



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 28, 2013
Contact: Kent Munro
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RTS No.: 10145
VanRIMS No.: 08-2000-20
Meeting Date: June 11, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Text Amendment: 777 Richards Street and 520 West Georgia Street
(Telus Block)

RECOMMENDATION

- A. THAT the application by Henriquez Partners, on behalf of 501 Robson Property Inc, to amend CD-1 (525) By-law No. 10433 for 777 Richards Street (Lot 1 Block 54 District Lot 541 Group 1, NWD Plan BCP50275; PID 028-779-592) and on behalf of 500 Georgia Property Inc for 520 West Georgia Street (Lot A Block 54 District Lot 541 Group 1, NWD Plan BCP 50274; PID 028-779-576) to allow an increase in the permitted floor area to accommodate additional commercial space within the buildings, be referred to a public hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A; and
 - (ii) the recommendation of the General Manager of Planning and Development Services to approve the application.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

- 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 bylaw 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.

REPORT SUMMARY

This report assesses an application by Henriquez Partners, on behalf of Westbank Projects, to amend the floor area provisions of the CD-1 By-law for 777 Richards Street and 520 West Georgia Street to allow increased commercial floor area in the buildings currently under construction on these sites. Staff support the increase in commercial floor area and recommend approval of the application.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (525) By-law No. 10433, enacted February 28, 2013
- Metro Core Jobs and Economy Plan (2007)

REPORT

Background/Context

The subject sites are located between Georgia and Robson and Richards and Seymour Streets. The approved form of development is for a 46-storey residential tower with commercial podium at 777 Richards Street and an office tower at 520 West Georgia Street. The CD-1 By-law was approved in principle after a public hearing on October 18, 2011 and was enacted on February 28, 2012. Following enactment of the CD-1 By-law, and with further design refinements, the applicant has requested increased commercial space within the project, which would be achieved without increasing building height or massing.

Strategic Analysis

The applicant is requesting increases to the amount of commercial space at two locations within the overall project.

- a) In the mixed residential-commercial building at 777 Richards Street, it is proposed that 1,607 m² (17,298 sq. ft.) of additional commercial space be added within the first three floors of the building. This will change the total floor area for this site, which is sub-area A in the CD-1 By-law, from 41,630 m² to 43,237 m². The project was initially approved with two retail floors that could accommodate mezzanines on each floor. The proposal is to reconfigure the two storeys of retail into three floors of commercial – comprised of a main-floor retail space without a mezzanine and two floors of office above. This would be accommodated within the approved building massing.
- b) In the office development at 520 West Georgia Street, it is proposed to increase the commercial floor space by 611 m² (6,577 sq. ft.) to accommodate a mezzanine in an underground retail space being provided at the corner of Georgia Street and Seymour Street. This will increase the total floor area for this site, which is sub-area C in the

CD-1 By-law, from 46,412 m² to 47,023 m². The mezzanine would be accommodated within the approved space.

The proposals to increase commercial space are consistent with City policy, including the Downtown Official Development Plan (DODP) and the Metro Core Jobs and Economy Plan. These plans require and promote job-generating commercial development in this part of the downtown. Approval of this text amendment does not change the building height, massing or number of dwelling units within the development.

The proposed amendment to the CD-1 By-law is set out in Appendix A. The amendment increases the overall maximum floor area in the respective sub-areas (A and C) and it further requires that the increase in floor area at 777 Richards Street be in non-residential uses.

Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$134.55/m² (\$12.50/sq. ft.). On this basis, additional DCLs of approximately \$298,188 are anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Community Amenity Contribution (CAC) – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff has reviewed the applicant's development pro-forma. The review concluded that there would be no increase in the land value generated by the proposed increase in commercial space in this development.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the above section on Public Benefits, the site is subject to the City-wide DCL and it is anticipated that the applicant will pay an additional \$298,188 in DCLs.

CONCLUSION

Staff have reviewed the application to amend the floor space provisions of the CD-1 By-law for 777 Richards Street and 520 West Georgia Street and conclude that an increase in commercial floor area is supportable in this location. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A and, subject to the public hearing, that it be approved.

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777 Richards Street and 520 West Georgia Street
DRAFT AMENDMENTS TO CD-1 (525) BY-LAW NO.10433

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Floor area and density

- Replace section 6.1 with the following:

“6.1 The maximum floor area in sub-areas A, B, and C must not exceed the floor area indicated in the following table:

Sub-Area	Maximum Floor Area
A	43,287 m ² of which a minimum of 6,341 m ² must be cultural and recreational, institutional, office, retail or service uses
B	38,872 m ²
C	47,023 m ² ”

[The above amendment increases, for sub-area A, the required non-residential floor area and the overall maximum floor area by 1,657 m² (17,825 sq. ft.). It also increases, in sub-area C, the maximum floor area permitted by 611 m² (6,577 sq. ft.).]

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777 Richards Street and 520 West Georgia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A mixed-use development with a 499,572 sq. ft. office tower, a 459 unit residential tower (including 56,617 sq. ft. of retail space, and additional 37,940 sq. ft. for the existing Telus office building on the site.

Public Benefit Summary:

An additional DCL payment for the additional square footage. No increased CACs for this project.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (525)	CD-1
FSR (site area Residential= 25,480 sq. ft.) (site area Office = 40,825 sq. ft.) (site area Existing Bldg.= 45,318 sq. ft.)	Residential - 17.59 FSR Office - 12.24 FSR Existing Bldg (with addition - 9.23 FSR	Residential - 17.59 FSR Office - 12.24 FSR Existing Bldg (with addition - 9.23 FSR
Buildable Floor Space (sq. ft.)	Residential - 448,193 sq. ft. Office - 499,572 sq. ft. Existing Bldg - 418,285 sq. ft.	Residential - 448,193 sq. ft. Office - 499,572 sq. ft. Existing Bldg - 418,285 sq. ft.
Land Use	Residential/Commercial	Residential/Commercial

Public Benefit Statistics		Value of public benefits from Current Zoning (\$)	Additional Value from Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	\$11,168,038	\$298,188
	DCL (Area Specific)	0	
	Public Art	\$1,784,126	
	Childcare Facilities		
	Cultural Facilities	\$1,000,000	
	Green Transportation/Public Realm	\$1,000,000	
	Heritage (transfer of density receiver site)	\$5,253,000	
	Housing (20% Housing)		
	Parks and Public Spaces	\$8,000,000	
	Social/Community Facilities		
	Unallocated		
	Other (Endowments for Social Facilities)		
TOTAL VALUE OF PUBLIC BENEFITS		\$28,205,164	\$298,188

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

**777 Richards Street and 520 West Georgia Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	775 Richards Street and 520 West Georgia Street
Legal Description	Lot 1 Block 54 District Lot 541 Plan BCP50275; PID 028-779-592 Lot A Block 54 District Lot 541 Plan BCP 50274; PID 028-779-576
Applicant/Architect	Henriquez Partners
Property Owner/Developer	Telus/Westbank Developments

SITE STATISTICS

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1	CD-1
USES	Residential/Commercial	Residential/Commercial
DWELLING UNITS	459 Units	459 Units
FLOOR SPACE RATIO & FLOOR AREA	775 Richards Street - 448,193 sq. ft. 520 West Georgia Street - 1,486,915 sq. ft.	775 Richards Street - 448,193 sq. ft. 520 West Georgia Street - 1,486,915 sq. ft.
MAXIMUM HEIGHT	775 Richards Street -- 445.7 ft. 520 West Georgia Street - 291.6 ft.	775 Richards Street -- 445.7 ft. 520 West Georgia Street - 291.6 ft.