



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 2, 2015
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 11206
VanRIMS No.: 08-2000-20
Meeting Date: December 15, 2015

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 225 Smithe Street

RECOMMENDATION

- A. THAT the application by GBL Architects, on behalf of Boffo Developments (Smithe) Ltd., to rezone 225 Smithe Street [*Lots 20-24, Block 67, District Lot 541, Plan 210, , PIDs 015-457-770, 015-457-788, 015-457-826, 015-457-851 and 015-457-877 respectively*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.00 to 11.39 to allow for the construction of a 26-storey mixed-use building, comprised of market residential, office, and retail at grade, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects, received May 5, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;
- 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.
- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.
- E. THAT, if the application is referred to Public Hearing, that prior to Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of the proposed donor site for the purchase of heritage bonus density as set out in Appendix B.
- F. THAT Recommendations A through E 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.

REPORT SUMMARY

This report evaluates a rezoning application to rezone 225 Smithe Street from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit a 26-storey mixed-use building, comprised of market residential, office, and retail at grade. If approved, this application would help achieve City economic policies through the creation of a minimum 2,996 m² (32,250 sq. ft.) of office and job space in the Central Business District (CBD) shoulder.

Staff have assessed the application and support the uses and form of development of this application, subject to design development, including a reduction in the proposed density from 11.85 to 11.39 and other conditions outlined in Appendix B. It is recommended that the

application be referred to a Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Vancouver Economic Action Strategy (2011)
- Green Buildings Policy for Rezonings (2009, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2014)
- Financing Growth Policies (2003)
- Downtown South Public Benefits Strategy (2007-2021) (2007)
- Transfer of Density Policy and Procedure (1983; last amended 2013)
- Public Art Policy for Rezoned Developments (2014)
- Downtown Official Development Plan (1975, last amended 2015)
- Downtown Design Guidelines (1975; last amended 1993)
- DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)
- View Protection Guidelines (1989).

City Manager's / General Manager's Comments

The Acting General Manager of Planning and Development Services RECOMMENDS approval of the recommendations of this report.

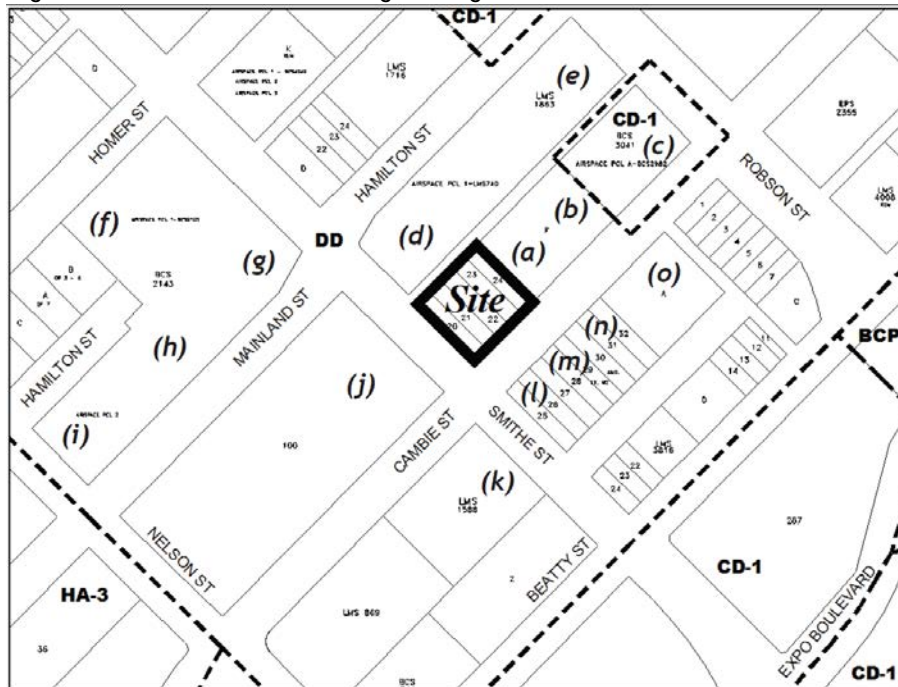
REPORT

Background/Context

1. Site and Context

This 1,393 m² (15,000 sq. ft.) site is situated at the northwest corner of Smithe and Cambie streets (see Figure 1) and includes a two-storey building containing retail and office uses. Built in 1825, this building is not on the Vancouver Heritage Register. The site is comprised of five legal parcels with a frontage of 36.6 m (120 ft.) along Smithe Street and 38.1 m (125 ft.) along Cambie Street.

Figure 1 - Site and surrounding zoning



The blocks surrounding the subject site contain a mixture of residential, office, commercial and mixed-use buildings, ranging from older three- to five-storey buildings to newer developments up to 34 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) the "Law Society of BC" building at 845 Cambie Street, an 11-storey office building
- (b) 835-839 Cambie Street, a three-storey designated heritage "B" office building
- (c) the "Raffles on Robson" building at 821 Cambie Street, a 21-storey mixed-use building
- (d) the "Rosedale Gardens" building at 888 Hamilton Street, a 26-storey residential building
- (e) the "Rosedale on Robson" building at 838 Hamilton Street, a 20-storey hotel building
- (f) the "Yaletown Park 1" building at 928 Homer Street, a 32-storey residential building
- (g) the "Yaletown Park 2" building at 909 Mainland Street, a 34-storey residential building
- (h) the "Yaletown Park 3" building at 977 Mainland Street, a 30-storey residential building
- (i) Yaletown Park, a 0.17 hectare (0.4 acre) City-owned public park
- (j) 910 Mainland Street, a three-storey commercial building
- (k) the "Pacific Place Landmark II" building at 930 Cambie Street, a 30-storey mixed-use building
- (l) 896 Cambie Street, a three-storey heritage "C" commercial building
- (m) 888 Cambie Street, a three-storey heritage "C" commercial building
- (n) 864 Cambie Street, a four-storey heritage "C" commercial building
- (o) 840 Cambie Street, a five-storey heritage "C" commercial building

2. Policy Context

Metro Core Jobs and Economy Land Use Plan: The Metro Core Jobs and Economy study was initiated in 2005 to review the need for development and transportation capacity to accommodate future job growth and economic activity in the Metro Core. By 2007, after extensive research and analysis, the study concluded that there was an anticipated 5.8 million square foot shortfall in commercial capacity in the Downtown and that zoning and policy changes would be required to meet Vancouver's long-term (30-year) job space needs. In 2009, as part of the Metro Core Jobs and Economy Land Use Plan, Council addressed the job space gap by adopting zoning changes to the *Downtown Official Development Plan* and the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder*, with the objective of intensifying job space in the CBD, and mitigating against additional residential speculation, within the City's key commercial area.

Rezoning Policy for the CBD and CBD Shoulder: The adoption of the *Rezoning Policy for the CBD and CBD Shoulder* is strategic and seeks to increase the potential for commercial capacity by guiding rezonings for non-residential buildings to heights and densities up to the view cones, thereby improving the climate for new office development. Rezoning of the remaining viable commercially-zoned sites in the CBD to maximize their job space potential is fundamental to Council's objective of closing the 5.8 million square foot gap in job space that has been identified. Rezonings that include market residential development may be considered in the CBD shoulder provided that a minimum of 2 FSR non-residential density is achieved. This application for mixed-use building, including retail and office uses within the City's CBD shoulder, addresses the intent of this policy.

Vancouver Economic Action Strategy: The Vancouver Economic Action Strategy provides directions to enhance the City's economic performance, with a focus on creating a climate for economic growth and supporting business investment and trade.

Strategic Analysis

1. Proposal

This rezoning application includes a total floor area of 15,878 m² (170,914 sq. ft.), including 12,728 m² (137,000 sq. ft.) of residential and at least 2,996 m² (32,250 sq. ft.) of commercial floor area, including retail uses at street level and office uses above (see figure 2).

Figure 2 - Rendering of Proposed Building

2. Land Use

The proposal includes 2,996 m² (32,250 sq. ft.) of commercial floor area, with ground floor retail, and three levels of office uses above. In addition to these uses, the draft CD-1 By-law provisions allow for a wide range of non-residential uses to support future employment opportunities. The existing zoning is area “C3” of the Downtown District, with land use regulated by the Downtown Official Development Plan (DODP). The DODP is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown District (DD) zoning district (no amendments to the DODP are required) and, as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, the DODP urban design and land use policy considerations (in this case the *Downtown (Except Downtown South) Design Guidelines*) are applied where possible in creating the new CD-1.

Area C3 forms a part of the CBD shoulder, adjacent to the CBD, the premier business and cultural district for Vancouver and the focal point of the region’s transportation system. To encourage non-residential intensification in the CBD shoulder, policy in this area allows for market residential development, provided that a minimum of 2 FSR non-residential density is achieved through rezoning. With a proposed minimum of 2.15 FSR of non-residential uses, this application for a mixed-use building within the City’s CBD shoulder addresses the intent of these policies.

3. Office Development

Table 1 below shows how major office development has been accelerating since the time of Council's policy changes for the Metro Core and for areas outside of the Downtown. Included in the "Approved Rezoning and Development Permit" total for the Metro Core is new job space totalling 2,042,000 sq. ft. This is a significant change from the five-year period prior to the policy changes when very little office space was built due to high building costs and high land costs resulting from residential speculation in the CBD. If this application is approved, a further 2,612 m² (28,112 sq. ft.) of office space would be added to this total.

Table 1: New Office Floor Space (Major Developments*) in Vancouver since January 2009

Completed	Sq. ft.	Projects	Jobs (Estimated)
Metro Core	2,541,000	18	8,470
Rest of City	691,000	7	2,300
City total	3,232,000	25	10,770
Under Construction			
Metro Core	593,000	4	2,000
Rest of City	437,000	2	1,460
City total	1,030,000	6	3,460
Approved Rezoning and Development Permit			
Metro Core	2,042,000	10	6,800
Rest of City	1,608,000	3	5,360
City total	3,650,000	13	12,160
Completed, Under Construction and Approved Rezoning and Development Permit			
Metro Core	5,176,000	32	17,270
Rest of City	2,736,000	12	9,120
City total	7,912,000	44	26,390

*Major Developments are those that add at least 50,000 sq. ft. of office space.

Source: City of Vancouver development tracking as of October 2015

4. Density and Form of Development

Density: Under the existing DODP, the density permitted on the site in Area "C3" is a floor space ratio (FSR) of 5.0 and through a transfer of floor space through the Heritage Amenity Bank, a further ten percent density could be achieved, for a maximum of 5.5 FSR. The rezoning application, as submitted on May 5, 2015, proposes an overall floor area of 16,509 m² (177,698 sq. ft.), equivalent to 11.85 FSR.

Staff urban design assessment, in response to public input, have resulted in design development conditions in Appendix B, which would reduce the overall floor area to 15,878 m² (170,914 sq. ft.), equivalent to 11.39 FSR. This density, which includes at least 2.15 FSR of non-residential uses, exceeds the minimum requirement for 2.00 FSR of non-residential use required by the *Rezoning Policy for the CBD and CBD Shoulder*. Staff urban design assessment concludes that this floor area can be appropriately accommodated on the site, subject to the design development conditions in Appendix B.

Height: While the basic maximum height permitted in Area "C3" is 91.4 m (300 ft.), and an

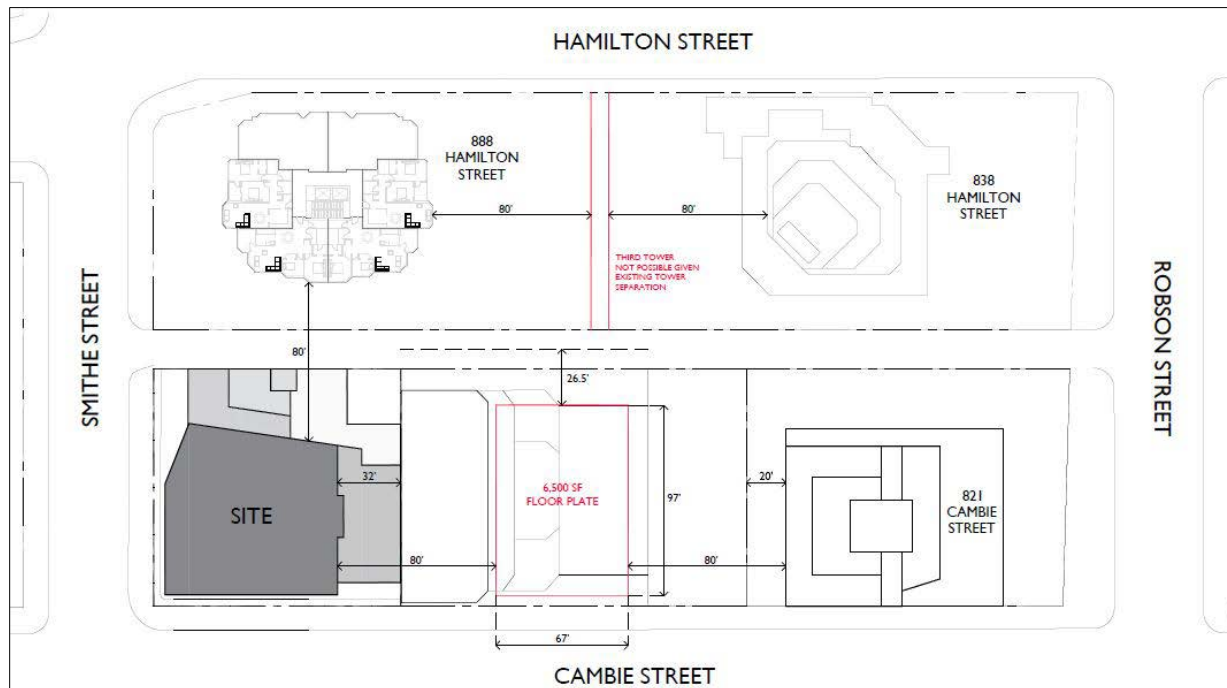
increased maximum height of 137.2m (450 ft.) could be considered, the site is restricted by the Alder Terrace (A) view cone, which limits the height of this proposal including all appurtenances to 86.6 m (284 ft.). The proposed mechanical room intrudes into view cone A by 0.9 m (3 ft.). Staff have introduced a design development condition to reduce the height to the underside of view cone A, which is included in Appendix B. The draft CD-1 By-law provisions in Appendix A include a maximum height at the underside of the view cone, to 86.6 m (284 ft.), with no intrusions into the view cone.

Form of Development: The building design was developed to address three key site conditions: mitigating the large blank wall on the adjacent Law Society of British Columbia (Law Society) building, retaining private views from the tower to the northwest (888 Hamilton Street) and ensuring the future development opportunities of the remaining mid-block properties. This "C3" area of the DODP does not limit height or density by a frontage or site area requirement, so a third tower development could be considered mid-block if a reasonable tower separation is maintained.

To cover the blank wall at the ten-storey Law Society building, a podium of nine storeys was proposed. Through the rezoning process concerns were raised by the Urban Design Panel and adjacent neighbours about the proposed podium height. A design development condition has been included in Appendix B, to reduce the podium height by two storeys or 6.1 m (20 ft.), to be more consistent with newer buildings on this block.

The angled shape at the west side of the building and the placement of the tower was developed to minimize impacts on the views from primary living spaces in 888 Hamilton Street, across the lane. Primary views, from the main living space, are from the building corners, with smaller secondary windows from the bedrooms facing the lane. The setback of the proposed tower from the northeast property line also enables a possible future mid-block tower with a standard separation of 24 m (80 ft.), as shown in figure 3.

Figure 3 - Tower Separation



Built Form “Fit”: While the proposed tower contains more floor area than would result under the existing zoning, the height and width dimensions of the tower portion of the building are comparable to other towers in the area. (See figure 4 for examples from the local area, and Appendix E for tower floorplate sizes).

Figure 4: Nearby Developments Based on Year of Construction

Address and Name	Height (ft.)	Year	FSR	Floor Plate (sq. ft.)
845 Cambie Street (“Law Society of BC”)	139	1984		10,530
888 Hamilton Street (“Rosedale Gardens”)	232	1993		7,290
930 Cambie Street (“Pacific Place Landmark II”)	261	1994	5.00	5,960
838 Hamilton Street (“Rosedale on Robson”)	202	1995		7,690
821 Cambie Street (“Raffles on Robson”)	232	2008	7.54	6,643
225 Smithe Street (Smithe and Cambie Tower - Current application)	284	n/a	11.39	6,510

Views and Privacy: There are no identified views from public vantage points that will be affected by the proposal. The current intrusion into the Alder Terrace (A) view cone will be addressed through a design development condition which will result in the building being below all view cones. With regard to distant private views, the proposal primarily affects the existing views from the units in the neighbouring towers, particularly 888 Hamilton Street.

These impacts have been considered and the proposed building has been chamfered to limit the extent of the primary view reduction for the southern units. There are view impacts to these units, particularly to secondary views, however a view angle of 61 degrees is maintained. (See Appendix E for additional information).

Nearby views and privacy are also affected by the horizontal separation. While this area of the Downtown District does not specify tower separation, a distance of 24 m (80 ft.) is commonly used as it corresponds to the standard Horizontal Angle of Daylight. The subject site maintains a tower separation of 24 m (80 ft.) from its neighbours, and additionally from a potential future mid-block tower on Cambie Street.

Shadowing: Shadow impact is typically measured at 10 am, noon and 2 pmat the spring and fall equinoxes. The *Downtown Design Guidelines* recommend minimizing shadows on sidewalks and public open spaces, particularly between the hours of 11:30am and 2:30pm. There are no adjacent public open spaces or parks affected by shadow from the proposed building. There is a marginal effect on the north sidewalk of Hamilton Street; however, a design development condition to sculpt the upper levels of the tower will reduce shadowing impacts as well (see Appendix B for more information).

The proposal will shadow the semi-private roof deck between 838 and 888 Hamilton streets beyond what may occur by development under existing zoning. This mainly affects the northeast end of the open space, some of which is used as open-to-below for the driveway.

In general, staff consider the proposed building's performance in terms of views, privacy and shadowing to be acceptable in the context of this relatively dense area.

Architecture: The proposed architectural design attempts to distinguish the commercial and residential components of the building, while connecting the upper residential levels to grade. Recommendations from the Urban Design Panel suggest simplification of the horizontal and vertical articulation of the base and body of the proposed building, as well as shaping to the upper levels. These refinements have been required through design development conditions contained in Appendix B.

Public Realm: At grade setbacks have been requested, to provide a distance from curb to building face of 5.5 m (18 ft.) on Cambie Street and 6.8 m (22.3 ft.) on Smithe Street, to accommodate active transportation needs. This requires 1.8 m (5.9 ft.) and 3 m (9.8 ft.) of building setback respectively. The proposal exceeds the requested setbacks. A condition to ensure a compatible transition to the neighbouring building on Cambie Street has been included in Appendix B, to address crime prevention through environmental design (CPTED) concerns. The ground floor level proposes a range of uses including commercial units, and office and residential lobbies to provide active street edges. The enhanced setbacks on Cambie Street could accommodate patio seating.

While this proposal is located in the "C3" area of DD, it is in the "Downtown South" area for public realm treatments. Confirmation of these finishes are requested through Engineering conditions in Appendix B.

Urban Design Panel: The rezoning application and the proposed form of development were reviewed by the Urban Design Panel, receiving support on July 29, 2015 (see Appendix D).

It is recommended, subject to the Public Hearing, that the proposal be approved, subject to the conditions in Appendix B, which seek further design refinement at the Development Permit stage. A more detailed urban design analysis is provided in Appendix E. The form of development drawings are included in Appendix F and the development statistics are included in Appendix H.

5. Parking and Transportation

Parking: The application includes six levels of underground parking, accessed off the lane, providing a total of 179 parking spaces, which exceed the requirements of the Parking By-law. Engineering staff recommend that the development meet the parking requirements of the Parking By-law.

Loading and Access: Based on the Parking By-law, the proposed development would require a minimum of one Class A loading space and three Class B loading spaces; a total of two Class A loading spaces and two Class B loading spaces are proposed. Engineering staff have indicated that they would support a loading relaxation to two Class A loading spaces and two Class B loading spaces. This relaxation is reflected in the recommended Parking By-law amendment (Appendix C) and in the recommended conditions of approval (Appendix B).

Bicycle Spaces: The application would meet or exceed the Parking By-law for bicycle spaces. Underground bicycle spaces are proposed on level six of the underground parking, with access from the lane using a bicycle elevator. Engineering staff have indicated that they would support the proposed location and elevator access for the bicycle parking, and recommend that the development meet the bicycle parking requirements of the Parking By-law.

Located in the Central Business District (CBD) shoulder, the subject site is well located with regard to transit, with the Canada and Millennium Lines and multiple bus routes nearby, as well as bicycle routes on the adjacent streets.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the rezoning policy, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

One of the strategies of the *Green Buildings Policy for Rezoning* is the provision of low carbon energy. The *Greenest City Action Plan* seeks to reduce citywide greenhouse gas emissions by 33 percent or 1,110,000 tonnes of CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11 percent of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. In October, 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Downtown as a target area for NES development. The City is working with utility partners on expanding downtown NES and converting them to low carbon energy by 2020. Increasing the amount of connected floor area

will effectively improve the business case for the fuel switch and associated GHG reductions. Conditions are set out in Appendix B.

7. Heritage

The existing building was originally built in 1925 as the Brodie Brushworks Company building, one of many purpose-built factory and warehouse buildings constructed as the neighbourhood redeveloped from a residential to industrial area. The two-storey, flat-roofed reinforced concrete building was operated continuously from 1925-1981 by the Brodie Brushworks Company (originally BC Brushworks). As part of the rezoning application, a draft Heritage Statement of Significance (SOS) was submitted, indicating that the building could be considered a candidate for the Vancouver Heritage Register in the 'C' evaluation category. The draft SOS was reviewed by the Vancouver Heritage Commission, which recommended that the building be added to the Heritage Register and requested updates to the SOS. The updates were completed by the applicant's heritage consultant and were reviewed by staff. The final SOS is included in Appendix D. Retention of the existing building is not proposed.

Staff assessed the potential loss of the building with the other public benefits proposed, and with respect to opportunities for meaningful on-site retention, and concluded that in this case that retention of the existing building would not be required and that there was a commensurate offering of public benefits, including the purchase of heritage density with a value of \$1,933,015, equivalent to 2,763 m² (29,739 sq. ft.).

PUBLIC INPUT

Public Notification: The rezoning application was submitted on May 5, 2015. A rezoning information sign was installed on the site on May 29, 2015. A community open house was held on June 15, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held on June 15, 2015, at the Belcarra Room, Hampton Inn and Suites (111 Robson Street). A total of 15,351 notifications were distributed to surrounding residents and businesses on or about June 1, 2015. Staff, the applicant team, and a total of approximately 29 people attended.

Public Response: Public responses to this proposal have been submitted to the City as follows:

- In response to the June 15, 2015 open house, a total of 5 comment sheets were submitted.
- A total of 20 letters, e-mails, and online comment forms were submitted.

Figure 5: Notification and Public Response

Total notifications	15,351
Open House attendees	29
Feedback forms	5
Electronic feedback	20

While there was some support for new development on the site, concerns with respect to the application included:

- **Traffic and impact on the laneway:** concerns about the existing traffic conditions, particularly the access from the lane to Smithe Street, and the ability of the lane to handle additional vehicle traffic.
- **Views and privacy:** loss of views and privacy for residents living in adjacent residential towers.
- **Loss of sunlight:** concerns about the loss of light.
- **Neighbourhood fit, height and density:** that the proposal was not consistent with the existing zoning for the area, and that the proposed height and density do not fit with the neighbourhood.
- **Tower separation:** that the proposed building at 225 Smithe Street would be too close to the existing “Rosedale Gardens” building at 888 Hamilton Street.
- **Podium design:** concerns about the podium height and width proposed to cover the existing Law Society of BC building.

A more detailed summary of public comments on this application is provided in Appendix D.

Staff have assessed the issues raised through the rezoning review process and have generally concluded that the urban design impacts, including the height and density of the proposed development, are reasonable subject to the conditions of approval contained in Appendix B.

Recommended conditions of approval are proposed to reduce the height of the nine-storey podium by two storeys, or 6.1 m (20 ft.) and sculpt the upper two to three levels of the tower, both of which will address the view, privacy and podium design concerns noted through public input.

Engineering staff have reviewed the application and do not anticipate any significant impacts to local traffic patterns as a result of the proposed development. Recommended conditions to provide all utilities underground, as well as a standard lane crossing, would address traffic concerns by removing an existing utility pole and improving the ability of the lane to handle two-way traffic entering and exiting from Smithe Street.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application for rezoning offers the following public benefits:

Required 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 (social/non-profit) housing and various engineering infrastructure. The subject site is in the Citywide Development Cost Levies (DCL) District, which has a current rate of \$142.27/m² (\$13.31/sq. ft.). It is anticipated that the new floor area of 15,878 m² (170,914 sq. ft.) will generate DCLs of approximately \$2,274,865.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. This application qualifies the project for a public art contribution. Public art budgets are based on a formula (2015) of \$1.81 sq. ft./19.48 m² for areas contributing to the total FSR calculation of 15,878 m² (170,914 sq. ft.). On this basis, a public art contribution of approximately \$309,354 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

The new *Public Art Policy* adopted by Council on July 23, 2014 applies to this rezoning application. As a result, a *Civic Program Contribution* of 10 percent of the proposed public art budget is to be attributed towards the *Public Art Program* prior to Development Permit (DE) issuance. The applicant is instructed to contact the *Public Art Program* regarding options for new assessment.

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. As part of this application, the applicant has offered a total CAC package of \$11,564,123.

Heritage Conservation – In accordance with the City's *Transfer of Density Policy*, the applicant has offered to purchase heritage density with a value of \$487,500 – equivalent to approximately 696.8 m² (7,500 sq. ft.) of floor area. The purchase of heritage density is allowed under the existing zoning for 225 Smithe Street: the *Downtown Official Development Plan* (DODP) allows a transfer of heritage density equivalent to 10 percent of the permitted FSR, or a maximum of 0.5 FSR and 696.8 m² (7,500 sq. ft.) of floor area for this site.

As part of the Community Amenity Contribution (CAC), the applicant has offered to purchase additional heritage amenity with a value of \$1,445,515 – equivalent to approximately 2,066 m² (22,239 sq. ft.) of floor area.

These two purchases, which have a total value of \$1,933,015, would help support citywide heritage conservation by contributing to the reduction of the Heritage Density Bank. This allocation towards heritage density is supported as part of the public benefits associated with this application and, if this application is referred to Public Hearing, a letter of intent (Letter A) must be submitted prior to the Public Hearing.

In addition to the purchase of heritage density, the applicant has offered a cash CAC contribution of \$10,118,608. Based on the *Downtown South Public Benefits Strategy (2007-2021)*, as well as identified community needs, it is recommended that the cash CAC be allocated as follows:

- \$7,227,578 toward the provision of non-market housing in and around the Downtown South neighbourhood.
- \$1,445,515 toward Phase 2 of the Comox-Helmcken Greenway.
- \$1,445,515 toward upgrades for the Vancouver Public Library's Central Library Branch.

Real Estate Services has reviewed the applicant's development pro forma for this rezoning application and have concluded that the CAC offered by the property owner is appropriate, and recommend that the offer be accepted.

See Appendix G for a summary of all of the public benefits for this application.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$11,564,123, comprised of:

In-kind CAC:

- Purchase and transfer of heritage density with a value of \$1,445,515 which will reduce the density bank by approximately 2,066 m² (22,239 sq. ft.) of floor area.

Cash CAC:

- \$7,227,578 toward the provision of non-market housing in and around the Downtown South neighbourhood.
- \$1,445,515 toward Phase 2 of the Comox-Helmcken Greenway.

- \$1,445,515 toward upgrades for the Vancouver Public Library's Central Library Branch.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$309,354.

In accordance with the City's *Transfer of Density Policy*, the applicant has offered to purchase heritage density with a value of \$487,500 – equivalent to approximately 696.8 m² (7,500 sq. ft.) of floor area.

The site is within the Citywide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$2,274,865 in DCLs.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, subject to the recommended changes as outlined above and in Appendix B, and that the public benefits of this project would provide a significant contribution towards the targets set in the *Downtown South Public Benefits Strategy*, as well as providing employment space in the CBD shoulder area, as anticipated in the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder*.

The Acting General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Acting General Manager of Planning and Development Services that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

* * * * *

225 Smithe Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

- 1.1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-(____) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (____).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Parking Uses, limited to parking garage
 - (f) Retail Uses;
 - (g) Service Uses; and
 - (h) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of Use

- 3.1 The design and lay-out of at least 25% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 3.2 All commercial uses must be carried on wholly within an enclosed building except for:
- (a) Restaurant;

- (b) Neighbourhood Public House; and
- (c) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

3.3 Except for residential entrances, no residential uses are permitted on floors located at street level.

Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,393 m² [15,000 sq. ft.], being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 The floor space ratio for all combined uses must not exceed 11.39, except that the floor space ratio for non-residential uses must be at least 2.15.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m².

4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building Height

5.1 The building height, measured above base surface, must not exceed 86.6 m [284 ft.], except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Horizontal Angle of Daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of

noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

225 Smithe Street
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects, and stamped "Received City Planning Department, May 5, 2015", provided that the Acting General Manager of Planning and Development Services 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 approval by Council of the form of development, the applicant shall obtain approval of a development application by the Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Design development to reduce the height of the building to 86.6 m [284 ft.] noting that no part of the development may protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Note to applicant: The tower height must not exceed Alder Terrace (A) view cone.

- 2. Design development to achieve a podium height that will be compatible with the long-term streetscape.

Note to applicant: The podium portion of the building facing Cambie Street adjacent to the Law Society building (845 Cambie Street) should be reduced by two storeys, or 6.1 m (20 ft.), to be more compatible with newer buildings on the block and the potential long-term streetscape, and to improve views for existing residents across the lane. A podium of this height will still achieve the urban design goal of mitigating the blank wall of the Law Society building.

- 3. Design development to the upper levels of the tower to improve the contribution to the general skyline.

Note to applicant: The uppermost two to three tower levels should be sculpted to provide architectural interest, in keeping with the predominant architectural design of the building.

- 4. Design development to simplify and harmonize the architectural expression between the commercial podium levels and the upper residential levels.

Note to applicant: The upper level vertical expression should be simplified and applied, in an appropriate way, to all elevations. The architectural connection between the upper levels and the podium, including the approach to undercutting requires refinement.

5. Design development to improve the continuity of pedestrian activity and movement along Cambie Street.

Note to applicant: The ground floor level at the north end along Cambie Street (between the proposed residential entry and the adjoining Law Society of British Columbia building) should be pulled out closer to the curb, to create a smoother transition to the neighbouring building. A minimum 5.5 m (18 ft.) sidewalk should be achieved, but a “depression” in the streetwall not created. The projecting lobby entrance must maintain visual transparency to avoid hidden alcoves. The upper levels may need to be pulled forward as well to achieve a balanced architectural elevation. The double row of trees should be kept, though their locations may need revision.

6. Provision of high-quality and appropriately scaled weather protection along the street-facing facades.

Note to applicant: Canopy depths of a minimum of 1.5 m (5 ft.) at a height 2.7 m (9 ft.) above the sidewalk should be provided. Canopies at higher heights should be proportionately deeper.

7. Design development to provide separate means of egress and access to services for the residential and commercial users of the building.
8. Provision of a vertical vent space to accommodate future exhaust from the commercial level.

Note to applicant: Intent is to allow for a wider range of uses, including restaurants, without requiring the retrofitting of exhaust ducting on the outside of the building.

9. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

10. Design development to create ground-oriented open spaces suitable for children’s play with adjacent common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information.

11. Provision of high quality and durable exterior finishes, as proposed in the rezoning submission, are to be carried forward and remain through the development permit process.

Crime Prevention Through Environmental Design (CPTED)

12. Design development to respond to CPTED principles, having particular regards for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcoves and vandalism, such as graffiti.

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Sustainability

13. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The design strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape

14. Provision of a landscape plan that reflects the Downtown South (DTS) sidewalk treatments on both public and private property as well as reflects the off-site works required of this rezoning.

Note to applicant: This would include the concrete lane entry and proposed curb realignment intended for Smithe Street.

15. Show removal of the existing driveway crossing on Smithe Street and replace with new curb and sidewalk per the Downtown South sidewalk treatments.

Note to applicant: Modify the intake plenum and grill on Cambie Street, including the adjacent planting to be level with the sidewalk elevation. Clarify as to what elevation changes are proposed within the DTS setback and ensure they are level with the City sidewalk and available to the public to walk on. Paving on Cambie at the property line should appear to be a seamless extension of the City sidewalk.

16. Design development at street interface, to expand opportunities for pedestrian engagement, promote the 'green' image of the project, as well as enhance connectivity between public and private realm, and between indoor and outdoor spaces at grade.

Note to applicant: This could be achieved by providing more pedestrian scale articulation at street level, including more soft landscape elements.

17. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.

Note to applicant: Provision of a section through the planted areas at the time of development permit application, to show adequate depth of soil for the type of trees proposed, in order to allow for better root development and therefore healthier trees in the future.

18. Provision of improved coordination between landscape plans and site plans, ensuring locations of entry doors and windows are not blocked by planting.

Note to applicant: Planting bed of low plants fronting Smithe Street at grade should be deleted in front of the proposed door.

19. A full Landscape Plan for proposed green roofs to be provided at the development permit submission stage:
 - (a) The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
 - (b) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures;
 - (c) A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan);
 - (d) A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (e) Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;

Housing Policy and Projects

- 20. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
- 21. The building is to comply with the *High Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
- 22. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
- 23. The proposed unit mix including 80 two-bedroom and one three-bedroom units are to be included in the Development Permit drawings.

Note to applicant: Any changes in unit mix shall be to the satisfaction of the Chief Housing Officer.

Engineering

- 24. Clarify if a canopy or awning is proposed over the property line, and if so, submit appropriate application to Engineering Services.
- 25. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services.
- 26. Modification of the loading bay design to the satisfaction of the General Manager of Engineering Services ensuring compliance with the following:
 - (a) The slope and cross fall of the loading bays should not exceed 5% and must be labelled on the plans with design elevations at the front and rear of the spaces.
 - (b) Provide a throat on the loading spaces (4.6m in width @ 68 degrees).
 - (c) Provide additional loading bay width for the second loading space (each additional space must be 3.8m wide).

- (d) Provide improved access by means of a scissor lift/dumbwaiter or other elevating device from the loading bays into the Commercial Retail Units (CRUs) to the satisfaction of the General Manager of Engineering Services.
 - (e) Modify the layout/placement of the garbage compactor to ensure full access to the rear of a truck in the loading bay.
 - (f) Clearly identify and dimension any proposed exit path adjacent to the loading spaces.
27. Modify the bicycle elevator to introduce glazing at the lane, and to pull back the adjacent exit stairs to improve an exiting driver's sightlines of oncoming pedestrian, cyclist or vehicle traffic in the lane all to the satisfaction of the General Manager of Engineering Services.
28. Provision of automatic door openers on all doors which provide access to and from the bicycle rooms to the building exterior.

Neighbourhood Energy Utility

29. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
30. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

31. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
32. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated

Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.

33. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 20 to 24, Block 67, DL 541, Plan 210 to create a single parcel.
2. Provision of a building setback and a surface statutory right-of-way (SRW) for public access purposes, to achieve a 6.8 m (22.3 ft.) distance from the back of the City curb to the building face on the Smithe Street frontage and 5.5 m (18 ft.) distance from the back of the City curb to the building face on the Cambie Street frontage. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimensions.

Note to applicant: The SRW area will allow for below grade parking and minor building elements from level 2 and above (vertical metal louvers, portions of balconies, and metal panel projections) within the SRW area.

Note to applicant: The 6.8 m dimension will allow for the following boulevard/bicycle/ bus facility dimensions; 2.7 m bus boarding island, a 2.4 m protected bike lane, 1.2 m treed utility strip, a 3.0 m sidewalk and 0.3 m building strip.

3. Provision of a cash contribution of \$300,000.00 for the re-location of the curb and all associated utilities as required, to accommodate the construction of a bus boarding island, a protected bike lane, a treed utility strip, and a sidewalk adjacent to the site.
4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called "The Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the

services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of street trees adjacent the site where space permits.
 - (ii) Provision of a standard concrete lane crossing and lane curb returns on both sides of the lane entry at the lane west of Cambie Street on the north side of Smithe Street. Work shall including relocation of the existing trolley strain pole should it impact the installation of the standard lane return.
 - (iii) Provision of new sidewalks adjacent to the site in compliance with the Downtown South guidelines.
 - (iv) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (v) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

6. Parking, loading and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law except that:
 - (i) A minimum of one Class B residential loading space and one Class B commercial loading space and 2 Class A shared loading spaces shall be provided including legal arrangements to share all loading spaces between the residential and commercial user groups.

Neighbourhood Energy Utility

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:
 - (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;

Note to Applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.

If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.

- (ii) Grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant.
- (iii) Provide for up to 21 m² of suitable located dedicated space and design provisions to accommodate the City-designated NES, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*, to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Design shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may include, but is not limited to; a steam to hot

water converter station sized for neighbourhood service provision, energy transfer stations (ETS), and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Heritage Density Transfer

8. Secure the purchase and transfer of a total of 2,763 m² (29,739 sq. ft.) of heritage density (which has a total value of \$1,933,015) from a suitable donor site (or sites).

Note to applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

9. Pay to the City the cash component of the Community Amenity Contribution of \$10,118,608 which the applicant has offered to the City, Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, and is allocated as follows:
 - (i) \$7,227,578 toward the provision of non-market housing in the Downtown South neighbourhood.
 - (ii) \$1,445,515 toward Phase 2 of the Comox-Helmcken Greenway.
 - (iii) \$1,445,515 toward upgrades for the Vancouver Public Library's Central Library Branch.

Public Art

10. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount

satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

Soils

11. If applicable:

- (a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (b) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites 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-laws.

The preceding 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.

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225 Smithe Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"225 Smithe Street [CD-1#] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#] [By-law #] 225 Smithe Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
225 Smithe Street	(_____)	(_____)	Parking, loading and bicycle spaces in accordance with by-law requirements on [<i>date of enactment of CD-1 By-law</i>], except for the following: (i) A minimum of one Class B residential loading space and one Class B commercial loading space and 2 Class A shared loading spaces shall be provided.

225 Smithe Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on July 29, 2015. The application was supported 6-0.

EVALUATION: SUPPORT (6-0)

Introduction: Linda Gillan, Planner, introduced the project as a rezoning application for 225 Smithe Street. The site for this rezoning application is comprised of five parcels on the corner of Smithe Street and Cambie Street. There is a frontage of 125 ft. on Cambie St, 120 ft. on Smithe St, and the site size 15,000 sq. ft. Currently a two-storey commercial building exists on the site.

This application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. Under the policy rezoning applications, including market residential, may be included if a minimum 2.0 FSR of non-residential uses are included. Maximum height is subject to view cone restrictions and allowable density is based on urban design performance. The Green Buildings Policy for Rezonings also applies for this site, requiring a minimum of LEED Gold or equivalent.

The application is to rezone from DD (Downtown District) to CD-1 to allow for a 26-storey mixed-use building, with retail at grade, offices on floors two to four, and market residential above. The building will include 114 residential units, including 30 one-bedroom units, 60 two-bedroom units and 24 three-bedroom units. It also has a proposed density of 11.85 FSR, including 2.13 FSR of retail and office use.

Ann McLean, Development Planner, continued by stating that the properties on the north side of Smithe are zoned DD-C3 similar to this site. Across Smithe is DD-L1 and L2 which are not part of this rezoning policy area.

The Library Square Character Area has a civic focus, and provides a link between Downtown South and the CBD with retail at grade.

Adjacent buildings have a variety of height and uses. They include the Law Society Building at 139 ft., a residential building (Rosedale Gardens) at 232 ft., a hotel (Rosedale on Robson) at 202 ft., and Pacific Place Landmark II at 261 ft. Across Smithe there are three-storey forms which are not in the rezoning policy area. Across Cambie are two to five storey forms which are included in the rezoning policy area, but are also Heritage Register Cs.

The proposal is for 26 storeys, with parking provided underground and accessed from the lane. Proposed use is residential on the upper floors, and office-commercial on floors two to four, with retail-commercial units at grade. Proposed density is 11.85 FSR.

No setbacks are required by zoning, but are requested to accommodate an 18 ft. sidewalk on both Smithe and Cambie which requires about six ft. of setback. The building form was also influenced by Staff advice to cover much of the blank wall of the Law Society Building, to

consider the primary views from the residential tower to the west, and to ensure the future development potential of the mid-block sites by considering an 80 ft. tower separation.

There is a 6400 sq. ft. floor plate, and entries to the Offices are provided off of Smithe. The Residential entry is from Cambie Street.

Advice from the panel was sought for the following:

1. Overall form, height and density proposed (11.85 FSR; 26 storeys).
2. Building form response as it relates to the neighbouring buildings.
3. Architectural Expression - the composition of forms and tower shaping.
4. Overall approach to the public realm - setbacks and projections.

Applicant's Introductory Comments: The applicant team opened by stating that the client is very conscientious and has worked through a number of iterations on the building as they want the building to really work.

There are still three primary things of concern - coverage of the firewall to the light well, providing acknowledgement of the corner suite so there is a view out of it, and the 80 ft. clearance between this building and the potential development of an adjacent site.

Work has been done to establish transition from the Law Building down to Smithe and Cambie Street, which has created a language that varies across the podium. There is a commercial entry off Smith Street. The tower design can get lost in the podium space, so an effort has been made to bring it down the face of building and out across the commercial edge by popping it out.

The geometry of the setback is taken off of a 22 degree cut, which is used to obtain views while still respecting the adjacent building. The planes and angles created make for an interesting offset and identity for the residential entry. The shoulder piece is used as a scaling factor to group residential and commercial aspects, and to give a unique identity to the commercial frontage.

It was a challenge to get usable outdoor amenity space. The backside of the podium got eroded, which maintains the street wall but allowed for office terraces. Currently there is 2700 sq. ft. of outdoor amenity which wraps around the building.

The floor plate is not large and maintains setbacks and separations. On upper levels the units are elongated and larger. The majority of units in the building are two or three bedroom and make use of balconies and natural daylight. A strong expression is maintained up through the tower. A sustainable approach to building was taken into consideration, and framed stud walls were used to provide insulation to the less sunny sides of the building.

Panel's Consensus on Key Aspects Needing Improvement:

- The approach in dealing with the firewall needs options on how it could work with respect to the future.
- More public space is needed.
- Opinion is divided on the chamfer creating a ground plane up in the air.
- Opinion is divided on the verticality of the architectural expression.
- The top of the building needs more clarity for the composition.
- The stepping may not work for the amenity.
- There is concern that the wider sidewalks could be better animated.

Related Commentary: The panel thanked the applicants for a nice presentation, and thought that the building was interesting. The form, height and density are supportable if the listed key aspects needing improvement listed above can be addressed. More work is also needed on sculpting expression.

The approach to massing on Cambie is interesting but unresolved. Research is needed to assess the impact of the site on the Law Building and future developments in the area. Currently the street wall has too dramatic of a drop down to the terraces and does not transition well with the adjacent, smaller massing. If the street wall were wrapped around Smithe to the lane it would create an edge to the Library District which would work well.

Panel opinions were divided on the vertical expression. Some members thought that the north-east elevation was too vertical, that the vertical banding was not engaging, and that the south-east elevation undercut did not have a good rationale. The step-down terracing is interesting, but perhaps should be added to the north side as well to allow sun into the neighbouring properties. The thin building portion comes out to the lane and looks ill proportioned, and there does not seem to be a rationale for the top of the building. Overall more work is needed on the architectural expression as there seems to be too much articulation.

While wider sidewalks are good there is a worry that the dark shadows from the building will deter the public from using the area. The Smithe setback does create an interesting wall, though.

The retail units on the ground floor require detail design development to be a better fit with the quality of the podium and tower. Adding some landscaping or a patio to the ground floor would also better activate the streets.

The amount of outdoor space is excellent, but more covered outdoor area would be better.

Applicant's Response: The applicants thanked the panel for their comments, and look forward to using them in their continued design development.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on May 29, 2015. A community open house was held on June 15, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

June 15, 2015 Community Open House

A community open house was held on June 15, 2015, at the Belcarra Room, Hampton Inn and Suites (111 Robson Street). A total of 15,351 notifications were distributed to surrounding residents and businesses on or about June 1, 2015. Staff, the applicant team, and a total of approximately 29 people attended.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the June 15, 2015 open house, a total of 5 comment sheets were submitted from individuals.
- A total of 20 letters, e-mails, and online comment forms were submitted from individuals.

Total notifications		15,351
Open House attendees	29	
Feedback forms	5	
Electronic feedback	20	

Public Feedback

Comments about the application ordered by level of support and by topic:

Traffic and Impact on Laneway

Many concerns existed about local traffic conditions, particularly the access from the lane to Smithe Street, as well as the level of traffic already using the lane behind Cambie Street. Residents of the "Rosedale Gardens" building at 888 Hamilton Street expressed concern that new residents would use their breezeway, which is already heavily used, particularly during

events at the arena. One comment noted concern about the number of parking spaces proposed for the site, which exceeds the requirement in the Parking By-law.

Others noted concern with the perceived narrowness of the 20 ft. laneway, questioning whether the laneway could handle the additional vehicle traffic. Related to this was a concern about the viability of the proposed loading bays and whether adequate space was provided for trucks to turn.

Views and Privacy

Concerns were expressed about the loss of views and privacy for residents living in adjoining residential towers, if a new building is approved for 225 Smithe Street.

Loss of Sunlight

Residents of the "Rosedale Gardens" building at 888 Hamilton Street expressed concerns about the loss of light, particularly for the townhouse units wrapping around on to the lane behind Cambie Street.

Neighbourhood Fit, Height and Density

Several commented that the proposal was not consistent with the existing zoning for the area, and that the proposed height and density do not fit with the neighbourhood. Others commented that the proposed height was too tall for the area, noting that 12-14 storeys would be more supportable.

Tower Separation

Some comments indicated concern that the proposed building at 225 Smithe Street would be too close to the existing "Rosedale Gardens" building at 888 Hamilton Street.

Podium Design

Concerns were expressed about the podium height and width proposed to cover the existing Law Society of BC building.

Miscellaneous Comments

- Concern about the seismic safety of the building in the event of an earthquake.
- Concern that the proposed bicycle parking will not meet the needs of future residents and businesses.
- Would like to see public art to recognize the Artworks Gallery.
- Look forward to the redevelopment of this corner with new residential and offices.
- Support for redevelopment at this location, close to transit and neighbourhood amenities.

3. Heritage Statement of Significance

Historical and Cultural Context

Yaletown acquired its name when the Canadian Pacific Railway reached its western terminus in Vancouver in 1887 and moved its construction equipment and workshops here from Yale, in the Fraser Canyon - recreating the Yale workshops and employee living quarters at this location on the north shore of False Creek.

Over the next two decades other industries established here, conveniently close to the CPR workshops and tracks. By 1907, a shingle mill, cooperage and cement works were operating by the north shore of creek. Sawmills floated booms in the creek and loaded lumber onto nearby rail cars. Labourers in these industries as well as CPR employees, usually lived nearby - many built or rented homes on what quickly became working-class residential streets such as Homer and Hamilton.

In 1900, the City of Vancouver planned an eight-block warehouse district near Yaletown to accommodate and encourage the processing and wholesale of goods that were increasingly being shipped from the east and warehoused in Vancouver. This urban extension of Yaletown, from Pacific up to Homer, between Nelson and Drake, was an efficient and economical location for processing, repackaging and warehousing goods before they were shipped once again.



A partial snapshot of Yaletown from Goad's 1912 Fire Insurance Map of Vancouver. Blocks 66 & 67, and 56-58 are clearly residential blocks with wood-framed single-family dwellings; whereas the blocks south of Smithe as well as block 68 are clearly non residential. The vacant lots outlined in red are the future location of the Brodie Building 13 years later during the industrial boom of the 1920s. credit: Library and Archives of Canada.

In the late 1920s, Vancouver created its first city plan and Yaletown, along with the rest of downtown was zoned for 'general business' which permitted commercial and light industrial use. Light industrial businesses such as manufacturers, printers, automotive workshops and food processors began to move into the neighbourhood, building large shops, warehouses and factories. Residential use in downtown was in decline, and many of the single-family residences here were sold and demolished for these purposes. The local neighbourhood school at Dunsmuir and Cambie closed down due to low registration and the character of the neighbourhood drastically changed from residential to industrial by the 1950s.



detail from a 1926 aerial of Vancouver, the year after the Brodie Brush Co. Building was erected. The large warehouses of Yaletown are visible at the bottom of the photo with the rail yards to the right. The Brodie Building (circled in red) appears to be the first commercial building to have crept into densely built tree-lined residential blocks between Homer Street (Running along the left side of the photo towards the water, and Cambie (on which the building stands). credit: City of Vancouver Archives Sc P68

During the 1960s many of the remaining Yaletown family homes, often isolated within industrial blocks and in deteriorated condition, were razed to create small surface parking lots that provided cheap rates close to the downtown core.

The industrial waterfront and CPR yards had become obsolete by the 1970s, with trucks and airplanes competing for goods shipping and the advent of shipping containers forcing the railway to build much bigger suburban yards. Most False Creek industries moved out of the city to cheaper lands near highways. The north shore of False creek thus became a vacant stretch of land in the city that was both central and easily accessible - the perfect location for the World Exposition to be held in Vancouver in 1986.

The Yaletown warehouse and light industry district was changing as well. The loss of the railway and the rising cost of land caused many of the larger businesses to move out. Their large, vacant buildings became home to smaller office and artists spaces, desirable for their historic character, their proximity to downtown and relatively low rents.

After Expo 86 the fair lands were sold to a Hong Kong-based developer who set in motion the redevelopment of the waterfront site, which extended into Yaletown in the early 1990s, and continues to this day.

The development of historic Yaletown followed strict guidelines requiring a substantial amount of public realm amenities and sensitive preservation of the older buildings. Of Yaletown's historic development periods, very few turn-of-the-century residential homes survived, but a significant number of commercial blocks were intact, both from the early 1900 warehouse district and from the 1920s, 30s and 40s industrial buildings.

Many of these surviving heritage buildings have been converted into loft style apartments and offices, with boutique stores, bars and restaurants at the ground level. Above and around the old buildings, on the waterfront and on empty or parking lots, glass and concrete high-rise towers have been introduced, mostly as apartment blocks.

The City of Vancouver has designated Yaletown as a 'historic area' and created a Historic Area District Schedule for Yaletown (HA-3). This identifies Yaletown's character as a 'compact collection of buildings made of heavy timber, brick, and concrete.... It also features narrow streets with covered loading docks that serve as public space'. The District Schedule encourages the conversion and renovation of these buildings through incentives.

The Brodie family

West side resident of Vancouver since 1911, Ontario native Francis A. Brodie (1873-1954) went from a 25 year career in banking and investment loans, to purchasing a small Gastown broom factory in 1916, which he incorporated as the BC Brush Works Limited. The next year he moved the company to a larger rented space at 722 Cambie Street. In 1918 the company's products were mentioned in a Vancouver Daily World article about the PNE Fair as 'one of the most interesting and attractive exhibits' in the Manufacturer's Building. In 1919 F.A. Brodie was elected chairman of the dry goods section of the BC Manufacturers Association.

Both he and his son and successor Gordon Malcolm (1899-1981), continued to be active in the BCMA and in the Canadian Chamber of Commerce throughout the company's activity. In 1925 he built the subject property at 891 Cambie, a large, modern, factory and warehouse with lane access and loading docks, which was subsequently expanded across a fourth lot in 1942. Francis Brodie retired in 1952. Gordon Brodie continued his father's involvement in the business community and represented Vancouver manufacturers at the Canadian Chamber of Commerce conference in 1946. In 1981 the company, no longer run by the Brodies, moved for a few years to 58 West 6th on the south shore of False Creek but was closed down by 1990.



Statement of Significance - The Brodie Brush Co. Building - 1925 and 1942
225 Smithe Street / 891 Cambie Street - Vancouver BC



Description of Historic Place

The Brodie Brush Co. Building is a two-storey, flat-roofed, reinforced concrete industrial building located in the Yaletown neighbourhood of Vancouver. The building is situated at the street edge of the property line on the northwest corner of Smithe and Cambie Streets, covering just over half of the southeastern portion of four city lots along Cambie Street.

Heritage Values

This 1925 building is historically valued as a rare surviving example of the purpose-built factory and warehouse buildings which replaced the turn-of-the-century houses in residential Yaletown, transforming the neighbourhood into a completely industrial area by mid-century. This transition from residential to industrial, from Smithe Street north and from Homer Street west, began during Vancouver's industrial growth in the 1920s, and was formalized in 1929 when new City of Vancouver zoning allowed for light industrial and commercial uses in the downtown area.

Originally called the B.C. Brush Works Building and subsequently the Brodie Brush Co. Building (after 1945 when the company changed its name) this building is valued for its continuous, long-term industrial use and occupancy by its builder from 1925 until 1981. In the 35 years since the Brodie Brush Company left the building, it has become a base for local artist studios and galleries. Like many other industrial buildings vacated in the 1970s and 80 due to the rising cost

of urban real estate and the transition from rail to trucks in the transportation of goods, this location has become valuable to local artists and galleries for its large, open spaces, its proximity to downtown and relatively low rents.

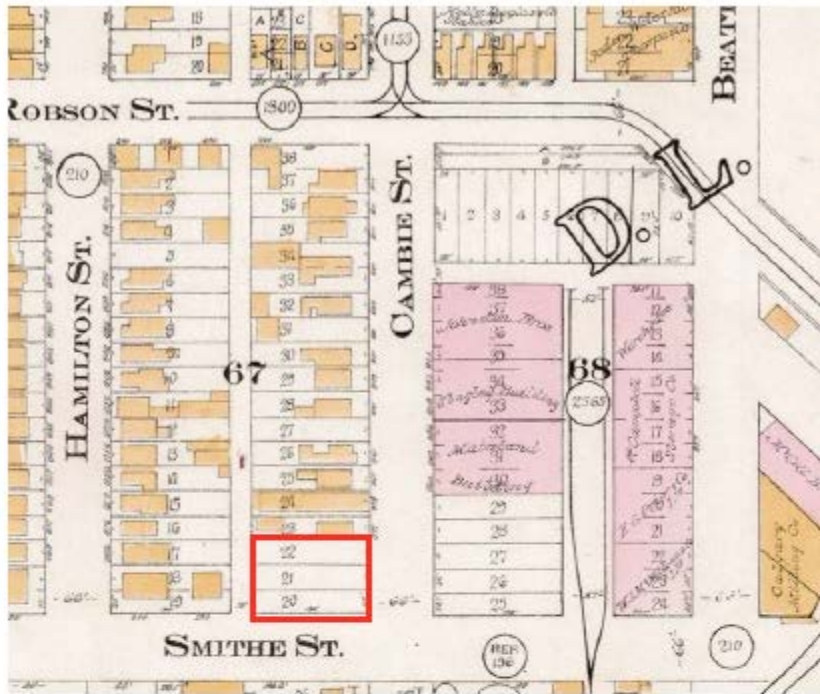
The Brodie Brush Co. Building is further important for its association with the company owners Francis Arthur Brodie (1873-1954) and Gordon Malcolm Brodie (1899-1981). The Brodie family manufactured brushes and brooms on this street from 1916 until 1981 (at 722 Cambie until 1925) and were leaders in the local business community, with active roles in the BC Manufacturers Association and the Canadian Chamber of Commerce.

This is one of two surviving industrial/warehouse buildings on the west side of the block, architecturally important as a reminder of the streetscape scale and design traditions from the first half of the 20th century. A reinforced concrete structure with prominent bands of large, horizontal window openings, it is undecorated but for a simple tin cornice. It is significant as a very early example in Vancouver of the straight lined, modern industrial design tradition, in which the building is reduced to its functional elements.

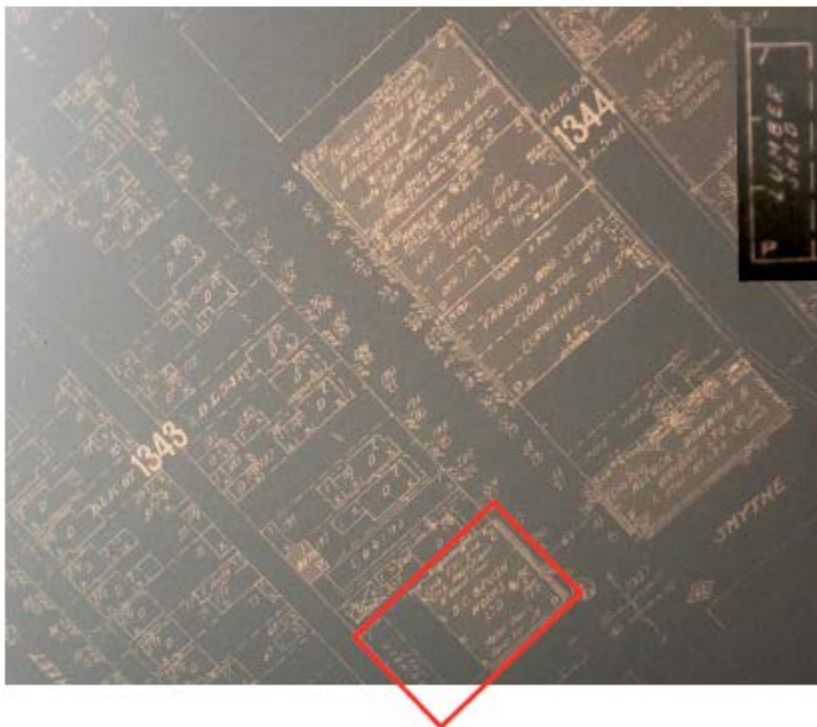
Character Defining Elements

Corner location on Smithe and Cambie Streets, in Yaletown
Placement on the lot, built to corner lot lines
Continuous commercial use
Rectilinear form
Two storeys
Flat roof
Undecorated industrial expression
Board form concrete
Pattern of rectangular window openings with concrete sills on both storeys
Tin cornice
Internal brick chimney

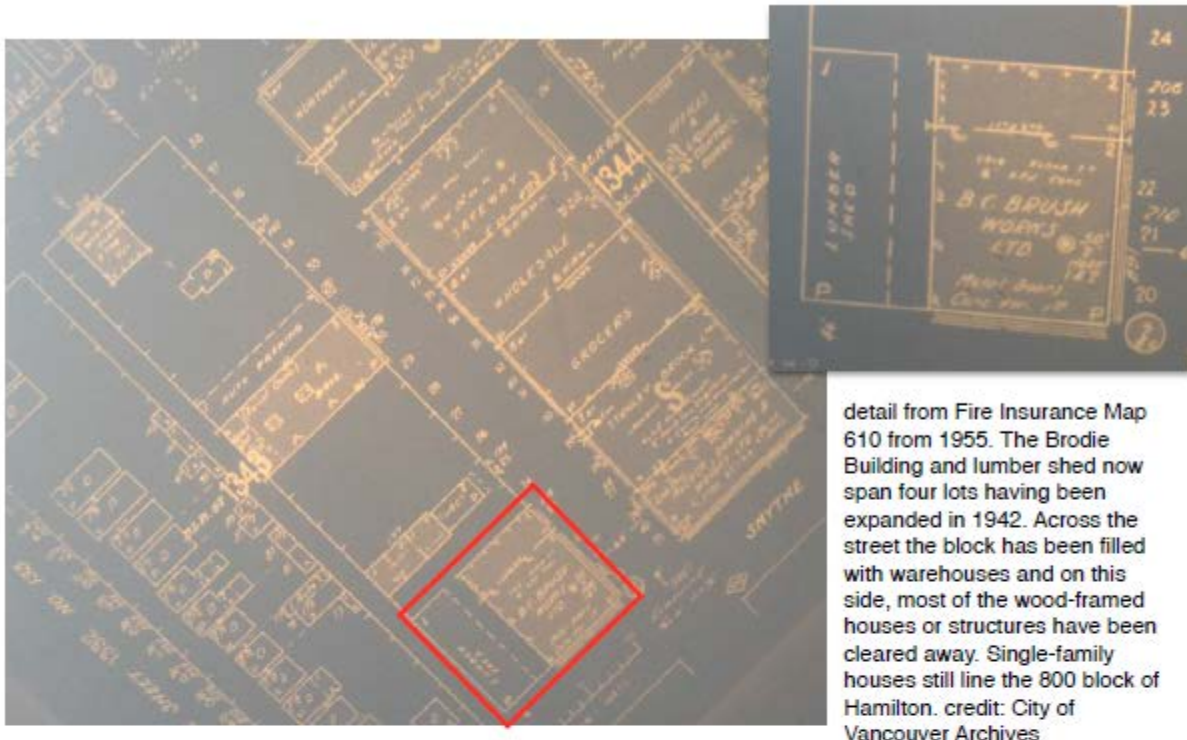
Maps



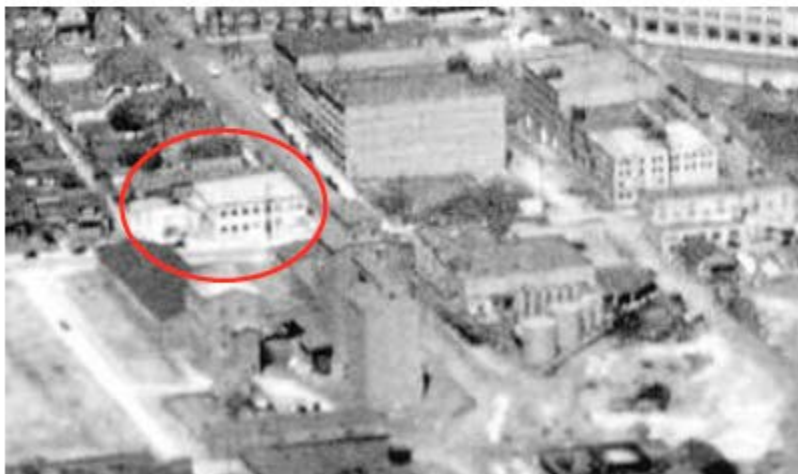
detail from Goad's Fire Insurance Map for Vancouver, 1912. The three lots on which the Brodie Building will be built in 13 years time are vacant, outlined in red. The block is a combination of commercial (across the street) and residential (the subject property's side). credit: Library & Archives of Canada



detail from Fire Insurance Map 599 from 1928. The 2-storey, reinforced concrete, Brodie Building and lumber shed spans three lots. Across the street the block has almost been filled with warehouses and on this side, wood-framed houses still dominate. Single-family houses still line the 800 block of Hamilton. credit: City of Vancouver Archives



Photos



close-up from a 1926 aerial shot of Vancouver. The Brodie Brush Co. Building just erected the year before. The Smithe elevation is visible. credit: City of Vancouver Archives Sc P68



The Brodie Brush Co. Building in 1941 as published in the BC Brush Works 25th anniversary catalogue. The building still spans three lots and is in its original 1925 configuration. The following year it will be expanded onto the adjacent lot. credit: City of Vancouver Archives



The Brodie Brush Co. Building photographed in 1981, the last year of the company's operation at this location. Since the previous photo from 1941, the building has been painted in a darker colour; expanded (back in 1942); and the windows on the upper floor, as well as a few on the ground floor on the Cambie Street elevation have been replaced. An additional street level entry has been opened on the Cambie elevation. credit: City of Vancouver Archives 799-E15.04



detail from 1958 aerial of the area showing the Brodie Brush Co. Building. The 1942 extension to the north is visible and the 1925 building form is still evident. credit: John Atkin private collection



The 1942 extension is still visible in a current satellite view of the building's roof. credit: google crome



current satellite view of the Brodie Brush Co. Building in its context. credit: google chrome



current view of reinforced concrete structure and concrete window sills



current view of Cambie and Smithe elevations



current view of lane elevation

Tenants at 891 Cambie:

1926 - 1944: BC Brush Works Ltd.

1945-1981: Brodie Brush Co. Ltd.

1982: vacant

1985-1990: **main floor** - Brodie's Restaurant, Gardner & Co. Barristers & Solicitors, Sherlock John Photography, Keziere Robert, art & photography. **second floor** Levine & Co. Barristers & Solicitors

1990-1992: **main floor** - El Patio Restaurant, Gardner & Co. Barristers & Solicitors, Sherlock John Photography, Trevor Mills photography. **second floor** vacant

1993-2008: El Patio Restaurant

Tenants at 225 Smithe (appears for the first time as an address in 1982)

1982-1985: Gardner & Co. Barristers & Solicitors

1992-1994: The Brodie Building Designation, Sherlock John Photography, Trevor Mills photography, Ganapathi & Ashcroft Co. Barristers & Solicitors

1995: The Brodie Building Designation, Sherlock John Photography, Trevor Mills photography, Gardiner & Assoc, Recycling Council of BC

1996: Art Works Gallery, Sherlock John Photography, Trevor Mills photography, Gardner & Co. Barristers, Recycling Council of BC

1996 - current: main tenant - Art Works Gallery

Resources

Atkin, John & Kluckner, Michael. 2003. Vancouver Walks: Discovering City Heritage. Yaletown pgs 47-52. Steller Press Ltd.

BC Brush Works Limited - 25th Anniversary Catalogue #25 (1941). printed by Murphy & Chapman Ltd. Vancouver. City of Vancouver Archives AM1592 - S8- F045

Cariboo Observer Newspaper. Sep 17, 1953. 'Brodie Brush Co. Here Over 40 Years'. Quesnel Museum & Archives

City of Vancouver. Yaletown Historic Area HA-3 District Schedule

Coupland, Andy & Atkin, John. Changing Vancouver Blog - Then & Now Images of Yaletown: <https://changingvancouver.wordpress.com/category/yaletown/>

Fire Insurance Maps # 599 & # 610 plate 134. 1928 & 1955. City of Vancouver Archives

Letters 1948 & 1949 from F. A and M.G Brodie to City about tax assessments and traffic related loading issues from City of Vancouver Archives file COV- S20

UBC Archives/ Grants, Gifts and Bequests - 1952 & 1953 Brodie family and company donated money to the UBC rowing team

Water Applications # 26593A in 1925, 1942 and 1951 for 891 Cambie. City of Vancouver Archives.

Western Living Magazine. October 2004. 'A Pillar in the Vancouver Arts Community Moves Forward, and Gives Back'

Vancouver City Directories 1911-1990. City of Vancouver Archives

Vancouver Daily World Newspaper. various issues 1912-1920

225 Smithe Street URBAN DESIGN ANALYSIS

Introduction

The first test in assessing a proposal seeking a substantial increase in density is to determine from an urban design standpoint if the site can, within its surrounding built context and zoning, accept the additional density appropriately. An analysis and assessment of the proposed form of development was conducted, including an assessment of urban design impacts beyond that contemplated for development under zoning. This involved a comparison of the proposed building massing against potential building massing under the Downtown District zoning and guidelines in terms of impacts on views, shadows, livability and the overall fit of the proposed built form within the neighbouring context.

Zoning and Guidelines

The *Downtown Official Development Plan* (DODP) permits a density up to 5.0 FSR as a conditional approval in Section 3 of the DODP for Area C3, which translates to a potential floor area under the zoning of up to 6,967.7 m² (75,000 sq. ft.) on the subject site. In terms of height, the DODP permits a basic maximum height of 91.4 m (300 ft.) or roughly 27 storeys on this site. In addition, sites in the Downtown may increase their permitted density by a heritage transfer of up to 10% of the floor area under sub-section 14 of Section 3. The resulting total density permitted for this site under zoning is up to 5.5 FSR and a floor area of 7,664.5 m² (82,500 sq.ft.). On this site, this could result in a 14 storey building with a four storey podium, and a modest tower floor plate.

Unlike other Areas of the Downtown District, there is no restriction to sites in terms of the minimum frontage or site area to qualify for a 5.0 FSR development, which means that Area C3 has a greater zoning capacity than adjacent neighbourhoods like Yaletown. This means that more than two towers can be considered along a block face.

Context

The blocks surrounding the subject site have a mixed character. Many are characterized by tall buildings with podium levels (see Figure 1, Context). Within a block of this proposal, for example, there are four towers with similar heights from 76.2 m (250 ft.) to 91.4 m (300 ft.). The northwest side of Cambie Street, on which this proposal is located, contains one tower building already at 821 Cambie Street.

The area is also characterized by mid-rise buildings, such as the neighbouring Law Society of British Columbia (Law Society) building (845 Cambie Street). This ten-storey building which is built to its west lot line is notable for its high blank fire wall. On the south side of Cambie Street are low-rise buildings dating from the 1910's through 1940's. These three to five storey buildings are listed in the "C" category on the Heritage Register.

Figure 1: Context



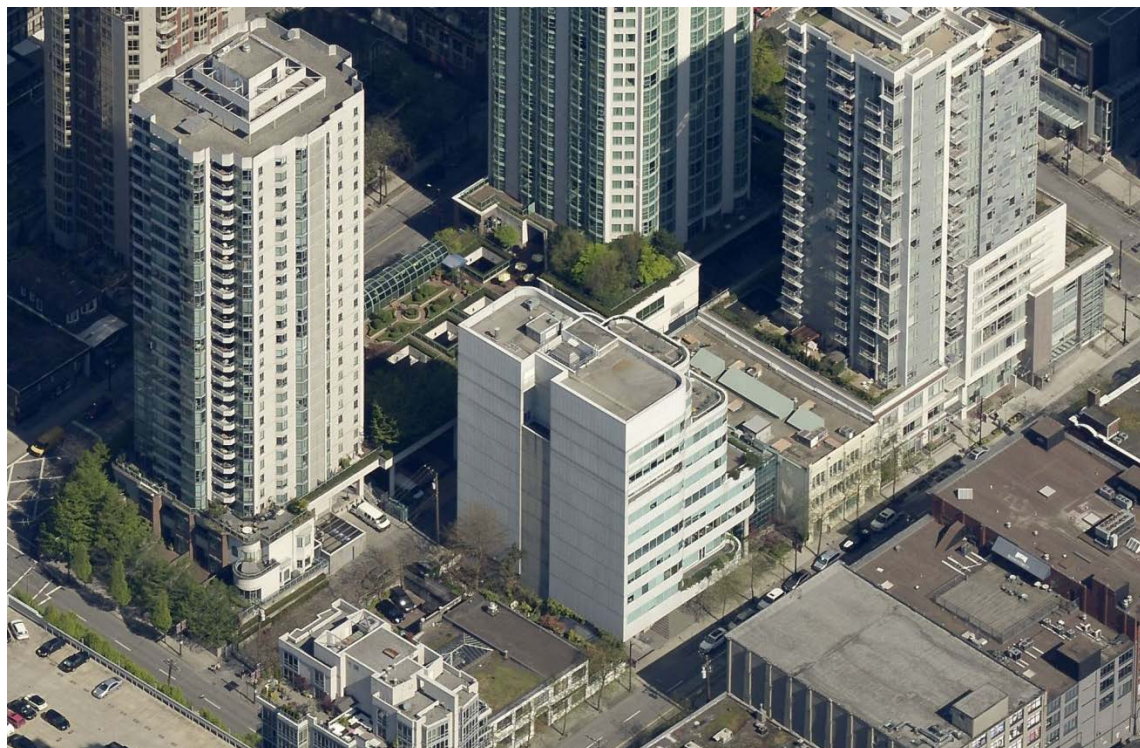
1 - 300' RESIDENTIAL	5 - 145' COMMERCIAL	9 - 250' RESIDENTIAL
2 - 300' RESIDENTIAL	6 - 200' HOTEL COMMERCIAL	10 - 20' COMMERCIAL
3 - 250' RESIDENTIAL	7 - 200' RESIDENTIAL	11 - 40' OFFICE COMMERCIAL
4 - 285' RESIDENTIAL	8 - 40' OFFICE COMMERCIAL	12 - BC PLACE STADIUM

Built Form Development

While the proposed tower contains more floor area than would result under the existing zoning, the height and width dimensions of the tower portion of the building are comparable to other towers in the area (See Figure 3: Floor Plate Comparison).

The building design was developed to address key elements of the context: mitigating the visual impact of large blank wall on the adjacent Law Society building, minimizing impacts on private views from the tower to the northwest (888 Hamilton Street) and ensuring the future development opportunities of the remaining mid-block properties (see Figure 2: Aerial View). As noted above, this "C3" area does not limit height or density by a frontage or site area requirement, so a third tower development could be considered mid-block if a reasonable tower separation is maintained. While this area of the Downtown District does not specify tower separation, the distance of 24 m (80 ft.) is commonly used as it corresponds to the standard Horizontal Angle of Daylight.

Figure 2: Aerial View

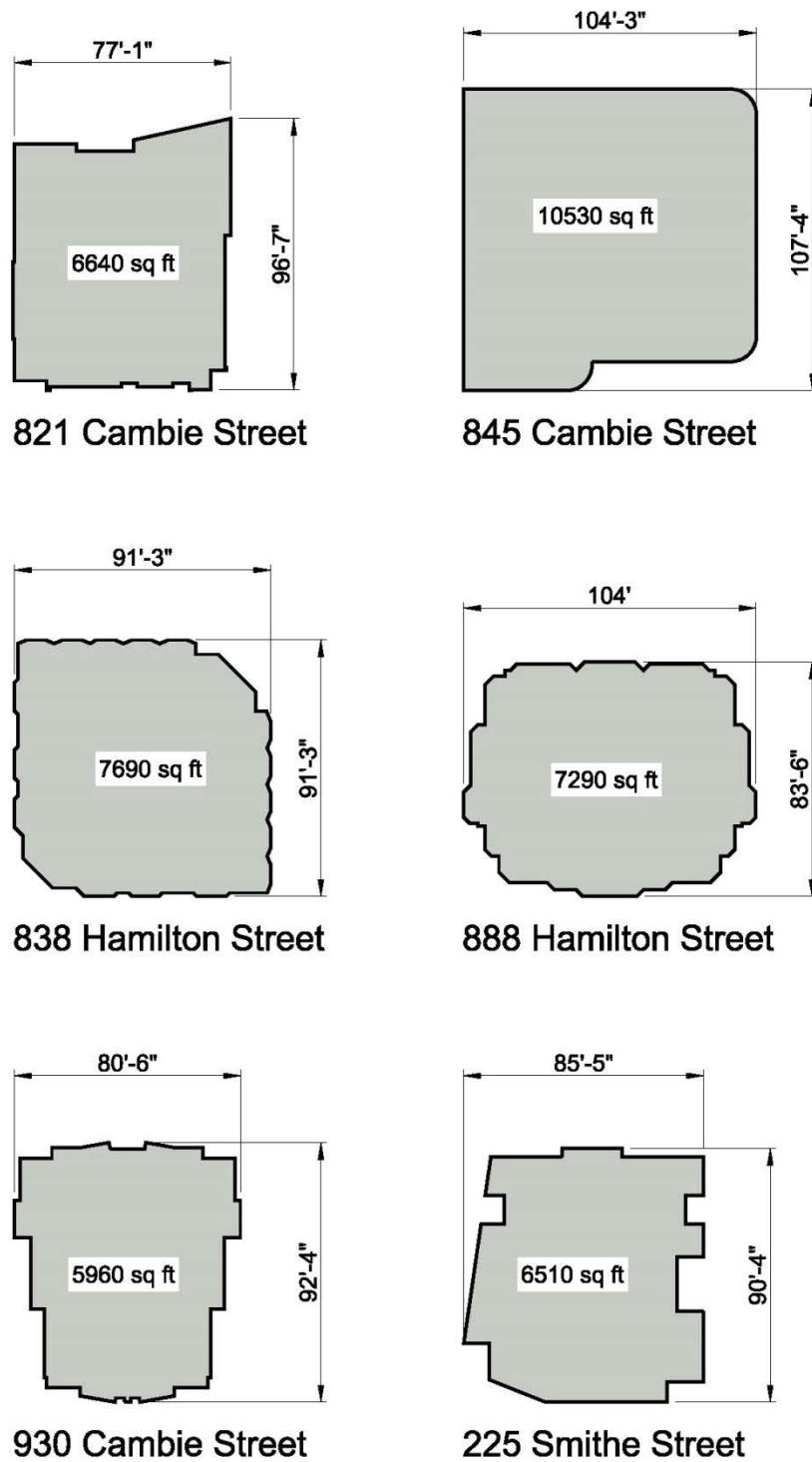


To cover the blank wall at the ten-storey Law Society building, a podium of nine storeys was proposed. Through the rezoning process concerns were raised by the Urban Design Panel and adjacent neighbours about the proposed podium height. The Urban Design Panel felt that a lower podium may be a better long-term scale for the street wall. A seven-storey podium is compatible with the expression of 821 Cambie Street at the north end of the block.

The angled shape at the west side of the building and the placement of the tower toward the street was developed to maintain views from the primary living spaces of the units in 888 Hamilton Street, across the lane. Primary views are from the large windows at the building corners, located adjacent to the living room (See Figure 4: View Analysis). At the south corner of the building the primary views comprise approximately 135 degrees. There are secondary views from smaller windows facing the lane. The secondary views are about 63 degrees wide. This is the view that is most impacted by the proposed building. The proposed building will reduce the primary view by 14 percent. These south units will retain a clear view of 61 degrees.

Nearby views and privacy are also affected by the horizontal separation. While this area of the Downtown District does not specify tower separation, the distance of 24 m (80 ft.) is commonly used as it corresponds to the standard Horizontal Angle of Daylight. This is consistent with Downtown South area as well as other high-rise zones in the city. The subject

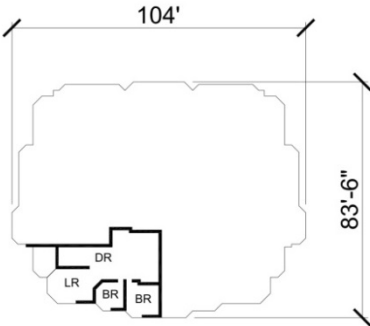
Figure 3: Floor Plate Comparison



site maintains a tower separation of 24 m (80 ft.) from its neighbours, and additionally from a potential future tower mid-block on Cambie Street.

Figure 4: View Analysis from 888 Hamilton Street

View Angles from Tower at 888 Hamilton Street (Rosedale Gardens)



- View Blockage
- Existing View Blockage
- View Shed
- Proposed Building

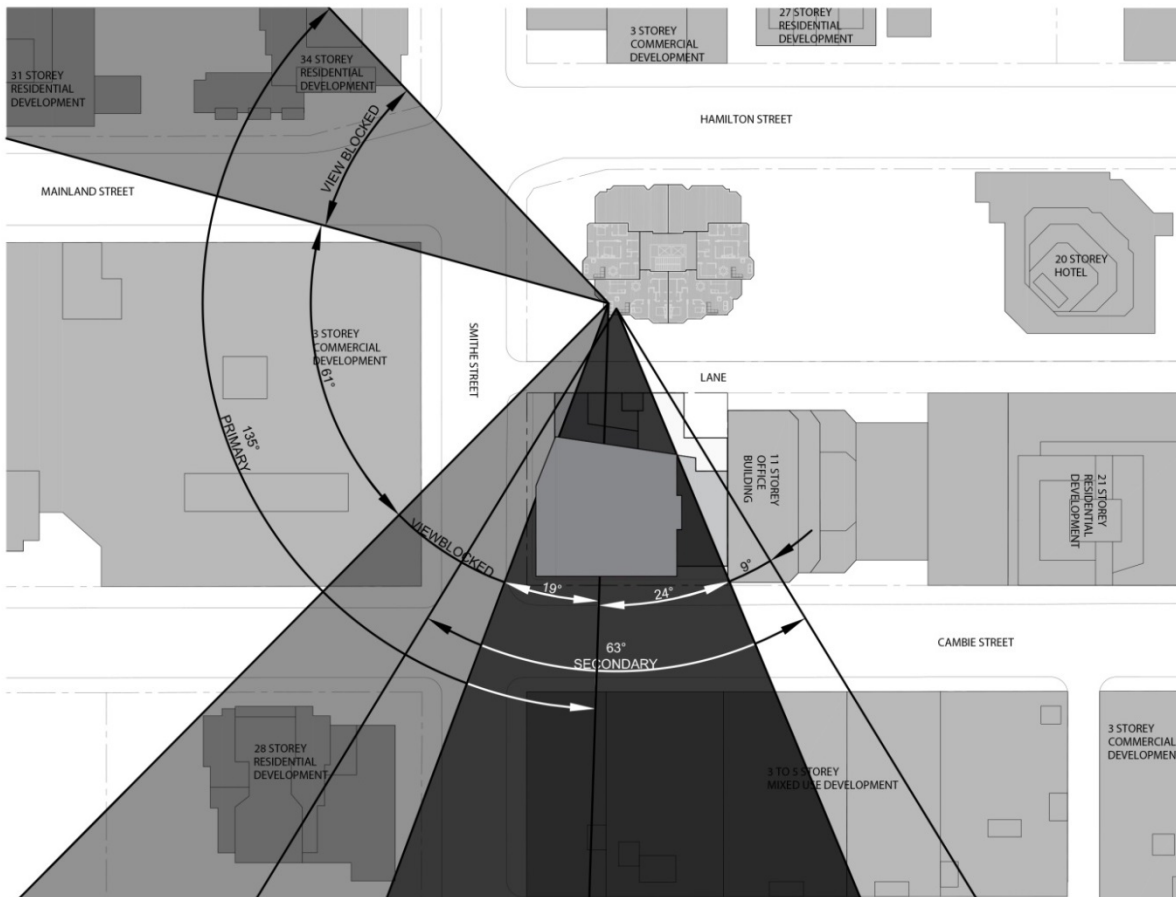
Floor Plate Area*: 677 m² (7290 ft²)

*May include extensions not indicated in drawings

Stories: 26

VIEW BLOCKAGE

Observation height:	15 Storey
Primary and Secondary View	168°
Existing View Blockage	55°
Proposed View Blockage	<u>98°</u>
Incremental Difference	26%



Shadow impact is typically measured at 10 am, noon and 2 pm at the spring and fall equinoxes. The Downtown Design Guidelines recommend minimizing shadows on sidewalks and public open spaces, particularly between the hours of 11:30 am and 2:30 pm. There are no adjacent public open spaces or parks affected by shadow from the proposed building. There is a marginal effect on the north sidewalk of Hamilton Street; however a design development condition to sculpt the upper levels of the tower will improve shadowing as well (as contained in Appendix B).

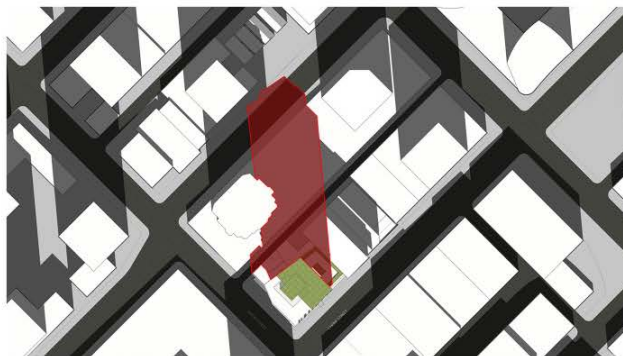
The proposal will create additional shadow on the semi-private roof deck between 838 and 888 Hamilton Street beyond what may occur by development under existing zoning. This mainly affects the northeast end of the open space, some of which is used as open-to-below for the driveway.

In conclusion, staff note that while the proposal's tower height and floor plate size is greater than would exist with the floor area available under zoning, the building is compatible with the dominant pattern of development in the area and responds to the unique context. Staff support the proposed form of development at this location.

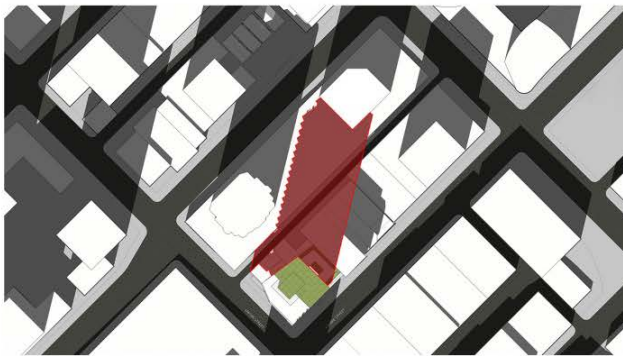
Figure 5: Shadow Analysis (Spring and Fall Equinox)



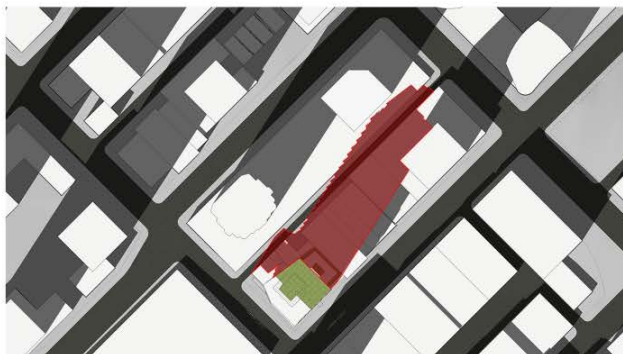
10am



12pm



1pm



2pm

Figure 6: Proposal in Context



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225 Smithe Street FORM OF DEVELOPMENT

Figure 1: Ground Floor Plan

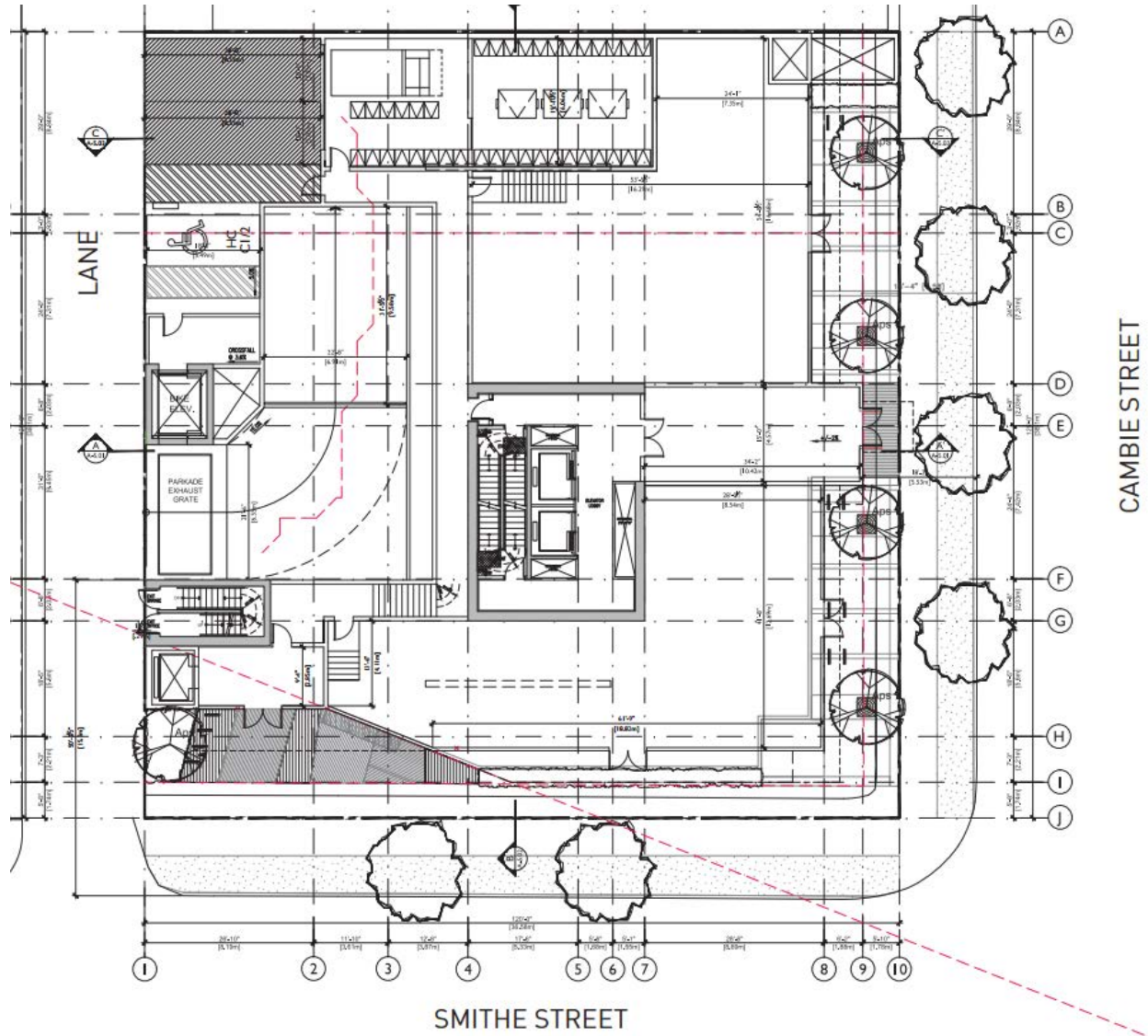


Figure 2: Second Floor Plan (Office)

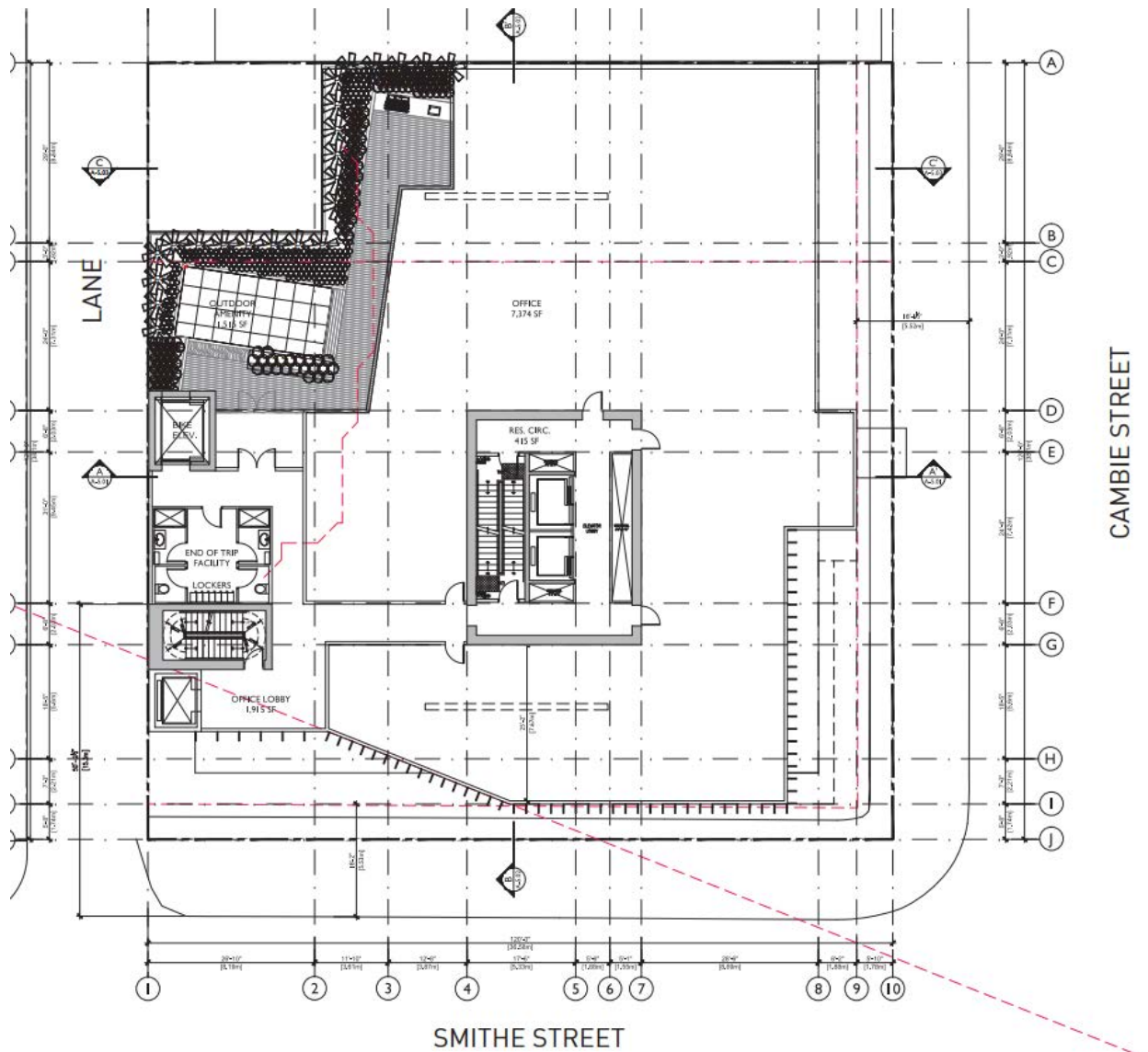


Figure 3: Third Floor Plan (Office)

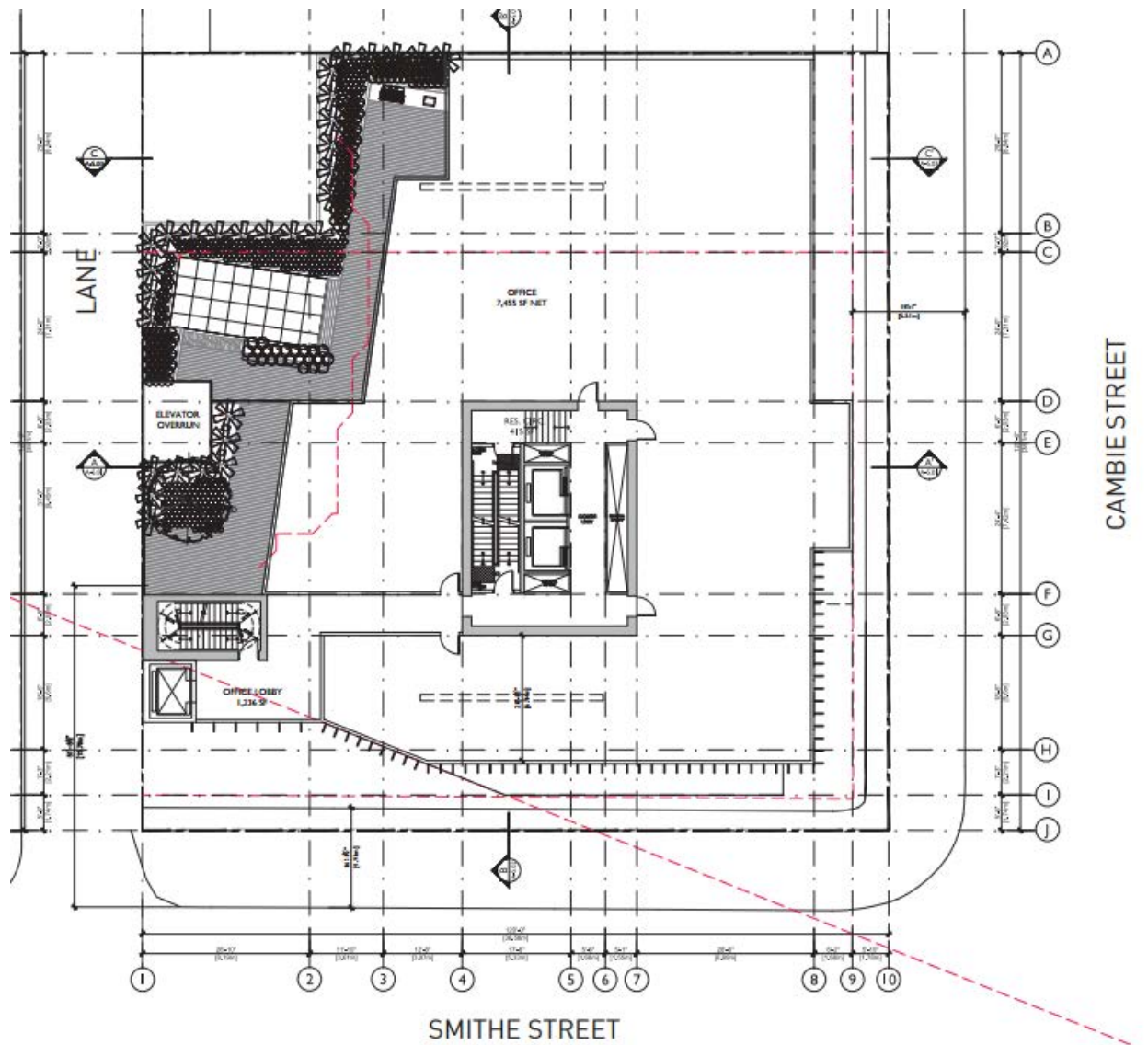


Figure 4: Fourth Floor Plan (Office)

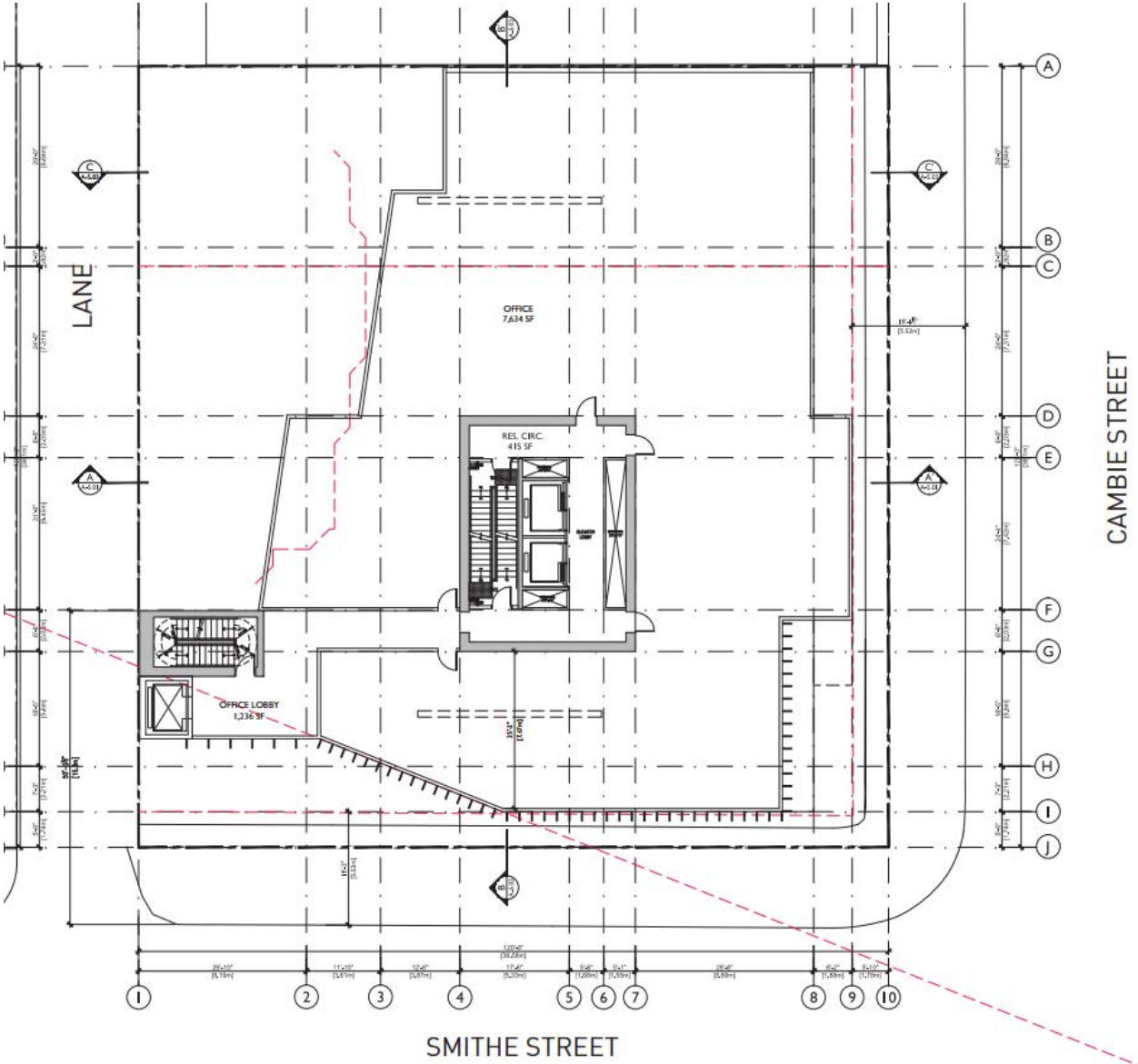


Figure 5: Podium Floor 9 (Residential)

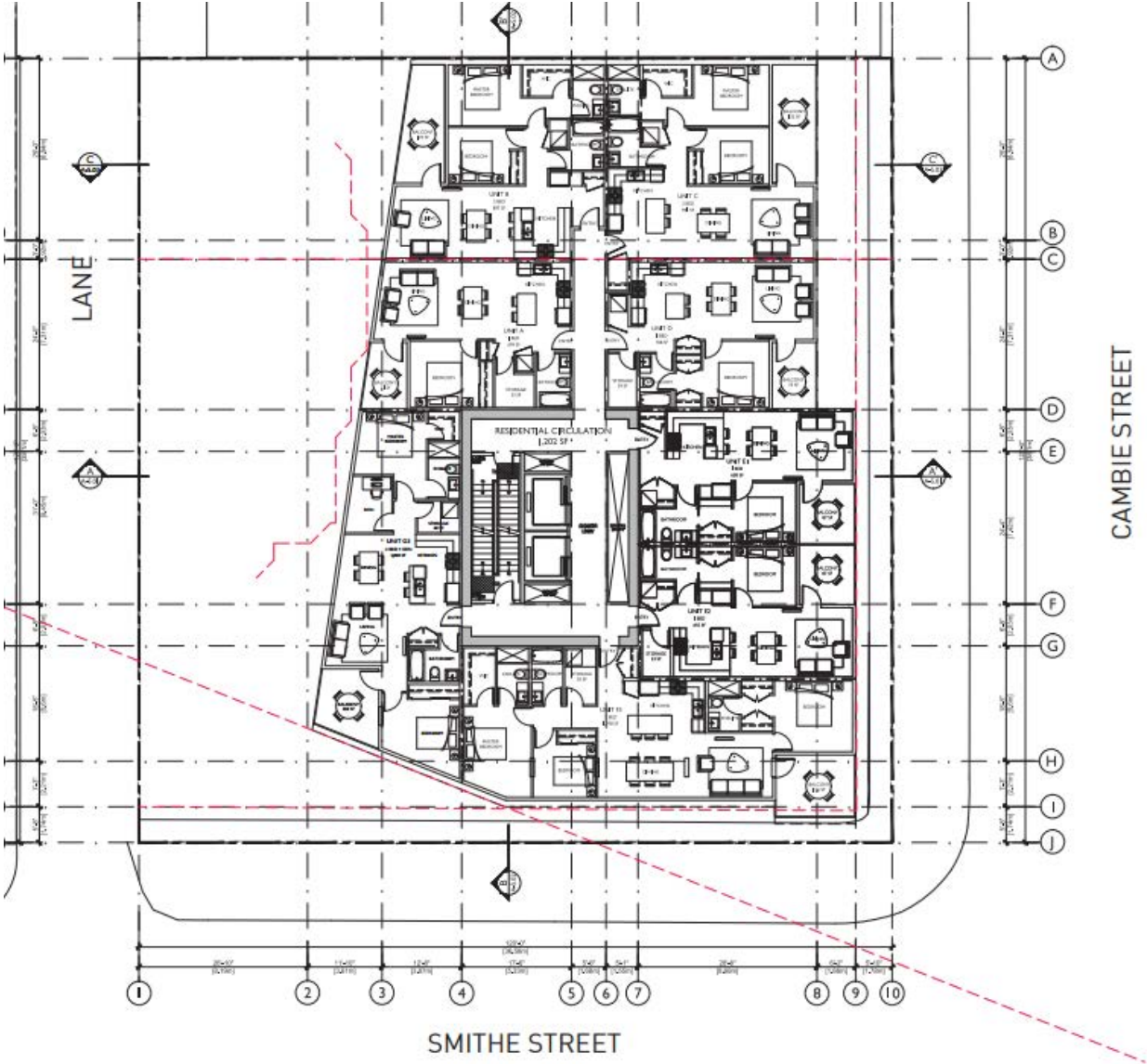


Figure 6: Typical Tower Floor Plan (Levels 15-22)

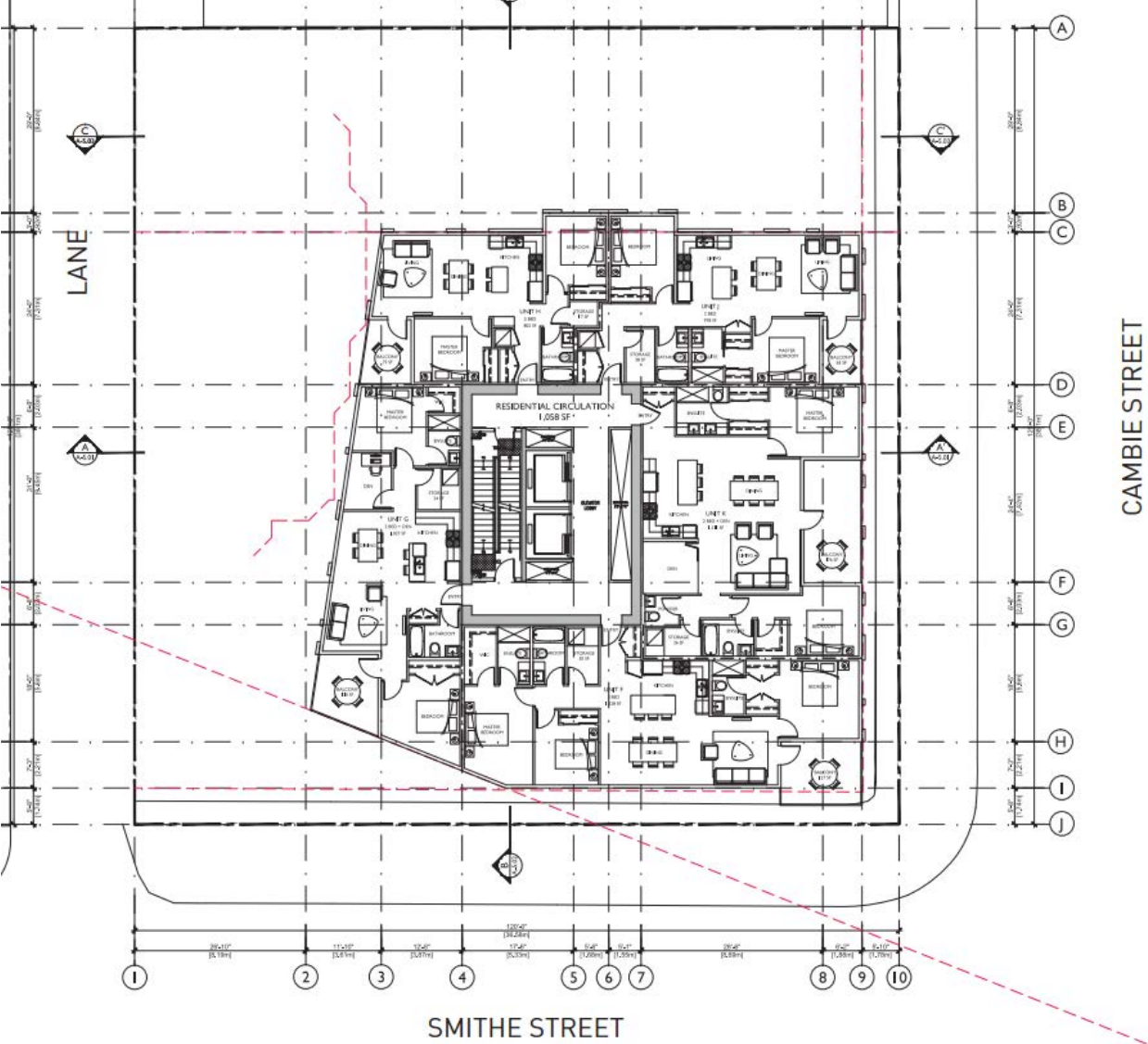


Figure 7: Southeast Elevation (Cambie Street)

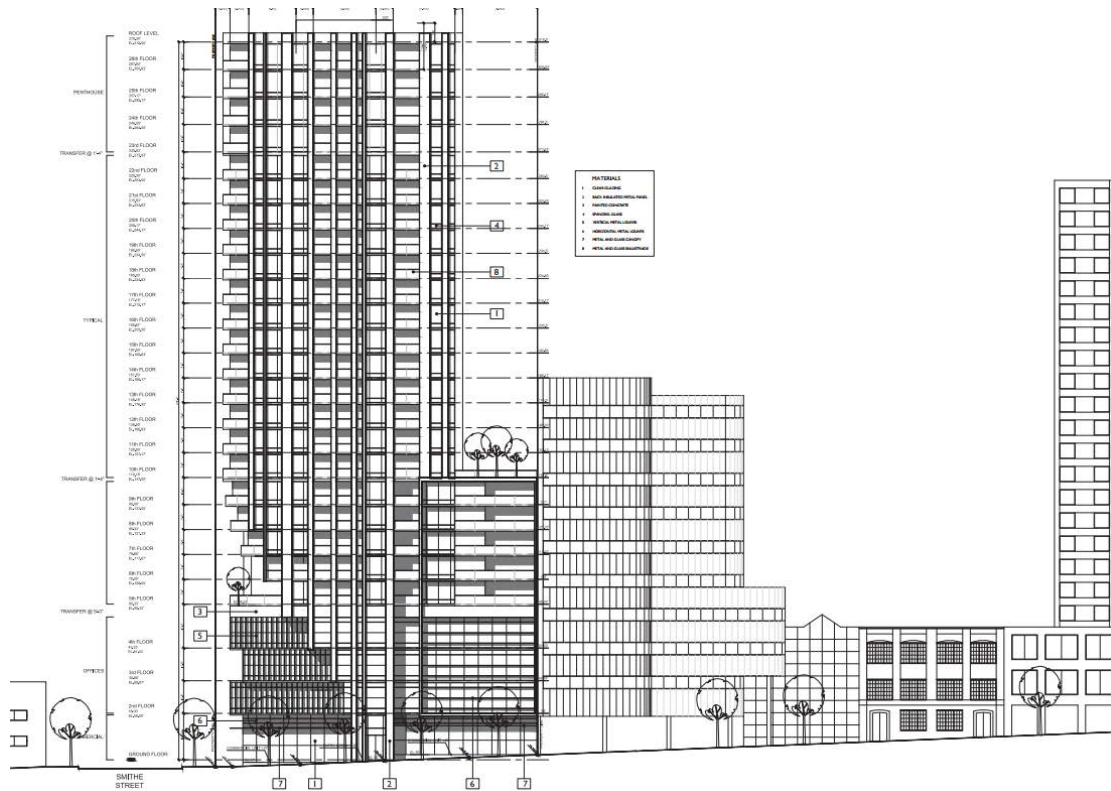


Figure 8: Southwest Elevation (Smithe Street)

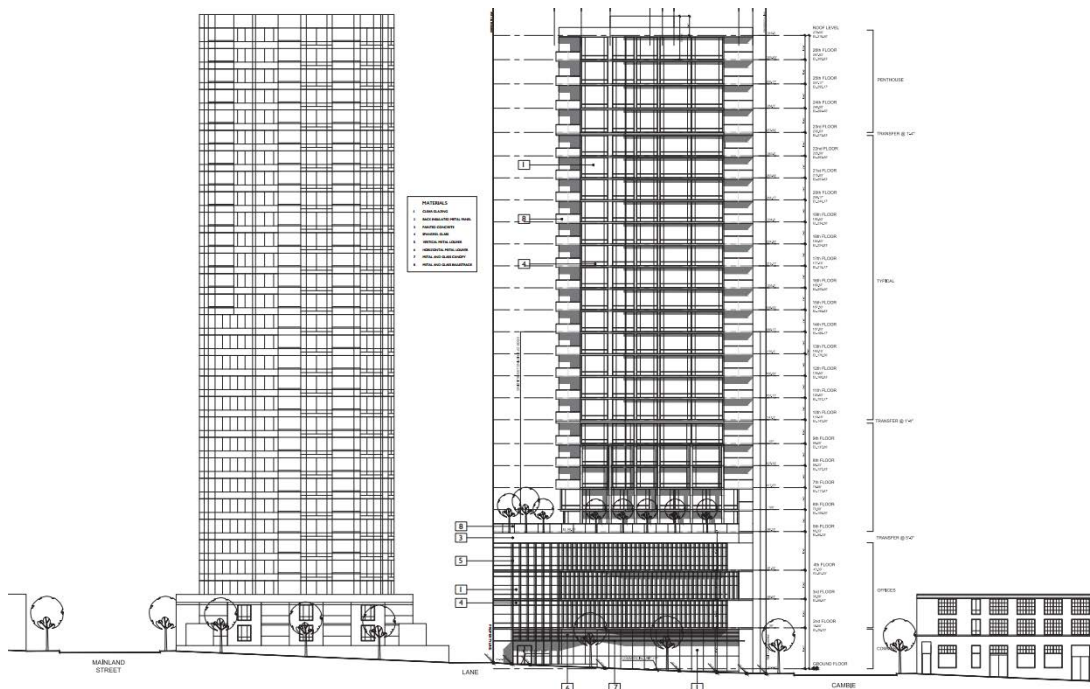


Figure 9: Parking Level 6

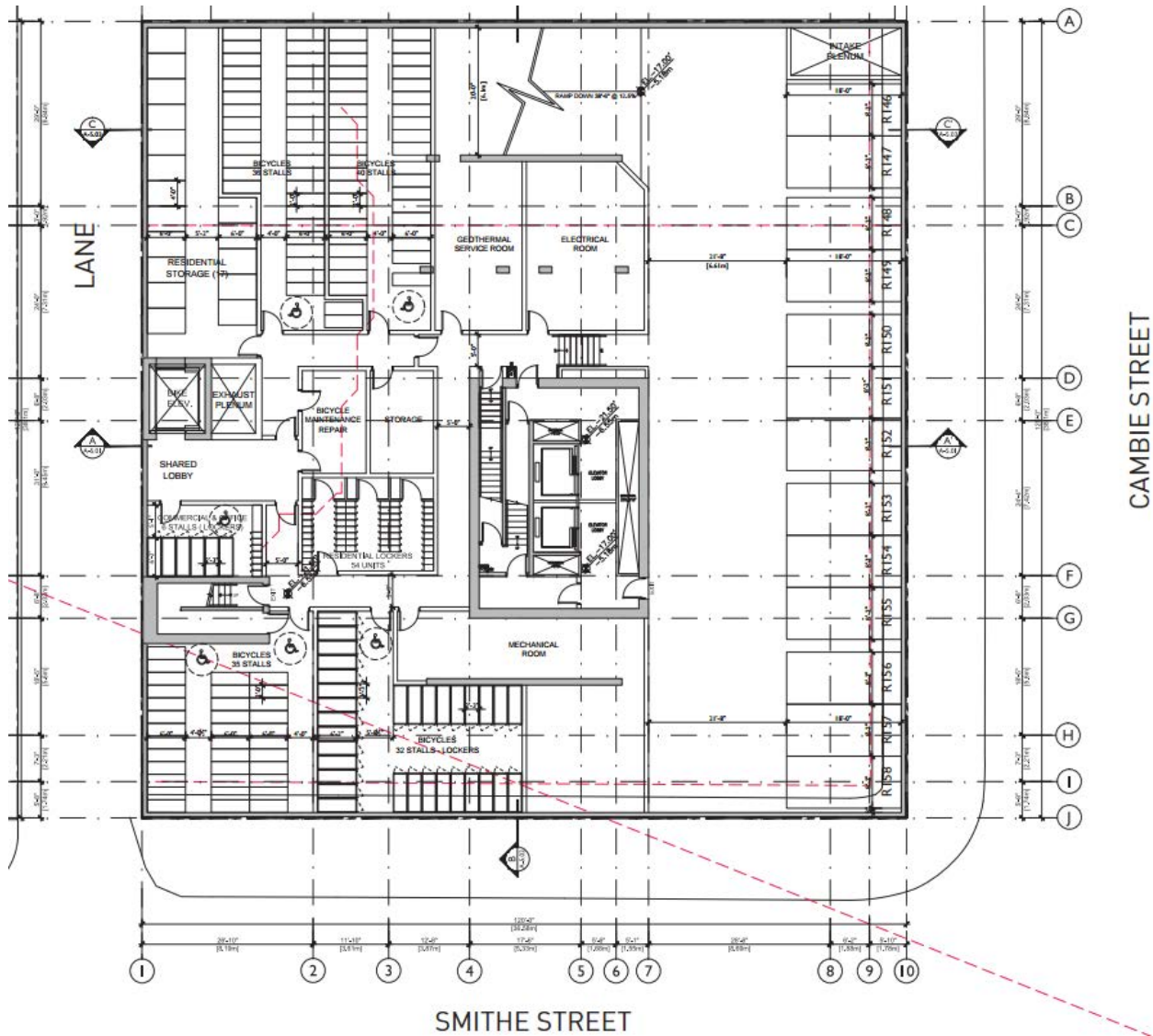
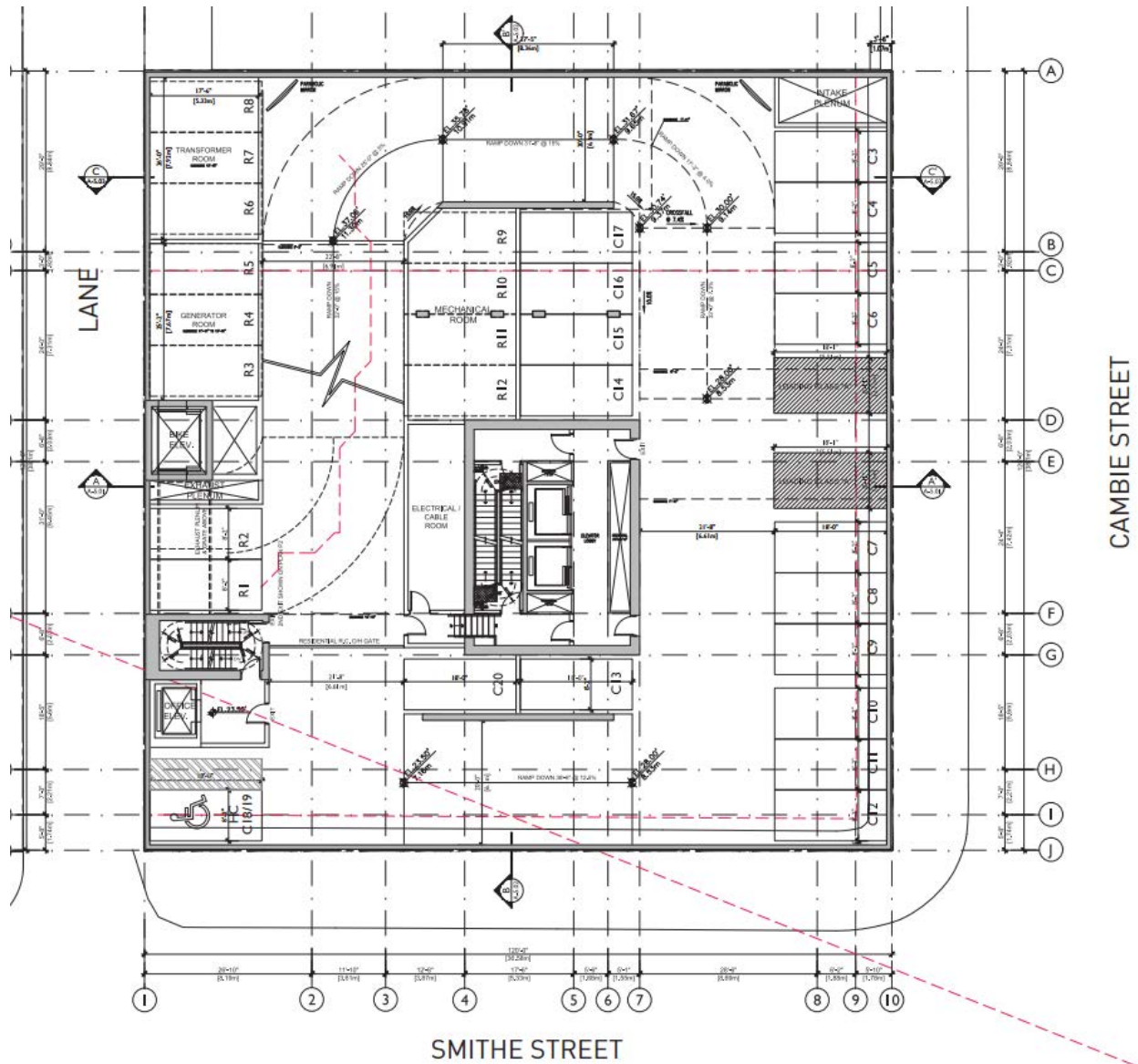


Figure 10: Parking Level 1



225 Smithe Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 26-storey mixed-use building with market residential, retail and office uses.

Public Benefit Summary:

The project would result in a cash CAC contribution of \$10,118,608, the purchase of heritage density, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 15,000 sq. ft.)	5.00	11.39
Buildable Floor Space (sq. ft.)	75,000 sq. ft.	170,914 sq. ft.
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$13.31/sq. ft.)	\$998,250	\$2,274,865
	DCL (Area Specific)		
	Public Art (\$1.81/sf)		\$309,354
	20% Social Housing		
Other Public Benefits Offered	Heritage	\$487,500	\$1,933,015
	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		\$1,455,515
	Housing (e.g. supportive, seniors)		\$7,227,578
	Parks and Public Spaces		
	Social/Community Facilities		\$1,455,515
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$1,485,750	\$14,635,843

Other Benefits (non-quantified components):

* 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.

225 Smithe Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	225 Smithe Street
Legal Description	Lots 20-24, Block 67, District Lot 541, Plan 210, PIDs 015-457-770, 015-457-788, 015 457 826, 015-457-851and 015-457-877 respectively
Applicant/Architect	GBL Architects
Developer/Property Owner	Boffo Developments (Smithe) Ltd.

SITE STATISTICS

Site Area	1,393 m ² (15,000 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DD (Downtown) District, Area C3	CD-1 (Comprehensive Development) District	--
Uses	Hotel; Light Industrial; Office Commercial; Other Commercial, including a Body-Rub Parlour; Parking Area And Parking Garage, subject to the provisions of Section 5; Parks And Open Space; Public And Institutional; Residential; Retail Commercial; Residential; Social, Recreational And Cultural, including Casino - Class 1 And Bingo Hall.	Office, Retail, Residential	Cultural and Recreational Uses; Dwelling Uses; Institutional Uses; Office Uses; Parking Uses, limited to parking garage; Retail Uses; Service Uses.
Max. Floor Space Ratio (FSR)	DD 5.0 FSR	11.85 FSR	11.39 FSR
Floor Area	DD 6,965 m ² (75,000 sq. ft.)	--	15,878 m ² (170,914 sq. ft.)
Maximum Height	DD - Overall 137.2 m (450 ft.) View Cone A 86.6 m (284 ft.)	Overall 87.6 m (287.3 ft.) 26 storeys with a 9-storey podium	Overall 86.6 m (284 ft.) 26 storeys with a 7-storey podium
Unit Mix	--	One-bedroom 30 Two-bedroom 60 Three-bedroom 24 Total 114	One-bedroom 26 Two-bedroom 80 Three-bedroom 1 Total 107
Parking Spaces	113	179	--
Loading	Class A 1 Class B 3	Class A 2 Class B 2	Staff support the requested relaxation for loading space
Bicycle Spaces	Class A 141 Class B 12	Class A 149 Class B 12	--

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