

SUMMARY AND RECOMMENDATION

3. CD-1 (818) Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (formerly 720 Beatty Street and 701 Expo Boulevard)

Summary: To amend CD-1 (Comprehensive Development) District (818) to include Transportation and Storage uses, limited to Bulk Data Storage, and to increase the permitted floor area from 61,602 sq. m to 63,194 sq. m.

Applicant: Creative Energy Vancouver Platforms, Inc.

Referral: This relates to the report entitled “CD-1 (818) Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (formerly 720 Beatty Street and 701 Expo Boulevard)”, dated July 11, 2023 (“Report”), referred to Public Hearing at the Council Meeting of July 25, 2023.

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 Creative Energy Vancouver Platforms, Inc., the registered owner of the lands located at 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard [*PID 031-712-983; Lot 1 False Creek and Block 49 District Lot 541 Group 1 New Westminster District Plan EPP106901*] to amend the text of CD-1 (Comprehensive Development) District (818) By-law No. 13399, to include Transportation and Storage uses, limited to Bulk Data Storage, and to increase the permitted floor area to 59,233 sq. m for sub-area A and 3,961 sq. m for sub-area B, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1(818) By-law No. 13399, 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 HCMS Architecture + Design, received March 14, 2023, 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 Recommendation A 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; 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 Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (formerly 720 Beatty Street and 701 Expo Boulevard)]