

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 1500 West Georgia Street

Summary: To amend CD-1 (705) to increase the permitted floor space ratio (FSR) from 10.82 to 10.93 and to increase the maximum floor area of sub-area A by 432.2 square metres (4,652.2 square feet) to correct an error in the floor area calculation for the existing, retained office building.

Applicant: Bosa Properties (1500 Holdco) Inc.

Referral: This item was referred to Public Hearing at the Council Meeting of January 21, 2020.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application by Bosa Properties (1500 Holdco) Inc., to amend the text of CD-1 (Comprehensive Development) District (705) By-law No. 12176 for 1500 West Georgia Street [*PID 030-498-376 Lot A, Block 43, District Lot 185, Group 1, New Westminster District Plan EPP80099*], to increase the permitted floor space ratio (FSR) from 10.82 to 10.93 and increase the maximum floor area of sub-area A by 432.2 sq. m (4,652.2 sq. ft.), to correct an error in the floor area calculation for the existing, retained office building at 1500 West Georgia Street, generally as presented in Appendix A of the Referral Report dated January 7, 2020, entitled "CD-1 Text Amendment: 1500 West Georgia Street", be approved.
- B. THAT A is adopted on the following conditions:
- (i) THAT the passage of the above resolution 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.

[TA – 1500 West Georgia Street]