

SUMMARY AND RECOMMENDATION

4. REZONING: 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)

Summary: To rezone this site (Pacific Centre) from DD (Downtown District) to CD-1 to provide a maximum floor space ratio of 9.47 (to increase the maximum floor area by 70,000 sq. ft.) and accommodate a Canada Line station entrance ('Vancouver City Centre') in the plaza at Granville and Georgia.

Applicant: Jeffrey Hess, Cadillac-Fairview Corp. Ltd.

Recommended Approval: By the Director of Planning in consultation with the General Manager of Engineering Services

- A. THAT the application by Cadillac-Fairview Corp. Ltd. to rezone the site at 701 Granville Street (BLK 52, PLN 210, DL 541 Except PLN 16405 XPL LMP45482), 701 West Georgia Street (BLK 42, PLN 210, DL 541 Except PLN 18901 EP13277), 777 Dunsmuir Street (Lot C, Block 32, DL 541, PL 21253 Except PL 18505X, 1850MX), and 700 West Pender Street (Lot E, Block 32, DL 541, PLN LMP40957) from DD (Downtown District) to CD-1 (Comprehensive Development District), to increase the maximum floor space ratio to 9.47, generally as presented in Appendix A to Policy Report "CD-1 Rezoning of 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)" dated October 12, 2006, be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) THAT the existing form of development be approved by Council in principle, generally as shown in development permit drawings on record, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development which accommodates additional development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, as the case may be, who shall consider the following for any development which is to be situated on those parts of the site now developed with plaza area:

DESIGN DEVELOPMENT

Development should enhance the prominence of the north-east corner of Block 52 and south-west corner of Block 42 with exemplary architecture commensurate with the significance of these locations, provide pedestrian interest and amenity and be well integrated with the Canada Line rapid transit station entrance and surrounding context.

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- (i) design development should achieve siting, massing and design which have appropriate relationship and integration with existing development on the site, surrounding development, and adjoining public realm, responding to the prominence of the north-east corner of block 52 and south-west corner of block 42 in the image of Vancouver's downtown;

Note to Applicant: Massing should be a minimum two storeys in height and provide for an urban form and architectural design that are both memorable and place making. The massing should address and mitigate the blankness of the existing buildings while supporting an enriched and expanded public realm. Design development should include consideration of the Granville Street Redesign Concept (2006), Central Area Weather Protection Guidelines, West Georgia Street Tree and Sidewalk Design Guidelines, and related design guidelines.

- (ii) design development should incorporate and integrate the Canada Line rapid transit station entrance in a manner which is functional, in terms of pedestrian access, and architecturally evocative, conveying a sense of publicness and accessibility;
- (iii) design development at the north-east corner of Block 52 and south-west corner of Block 42 should achieve architectural excellence, appropriate to this significant city location and consistent with the intent of the Downtown Official Development Plan and related guidelines;
- (iv) design development should seek to retain some open space and provide some interior public space, and provide these in a way which is integrated seamlessly with the adjoining public realm;

Note to Applicant: The public realm should encourage public interaction and gathering, lending significance to these corner sites and be well integrated with the surrounding streets and sidewalks. Provision of detailed drawings is required of proposed landscaping, including paving materials, planting, street furniture, and lighting.

- (v) design development should explore opportunity to replace the existing kiosk on the Block 52 plaza with a more functional, community-serving information facility that would also operate as ticket booth for venues/events in the city.

Note to applicant: The replacement kiosk should be a manned ticketing operation which also provides information/ pamphlets etc. for the public. The facility would need to be enclosed and heated, with a ticket/wicket window accessible to the street.

- (vi) In the preparation of a development application, the public should be consulted about proposed land use and design concepts, through workshops and open houses.

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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (vii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for theft in the underground parking areas and mischief such as graffiti and alcove areas.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services in consultation with the General Manager of Engineering Services, make arrangements for the applicant to carry out the following:
 - (i) provide copies of a charge summary and analysis of the titles to Blocks 32, 42 and 52 in accordance with guidelines specified by the Director of Legal Services;
 - (ii) provide a written analysis, prepared by a qualified professional engineer or professional engineers satisfactory to the General Manager of Engineering Services, of all existing City utility services currently servicing Blocks 32, 42 and 52 and projections of demands on these services following redevelopment of the lands pursuant to this rezoning application;
 - (iii) where requested by the City, grant statutory rights of way to the City for utility services currently servicing Blocks 32, 42 or 52 or new utility services to be constructed to serve the lands on redevelopment pursuant to this rezoning application; and
 - (iv) undertake a feasibility study for the provision of a bikade, as that facility is envisioned by the General Manager of Engineering Services, to be located near the Canada Line station entrance.

COMMUNITY AMENITY CONTRIBUTION

- (d) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, make arrangements to the satisfaction of the City Manager to secure the property owner's offer of a statutory right-of-way to be granted to the City or nominee to accommodate a Canada Line rapid transit station entrance in the plaza area at the north-east corner of the site at 701 Granville street (Block 52) and the property owner's commitment to construct or permit the construction of a below-grade entrance providing public access to the rapid transit station from the south end of the lower level of Pacific Centre Mall near the entrance to the Sears store, at a minimum cost of \$7.5 million, including both actual and opportunity costs.

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Note: Where the Director of Legal Services deems appropriate, the preceding arrangements and agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

Agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT, a consequential amendment to the Downtown Official Development Plan to remove the site from all map figures be approved.
- C. THAT the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)] be approved.
- D. THAT the amendment to the Noise Control By-law to include this CD-1 in Schedule A be approved.

[RZ - 701 Granville Street, 701 West Georgia Street,
777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)]