 Howe Street to amend the site maps, generally as presented in Appendix D of the Report;

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

- C. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

- D. 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.

- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the 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.

- F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Design Guidelines for adoption, at the time of enactment of the zoning by-law.

- G. THAT Recommendations A to F 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.

*Recommendations A and B are submitted as a package for Council's consideration.  
Recommendation A must be approved for Recommendation B to be approved.*

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