



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 6, 2016
Contact: Karen Hoese
Contact No.: 604.871.6403
RTS No.: 10615
VanRIMS No.: 08-2000-20
Meeting Date: April 19, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 650 West Georgia Street (753 Seymour Street)

RECOMMENDATION

- A. THAT the application by Musson Cattell Mackey (MCM) Partnership, on behalf of HOOPP Realty Inc., London Life Insurance Company Inc. and The Great-West Life Assurance Company Inc., to rezone 650 West Georgia Street (753 Seymour Street) (*Lots C and D, Block 53, District Lot 541 Group 1 New Westminster District, Plan 15551, PIDs 007-666-896 and 007-666-900 respectively*) from CD-1 (Comprehensive Development) District (155) By-law No. 5683 and Downtown District (DD), to a new CD-1 District, to allow for the construction of a 33-storey office building with a floor area of 44,817 m² (482,423 sq. ft.) on the portion of the site currently zoned CD-1, be referred to a Public Hearing together with:
- (i) plans prepared by Musson Cattell Mackey Partnership, received October 1, 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, subject to referral of the rezoning application to Public Hearing, the Director of Legal Services be instructed to prepare a by-law to repeal CD-1 (155) By-law No. 5683 for 650 West Georgia Street for consideration at the Public Hearing.

- C. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to:
- (i) establish regulations for the new CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" DD], and
 - (ii) consequentially, delete CD-1 (155) By-law No. 5683 from Schedule E,
- 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.
- D. THAT, subject to enactment of the new CD-1 By-law, the Noise Control By-law be amended to:
- (i) establish regulations for the new CD-1 in accordance with Schedule A to the Noise By-law, and
 - (ii) consequentially, delete CD-1 (155) By-law No. 5683 from Schedule A,
- 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 new CD-1 By-law;
- E. 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.
- 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 650 West Georgia Street (753 Seymour Street). The application proposes:

- On the portion of the site (described herein as sub-area A) currently zoned Comprehensive Development (CD-1) District (155), that the new CD-1 would allow for a 33-storey office building, thereby increasing the maximum permitted floor area on this portion of the site from 13,058 m² (140,558 sq. ft.) to 44,817 m² (482,423 sq. ft.).
- On the remainder of the site (described herein as sub-area B), currently zoned Downtown District (DD), the new CD-1 would incorporate the provisions of the existing development including the Scotia Tower and the Vancouver Centre mall, with a floor area of approximately 50,761 m² (546,399 sq. ft.). No changes are proposed to the existing development on sub-area B.

This application helps achieve City economic policies through the creation of new office and job space in the Central Business District. The application has been assessed and the uses and form of development proposed are supported, subject to design development 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)*
- *Downtown Official Development Plan (1975)*
- *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)*
- *Vancouver Economic Action Strategy (2011)*
- *Transportation 2040 Plan (2012)*
- *Green Buildings Policy for Rezoning (2009, last amended 2014)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Childcare Design Guidelines (1993)*
- *Civic Childcare Strategy (1990)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2004)*
- *Public Art Policy for Rezoned Development (1994, last amended 2014).*

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

This development proposal aligns with the *Metro Core Jobs Strategy*, the *Vancouver Economic Action Strategy*, and the *Transportation 2040 Plan* in that it involves the creation of significant job space adjacent to a major transit hub. One of the key directions set forth in the *Vancouver Economic Action Strategy* is to attract and retain human talent through measures that include increased access for working families to amenities, particularly childcare facilities.

The City's *Civic Childcare Strategy*, approved by Council in 1990, recognizes the critical shortage of affordable licensed, quality childcare for children of working parents and insufficient access to quality early childhood programs. Almost 26 years later, the demand for childcare continues to far exceed the supply, with long wait lists for existing spaces. There is a clear shortage of childcare spaces for working parents, particularly for children under 3 years old. It is estimated that about 9,700 additional childcare spaces serving 0 to 4 year olds are needed to meet current need, and this figure is anticipated to increase as Vancouver's population grows in the future.

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

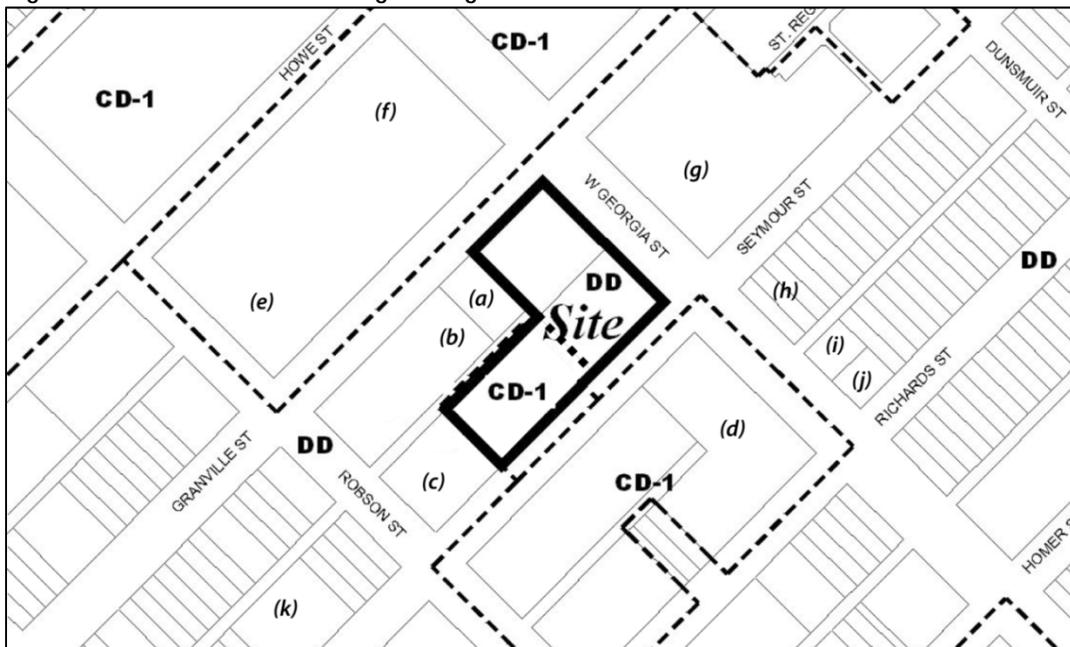
REPORT

Background/Context

1. Site and Context

The Vancouver Centre complex, which is the subject of this rezoning application, is bounded by Seymour, West Georgia, and Granville Streets and is comprised of two separate legal parcels. A portion of the site fronting Seymour Street was rezoned to Comprehensive Development (CD-1) District in 1983 (sub-area A). Sub-area A is currently occupied by an above-ground parking facility which serves the site and, through this rezoning application, is proposed to be redeveloped. The rest of the site (sub-area B) is zoned Downtown District (DD) and includes the Scotia Tower office building at Georgia and Seymour Streets, the London Drugs building at Georgia and Granville Streets, and the below-grade Vancouver Centre shopping mall. No changes are proposed to these existing buildings.

Figure 1 - Site and surrounding zoning

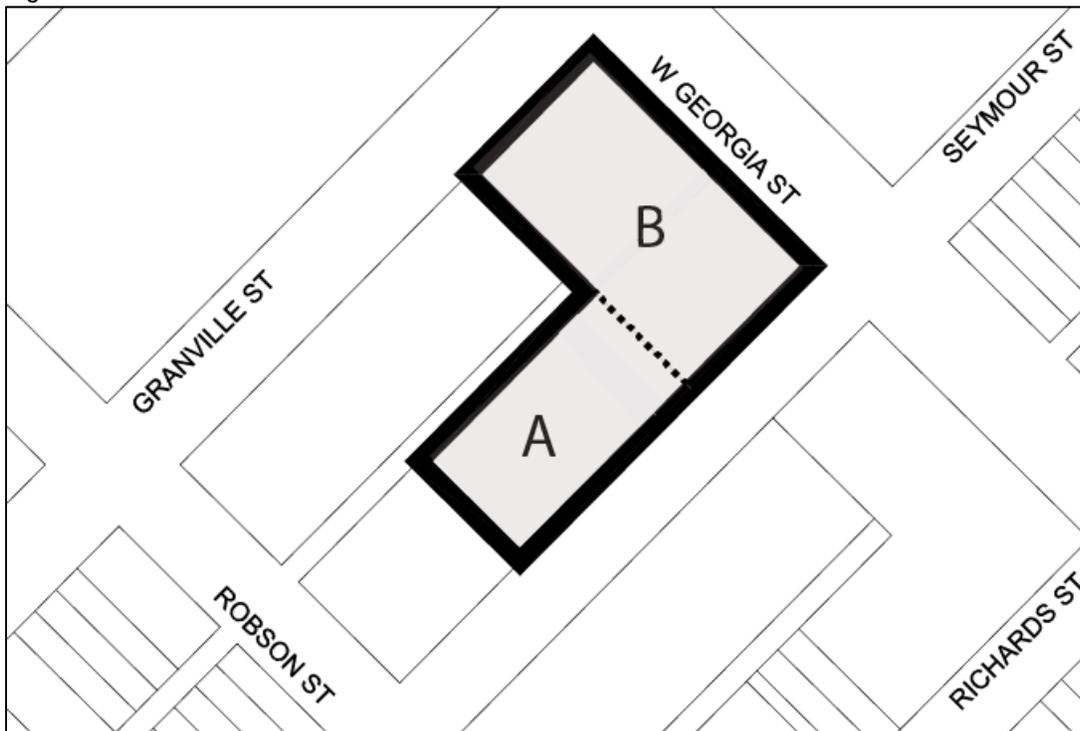


The blocks surrounding the subject site contain primarily commercial buildings ranging from older two- to three-storey buildings to buildings with heights of about ten- to twelve- storeys, and newer developments up to 30 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) the Vancouver Block, 736 Granville Street, a 15-storey office building
- (b) 798 Granville Street, a three-storey commercial building
- (c) 605 Robson Street, a 16-storey office building
- (d) Telus Gardens, a 47-storey residential building and a 23-storey office building, currently under construction
- (e) the "Nordstrom" building, 725 Granville Street, a seven-storey retail building currently under renovation, located over the Pacific Centre Mall
- (f) the "Toronto Dominion Tower", 700 West Georgia Street, a 30-storey office building
- (g) "Hudson's Bay", 674 Granville Street, a six-storey retail building
- (h) 698 Seymour Street, a four-storey office building
- (i) 555 West Georgia Street, a seven-storey office building
- (j) 501 West Georgia Street, a three-storey commercial building
- (k) 833 Seymour Street, a 43-storey building with residential, retail, office and cultural uses.

Should this application be approved, it would result in the consolidation of the two existing parcels and the creation of two sub-areas on this site under one CD-1 by-law, as shown in Figure 1. Sub-area A would be comprised of the southern portion of the site where the new office building is proposed to be developed. Sub-area B would be the existing Vancouver Centre.

Figure 2: New Sub-Areas



Application Revisions: The rezoning application for 650 W Georgia Street (753 Seymour Street) was originally submitted on May 30, 2013. A revised application was submitted October 1, 2015, increasing the proposed office tower by one-storey through a decrease in the floor to ceiling heights on each floor. The revised application resulted in a small increase in the floor area and parking requirements; there were no implications to the proposed height or general form of development.

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 (the Metro Core extends from 16th Avenue north to Burrard Inlet, between Clark Drive to the east and Burrard Street to the west). 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*, which has as its objective the intensifying of job space in the CBD and mitigating against additional residential speculation within the City's key commercial area, Council addressed the job space gap by amending the *Downtown Official Development Plan* and adopting a *Central Business District (CBD) and CBD Shoulder Rezoning Policy*.

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 reach 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. This application for an office building within the City's CBD 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. The *Strategy* further seeks to attract and retain talent through measures that include increased affordability and availability of family housing and of childcare for working families.

Strategic Analysis

1. Proposal

In sub-area A, a new 33-storey office tower with a total floor area of 44,817 m² (482,423 sq. ft.) of commercial floor area is proposed. This includes:

- At street level, a lobby area, 115.5 m² (1,243 sq. ft.) of retail space, and a connection to the Vancouver Centre Mall.
- On levels 2 through 6, above-grade parking with the potential to convert a portion of the parking to 6,086 m² (65,515 sq. ft.) of office space in the future.
- On levels 7 through 33, 37,062 m² (398,942 sq. ft.) of office floor area.

- Seven levels of underground parking.

In sub-area B, the existing Vancouver Centre, there are no changes proposed to the density, use or form of development.

Figure 3: Rendering of Proposed Building



2. Land Use

The sites at and 650 West Georgia Street (753 Seymour Street) are located in the City's Central Business District (CBD) which is the premier business and cultural district for

Vancouver and the focal point of the region's transportation system. To ensure continued economic vitality and competitiveness of this centre of commerce, policy in the CBD prioritizes commercial uses and increased job space, and also encourages the rezoning of commercial sites to maximize their job space potential. This application for an office building within the City's CBD addresses the intent of these policies. Should this application be approved, it would result in the creation of one CD-1 with two sub-areas on this site with uses consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder* and the *Downtown Official Development Plan*.

For the portion of the site fronting Seymour Street and currently zoned CD-1 (sub-area A), the permitted use is currently limited to parking garage. The new proposal includes office, retail and parking uses. In addition to these uses, the draft CD-1 By-law provisions in Appendix A allow for a wide range of non-residential uses to support future employment opportunities, including cultural and institutional uses.

The remainder of the site (sub-area B), is located in Area "A" of the Downtown District, and the form of development is regulated by the Downtown Official Development Plan (DODP). While no changes are proposed to the permitted uses of this portion of the site, it is recommended that the new CD-1 incorporate the use provisions of the Downtown District, which will continue to allow the existing uses of the Vancouver Centre and support future employment opportunities.

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, staff apply DODP urban design and land use policy considerations (in this case those of the Central Business District) where possible in creating the new CD-1 District Schedule.

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 3,636,000 sq. ft. This is a significant change from the five-year period prior to the policy changes when very little office space (particularly in the stand-alone office buildings that the business community favours) was built due to high building costs and high land costs resulting from residential speculation in the CBD.

If this application is approved, 37,062 m² (398,942 sq. ft.) of office space would be added to this total, with the potential to convert a further 6,086 m² (65,515 sq. ft.) from parking to office use in the future.

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	1,128,000	9	3,760
City Total	3,669,000	27	12,230
Under Construction			
Metro Core	675,000	5	2,250
Rest of City	-	-	-
City Total	675,000	5	2,250
Approved Rezoning and Development Permit			
Metro Core	2,028,000	10	6,760
Rest of City	1,608,000	3	5,360
City Total	3,636,000	13	12,120
Completed, Under Construction and Approved Rezoning and Development Permit			
Metro Core	5,244,000	33	17,480
Rest of City	2,736,000	12	9,120
City Total	7,980,000	45	26,600

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

Source: City of Vancouver development tracking as of March 2016.

4. Density

Sub-Area A: For the portion of the site fronting Seymour Street zoned CD-1, the floor space ratio (FSR) is presently limited to 5.86 FSR or 13,058 m² (140,558 sq. ft.), and was established specifically to accommodate an above-grade parking garage to service Vancouver Centre. The rezoning application proposes to increase the floor area to 44,817 m² (482,423 sq. ft.), equivalent to a density of approximately 23 FSR. This increase in density is consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder*, and the staff urban design assessment concludes that the proposed floor area can be appropriately accommodated, subject to the design development conditions in Appendix B.

It is noted that, consistent with the Downtown District, for the purpose of floor area calculations each square foot of floor area for above-grade parking is counted as 0.70 square feet, except where the parking may be converted to office in the future, the parking is counted as 1.0 square feet. This will allow for the conversion to office to occur without an amendment to the CD-1.

Sub-Area B: The balance of the site is in area "A" of the Downtown District, which permits a maximum density of 11.0 FSR. The existing floor area of the Vancouver Centre development (sub-area B) is 50,761 m² (546,399 sq. ft.), equivalent to 13.02 FSR, which is non-conforming to the existing zoning. No changes to the existing floor area are proposed as part of this rezoning application. If this rezoning application is approved by Council at public hearing, the new CD-1 by-law will permit 50,761 m² (546,399 sq. ft.) as the maximum floor area permitted in sub-area B.

5. Height

Sub-Area A: Under the existing CD-1 zoning for sub-area A, the height of the above-grade parkade was limited to 17.98 m (59 ft.). The application shows a building height of approximately 124 m (406.8 ft.). Two view cones affect this site: view cone 9.2.1 (Cambie Street to North Shore Mountains) limits the overall height of the building, including all appurtenances, to approximately 128 m (420 ft.). In addition, view cone F1.3 (Choklit Park) restricts a portion of the tower floorplate to approximately 106 m (348 ft.) on the remainder of the site. It has been concluded that a maximum height of 125.5 m (411.8 ft.) can be supported, subject to there being no protrusions into either of the view cones that affect this site.

Sub-Area B: No changes are proposed to the existing height of the building, which has an overall height of 138.6 m (454.6 ft.). The existing building predates the City's *View Protection Guidelines*, adopted in 1989, and as such the elevator machine room and cooling tower extend into view cone 9.2.1 (Cambie Street to North Shore Mountains) by approximately 10.4 m (34 ft.).

6. Form of Development

As there are no changes proposed to the existing Vancouver Centre portion of the site (sub-area B), the urban design analysis focuses solely on the proposed office building in sub-area A.

Built Form: The overall form of the office building responds to various site restrictions including Council-adopted view cones and spatial separation distances from neighbouring office towers, as well as the desire to visually announce the principle building entrance off Seymour Street. The response to the view cones, which requires a portion of the tower floorplate to be reduced above level 27, will result in a visually-interesting building silhouette when viewed from a distance. The typical office floorplate is approximately 1,400 m² (15,000 sq. ft.), which in turn is reduced to approximately 880 m² (9,500 sq. ft.) for level 27 and above.

The exterior of the office building incorporates a complex curtain-wall glazing treatment that involves fritted glass, triple-glazed units and an extended capping system in order to maximize energy performance of the building.

Further design refinements at the development permit stage are recommended. In particular, a design condition in Appendix B requires the proposed curtain-wall projection, architecturally expressed as a large multi-storey element over the City-owned Seymour Street sidewalk, to be reduced to no more than 0.9 m (3 ft.) over city property. This condition is required to ensure that future required maintenance over city sidewalk will be unobstructed. In addition, a more conventional, demountable canopy should be provided over the public sidewalk for weather protection.

Public Realm: The proposed building has been set back along the Seymour Street frontage to establish a public sidewalk with an overall width of 5.5 m (18 ft.). The public realm is further enhanced by the provision of a covered plaza off the Seymour Street sidewalk which offers outdoor space for casual meetings and seating opportunities adjacent to the building entrance. Public accessibility to this plaza space, located on private property, will be secured

through a statutory right of way. In addition, the sidewalk is made more pedestrian-friendly through the reduction in the number of vehicular curb cuts over this sidewalk by consolidating the three currently existing curb cuts (parking entrance, parking exit and loading accesses) to one shared access route.

Urban Design Panel: The application was reviewed by the Urban Design Panel on September 11, 2013 and was supported (see Appendix D).

Staff recommend that the proposal be approved, subject to the conditions in Appendix B, which seek further design refinement at the Development Permit stage. The form of development drawings are included in Appendix E and the development statistics are included in Appendix G.

7. Parking and Transportation

As part of this rezoning application, the entire site (sub-areas A and B), has been assessed against the current Parking By-law requirements.

Parking: The application shows seven levels of underground parking and five levels of above grade parking. A total of 586 parking spaces are proposed, including five car-share spaces (the draft amendments to the Parking By-law contained in Appendix C allow for up to five car-share spaces, equivalent to 25 parking spaces). The Parking By-law would require a total of 605 parking spaces, representing a shortfall of 19 spaces, which will be resolved through the development permit process.

In the downtown area, if unable to meet the Parking By-law requirements, a property owner has the opportunity to address a shortfall in parking supply by securing additional parking off-site or through the "payment-in-lieu" provisions of the Parking By-law. These provisions require a payment of \$20,200 per parking space at the development permit stage, which is used to fund downtown parking structures or green mobility initiatives.

The proposed parking, as described in above, includes the above-grade parking levels. As previously noted, the proposed above-grade parking has been designed to be adaptable, allowing a portion of it to be converted into office space in the future. When this occurs, the applicant will be required to meet the Parking By-law requirements at that time.

The site is currently serviced by the above-grade parking structure in sub-area A with 539 parking spaces. Since the parking located on this portion of the site will be lost during the construction of the new office tower in sub-area A, a condition of approval in Appendix B requires an interim parking plan to supply parking during this time.

Loading and Access: The existing loading area for Vancouver Centre is located at the rear of the Scotia Tower and accessed from a privately-owned, publicly accessible lane which is to be relocated to the south end of the new tower as part of this application. The existing loading is also proposed to be relocated and consolidated with the loading facility for the new office tower. This new loading facility will be located and accessed off both the new lane segment and along the existing north/south city lane. Based on the Parking By-law, 11 class A, 11 class B, and two class C loading spaces would be required. Subject to the provision of an integrated loading management strategy for all on-site retail and office uses at the development permit

stage, Engineering staff have indicated that they would support a loading relaxation to eight class A and five class B spaces.

Safely maneuvering a tractor-trailer into the proposed lane from Seymour Street will be challenging, and the current design requires the truck to back a significant distance down the lane. Staff are recommending that the development remove the proposed Class C loading space and make arrangements to deliver goods using smaller trucks, unless it can be shown that truck maneuvering can be done safely. Staff are also recommending that legal arrangements be made to ensure that the buildings across the lane on Granville Street (Future Shop/Winners and Vancouver Block) have the ability to have appropriate space for loading and maneuvering.

Bicycle Spaces: The application will be required to meet the Parking By-law for bicycle spaces.

Canada Line/SkyTrain Connection: Located in the Central Business District (CBD), the subject site is extremely well located with regard to transit. There are multiple bus and bicycle routes on the adjacent streets, and as part of the application, improved public access would be provided through a direct link from the Seymour Street site to the Vancouver Centre Mall, to the Vancouver City Centre Canada Line Station, and to Skytrain connections at The Bay.

5. Environmental Sustainability

The *Green Building Rezoning Policy* (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 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, be eligible for a LEED® Gold rating.

The Greenest City Action Plan seeks to reduce city-wide 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 one of three target areas for NES development (in addition to Cambie and Central Broadway Corridors).

PUBLIC INPUT

Public Notification: A rezoning information sign was installed on the site on September 30, 2013. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage. A total of 5,607 notifications were distributed within the neighbouring area on or about October 2, 2013. An open house was held on Wednesday, October 16, 2013, with staff and the applicant team present. A total of approximately ten people attended the event.

Public Response: A total of four responses to this proposal have been submitted to the City, all in support of the application. The responses commented on the creation of job space, that the location is appropriate for office uses, that the project was well-suited to the site, and that it will add interest/diversity to skyline.

Total notifications			5607
Open House attendees	10		
Feedback forms	0		
Electronic feedback	4		

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 (DCL) collected from new 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 City-wide DCL District where the rate for residential and commercial uses developed at a density greater than 1.2 FSR is \$143.27/m² (\$13.31/sq. ft.). It is anticipated that the new floor area of 44,817 m² (482,423 sq. ft.) that is associated with the proposed tower will generate DCLs of approximately \$6,420,932.

DCLs are payable at building permit issuance and are subject to 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. See the City’s DCL Bulletin for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290.0 m² (100,000 sq. ft.) or greater 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 \$19.48 per m² (\$1.81 per sq. ft.) for areas contributing to the total FSR calculation of 44,817 m² (482,423 sq. ft.). On this basis, a public art budget of approximately \$873,035 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. City Council has approved a new public art rate of \$21.31 per m² (\$1.98 per sq. ft.) that becomes effective September 30, 2016.

Offered Public Benefits:

Within the context of the City's financing growth framework, an offer from a rezoning applicant to make a public benefit contribution to address the impacts of rezoning can be anticipated. As part of this application, a voluntary \$2.5 million cash contribution will be made by the applicant to the City, prior to enactment, to fund a childcare facility or facilities elsewhere in the Downtown area.

The provision of childcare facilities in the Downtown assists in recruitment of talented workers and companies, contributing to economic development and supporting job growth in the Downtown core. Staff, therefore, recommend that the offering be accepted and that it be fully allocated to childcare.

Rezoning for large office developments have been relatively infrequent and an approach to determining needed public benefits has not been established to the same level as that for residential rezonings. With the assistance of Vancouver Economic Commission staff, a review will be undertaken to identify key public amenities which will be supportive of the goals of the Vancouver Economic Action Plan, the Metro Core Jobs Strategy, as well as all other land use policy within the Downtown core, with a report back to Council anticipated in 2017.

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

Financial

As noted in the section on Public Benefits, the applicant has offered a cash contribution of \$2.5 million towards the provision of a childcare facility or facilities in the Downtown area.

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

The site is within the City-wide Development Cost Levies (DCL) District. If the rezoning application is approved, it is anticipated that the applicant will pay \$6,420,932 in DCLs.

The applicant will also 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 \$873,035.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported and that, if approved, the project will contribute toward Vancouver's job space and economic development objectives.

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 E.

* * * * *

753 Seymour Street and 650 West Georgia 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.

Repeal of By-law 5683

1. Council repeals By-law 5683.

Zoning District Plan Amendment

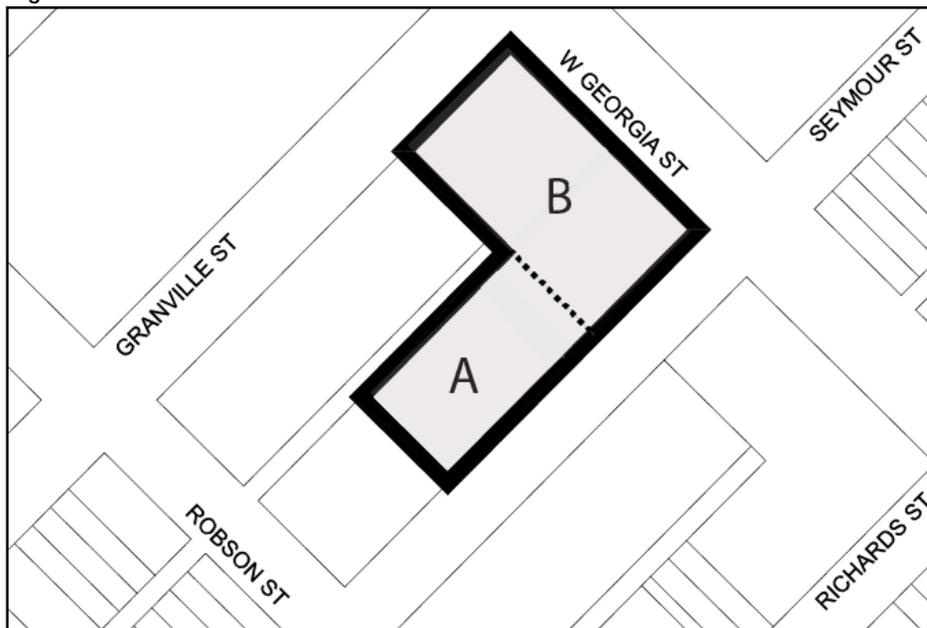
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached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

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Sub-areas

3. The site is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating density and height.

Figure 1- Sub-areas



Uses

- 4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (___).
- 4.2 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) Institutional Uses;
 - (c) Office Uses;
 - (d) Parking Uses, limited to sub-area A;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Uses customarily ancillary to any use permitted by this section.

Building height

5. The building height, measured above base surface, must not exceed the maximum heights set out in the table below, except that the building in sub-area A must not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Table 1 - Maximum Building Heights

Sub-Area	Height
A	125.5 m [411.8 ft.] to the top of the building parapet.
B	138.6 m [454.6 ft.] to the top of the roof, including architectural appurtenances and rooftop mechanical. (existing prior to (<i>date of enactment of CD-1 by-law</i>))

Floor area and density

- 6.1 The maximum floor area allowed shall be as indicated in the table below:

Table 2 - Maximum Floor Area

Sub-Area	Floor Area
A	44,817 m ² [482,423 sq. ft.]
B	50,760.5 m ² [546,399 sq. ft.] (existing prior to (<i>date of enactment of CD-1 by-law</i>))

- 6.2 Computation of floor area added as of (*date of enactment of CD-1 by-law*) 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.

- 6.3 Computation of floor area added as of (*date of enactment of CD-1 by-law*) must exclude:
- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) 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;
- 6.4 Computation of floor area added as of (*date of enactment of CD-1 by-law*) may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m².
- 6.5 The use of floor area excluded under section 6.3 or 6.4 must not include any purpose other than that which justified the exclusion.

* * * * *

753 Seymour Street and 650 West Georgia 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 Musson Cattell Mackey Partnership, and stamped "Received City Planning Department, October 1, 2015", provided that the 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 Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Significant design development to reduce the encroachment of the proposed Seymour Street fritted-glass and curtain wall system from approximately 2.4 m (8 ft.) to no more than a maximum of 0.9 m (3 ft.) over city property. Further, demonstrate with large-scale detailed drawings that the portion which encroaches over city property is fully demountable without the need to close city roads or sidewalks during the demounting, and that the space located behind the glass and the property line will remain non-occupiable. This condition should be read in conjunction with Engineering condition (c)5.

Note to applicant: A separate, more conventional weather protection canopy should be provided over the public sidewalk and right of way, extending no more than 2 m (6.6 ft.) from the existing curb.

- 2. Significant design development to render the proposed public plaza more useable, with added public primary and secondary seating opportunities.
- 3. Design development to the proposed canopy located over the public plaza, with special attention to resolving the visual relationship of the canopy with the existing Scotiabank tower.
- 4. Confirmation that there are no encroachments into any Council-adopted view cones, including any produced by the proposed trees on the roof terrace on Level 27.
- 5. Consideration to create visually interesting, large-scale graphics through the concerted use of the fritted glass treatment on all or some of the elevations.

Crime Prevention Through Environmental Design (CPTED)

6. 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 alcove 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.

Landscape

7. Provision of intensive and extensive green planters at the roof and podium levels incorporating high-quality all season greenery to enhance the sustainability of the building and create vibrant interior and exterior environments to improve the liveability of the building.
8. Design development to the enhancements of the public realm interface to provide safe high-quality landscaped open spaces with substantial greenery and visual interest to benefit the pedestrian environment at the street level.
9. Provision of infill street trees to complete the existing pattern of tree planting on Seymour Street.
10. Provision of a high-efficiency (drip) irrigation system for all green planters on slab, at all building locations.
11. Proposed plantings for green planters to be consistent with the City of Vancouver *Water wise Planting Guidelines* and designed to minimize potable water use.
12. Maximized growing medium for tree and shrub planters to ensure long term health and sustainable growth for landscape plantings on slab condition.

Note to applicant: Structures such as underground parking slabs may need to be altered to provide adequate depth and continuous soil volumes. Growing medium should be better than BCSLNA standards. Trees planted on structures and with pavement surrounds should be consolidated within a trench to maximize soil volume. Individual tree should have approximately 30 cubic meter of soil if not consolidated.

13. Utilities 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.

14. Provision of a legal survey.
15. Provision of a fully labelled landscape plan, sections and details at the complete development permit submission stage.
16. Illustration of all trees with their root ball circumference located with dashed lines on the lower level floor with note to read, "Proposed tree above: refer to Floor Plan and Landscape Plan and Section". The section should detail how the floor or parkade slab is depressed/ angled back to accommodate 0.9 to 1.2 m (3 to 4 ft.) of tree soil depth. The information must be on the architectural drawings as well as the landscape drawings.
17. New street trees to be provided adjacent to the development site and illustrated on the Landscape Plan, to be confirmed prior to issuance of the BU and to the satisfaction of the City Engineer and Park Board.

Sustainability

18. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the *Green Buildings Policy for Rezoning*.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the LEED® points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Engineering

19. Provision of a *Loading Management Plan* to the satisfaction of the General Manager of Engineering Services is required for all existing on-site retail and office tenancies for the new office building, and also for the loading needs of the Vancouver Block at 736 Granville Street, and the manoeuvring needs of the Future Shop loading at 798 Granville Street prior to the issuance of a development permit.

Note to applicant: A complete and integrated loading management strategy is required that:

- a) Does not involve the movement of goods across the entrance to the upper level parking entry ramp nor within the city lane.
- b) Identifies the names of persons or the staff positions, from all sites, who will coordinate loading activity.

- c) Manages and schedules delivery times and truck sizes, particularly during peak periods of passenger vehicle movement into and out from the parkade, or when peak loading demand typically occurs.
 - d) Clarifies the largest size of truck, including dimensions that the loading spaces are intended to accommodate.
 - e) Deliveries must be by trucks no greater than an MSU.
20. Provision of required parking for the entire site under the existing Parking By-Law including current disability requirements, bicycle parking, and end of trip facilities.
21. Provision of all class A bicycle parking on either parking level O2, one level above the street or parking level P1, one level below the street.
- Note to applicant: Use of the lobby by cyclists is not supported.
22. Provision of an interim parking plan to supply parking for the Scotia tower during the construction period.
23. Doors are not to swing over the property line. The new stairwell exit door swinging over the Seymour Street sidewalk from the Scotia Tower should be eliminated.
24. Confirmation that the garbage and recycling provision is adequate for the building. Please refer to the City of Vancouver's garbage and recycling guidelines.
25. Clarification of intentions to replace sidewalks north of the building site on Seymour Street and onto West Georgia Street. If so, the replacement sidewalks are to meet current City sidewalk standards.
26. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services. Note to applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:
- (a) Provision of additional parking stall width as required in the Parking and Loading Design Supplement for spaces adjacent any wall, columns or structure which is located more than 1.2 m (4 ft.) from either end of the parking stall.
- Note to Applicant: many stalls adjacent structural columns have insufficient width.
- (b) Provision of the length of ramp at a specified slope and design elevations located on both sides of the parking ramp at all break points,

as well as located 0.6 m (2 ft.) off the wall through all curved sections of parking ramp is required.

Notes to applicant

- The proposed glass treatments within the plaza area should meet or exceed slip resistance standards.
- Building encroachments onto City street will cause problems if strata titling a property, due to Section 244 (1) (f) of the Strata Property Act. In such cases the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

Neighbourhood Energy System:

27. 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.
28. 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.

29. 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.
30. Provide for 21 m² (226 sq. ft.) of 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.

31. 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 C and D, Block 53, DL 541, Plan 15551 to create a single parcel.
2. Release of Covenant F22759 from the consolidated parcel prior to issuance of an occupancy permit for any new building on the lands.
3. Discharge of statutory rights of way C63001 and C72540 and for the removal and/or relocation of all utilities within these rights of way. This is to facilitate the relocation of this right of way to the south end of the lot for lane/access purposes. Letters of consent from all impacted utility companies are required.

Note to applicant: City records indicate that Telus and BC Hydro infrastructure is located within this statutory right of way area.

4. Provision of a 6.1 m (20 ft.) wide volumetric statutory right of way at the southerly end of the site for public access, with or without vehicles as if dedicated lane. The statutory right of way is to be located a sufficient distance from the south property line to allow the westerly end of the volumetric statutory right of way to be flared with standard 3.1 m x 3.1 m (10 ft. x10 ft.) lane corner-cuts on both sides.
5. Delete all portions of the fritted curtain wall/vertical steel structure proposed beyond the 0.9 m (3 ft.) maximum allowable building encroachment over City street permitted by the encroachment by-law and enter into encroachment agreements for the fritted curtain wall/vertical steel structure encroaching over City street to a maximum of 0.9 m (3 ft.) onto Seymour Street. Any encroaching elements are to be lightweight and visibly and readily demountable, and the applicant must provide a rationale (i.e. that they are necessary in order to meet LEED® standards).

Note to applicant: An application to the City Surveyor is required to initiate these arrangements.

6. Provision of a 5.5 m (18 ft.) dimension from the back of the existing curb on Seymour Street to the building face. A statutory right of way for pedestrian purposes is required over a portion of the eastern edge of the site to provide for the 5.5 m (18 ft.) dimension.

Note to applicant: A legal survey that provides the existing curb to property line dimension is required to confirm the dimension of the proposed statutory right-of-way. Should the legal survey determine the existing curb to property line dimension provides for the 5.5 m (18 ft.) dimension, this proposed right of way will not be necessary.

7. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for appropriate legal agreements between the owners of the development site at 753 Seymour Street and the owners of 736 and 798 Granville Street to ensure right of access and use of an on-site Class B loading space on 753 Seymour Street by the Vancouver Block building at 736 Granville Street and for on-site manoeuvring by trucks loading into 798 Granville Street (the Future Shop/Winners site).
8. Provision of a Services Agreement to detail the on 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 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 applicants' 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.
 - (ii) Provision of improved sidewalks adjacent the site. Sidewalks that meet City standards with exposed aggregate front utility strip and broomed finished sidewalk with saw cut expansion joints are to be provided between curb and property line for the length of the site.
 - (iii) Provision of a standard concrete lane crossing at the lane entry west of Seymour Street on the north side of Robson Street including curb return renewal.
 - (iv) Provision of a new lane entry at the proposed relocated lane and elimination of the existing lane entry at the north end of the site

including all utility relocations and adjustments to accommodate the street changes.

- (v) Provision of street trees adjacent the site where space permits.
10. 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.
 11. Arrangements to be made to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and the Director of Legal Services for a statutory right of way agreement for public access purposes and use over the public plaza located off the Seymour Street sidewalk.

Neighbourhood Energy

12. 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), if and when the opportunity is available and in accordance with the City's Neighbourhood Energy Strategy that 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;
 - (ii) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
 - (iii) grant use of and access to suitable space required for the purposes of an energy transfer station as established in the Neighbourhood Energy Connectivity Standards Design Guidelines, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant:

- i. Until a City-designated NES utility provider has been identified, 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. 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 at that time, the agreement will provide for future connection.
- iii. 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.

Public Art

- 13. 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

- 14. 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.

Community Amenity Contribution (CAC)

15. Deliver, prior to enactment of the rezoning by-law, the Community Amenity Contribution of \$2,500,000, to be used by the City to fund a childcare facility or facilities in the downtown.

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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753 Seymour Street and 650 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No.6510

In Schedule E (Comprehensive Development Areas) of the Sign By-law, Council:

- Strikes out:

“650 West Georgia Street [CD-1 (155)] [By-law 5683] B(DD)”

and

- Adds:

“753 Seymour Street and 650 West Georgia Street [CD-1 #] [By-law #] B(DD)”

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

In Schedule A (Activity Zone) of By-law No. 6555, Council:

- Strikes out:

“[CD-1 (155)] [By-law 5683] 650 West Georgia Street”

and

- Adds, at the end:

“[CD-1 #] [By-law #] 753 Seymour Street and 650 West Georgia Street”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
753 Seymour Street and 650 West Georgia Street	()	()	<p>Parking, loading and bicycle spaces in accordance with by-law requirements on (<i>date of enactment of CD-1 by-law</i>), except:</p> <ul style="list-style-type: none"> <li data-bbox="841 594 1437 842">(i) The Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of shared vehicles and shared vehicle parking spaces for required non-residential parking spaces at a 1:5 ratio, to a maximum of 5 shared vehicles and 5 shared vehicle parking spaces. <li data-bbox="841 873 1437 961">(ii) The shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width.

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753 Seymour Street and 650 West Georgia Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this proposal on September 11, 2013

EVALUATION: SUPPORT (7-0)

Introduction: Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application which is part of the Vancouver Centre site, which extends to Georgia Streets and over to Granville Street. A portion of the site, mid-block between Georgia and Robson Streets was rezoned to CD-1 in 1983 to allow for an above-grade parkade with 535 parking spaces, serving the Scotia Tower and other nearby commercial uses. Ms. Hoese explained that the current zoning which allows the sole use of “parking garage” and limits the density to 5.56 FSR and the height to 59 feet. The application proposes to replace the parkade with a 32-storey office building with a density of 18.5 FSR (based on the CD-1 site area) and a height of 403 feet. The proposal will include retail space and a lobby that connects with the Vancouver Centre at street level; above-grade parking on levels two through five, designed to allow the space to be converted to office space in the future; and six levels of underground parking. This site is within the city’s prime business district and recent policy for the area supports the increase in commercial capacity. As well the MetroCore Jobs and Economy Land Use Plan emphasize non-residential uses and the creation of job space close to transit. The subsequent Rezoning Policy for the Central Business District (CBD) was adopted in 2009 and allows for consideration of increased office space through increased density and heights up to the view cones. Ms. Hoese reminded the Panel that all rezonings are subject to the Green Buildings Policy which requires LEED™ Gold certification with specific emphasis on optimized energy performance.

Paul Cheng, Development Planner, further described the proposal and mentioned that it is part of an overall site that includes the Scotiabank tower and London Drugs. He explained that there is currently a multi-level, above-grade parking garage, the operation of which currently uses two curb-cuts and a third of loading purposes for the entire site, all through the front property line. Mr. Cheng explained that the site is currently zoned DD. In response to the parking requirements of the entire site including the existing buildings and the proposed tower, parking will be provided on six levels underground and four levels above grade located above the ground storey. Pending future changes to the City’s parking requirements, the above-grade parking levels have been designed so they can be converted into office space at a later date. Mr. Cheng added that the proposal takes the opportunity to perform some “urban repair” by reducing the number of curb cuts off Seymour Street to one, widening of the sidewalk to 18 feet and a covered urban plaza fronting the office lobby.

Advice from the Panel on this application is sought on the following:

This project proposes a significant building encroachment over the Seymour Street sidewalk. Currently, the Planning Department may only consider encroachments of this nature for the purposes of weather protection canopies and/or enhanced sustainability performance.

Does the proposed encroachment over public property demonstrate a significant enhancement of sustainable building performance, while minimizing any negative impact on the public realm?

Aspects for consideration include:

- immediate context such as orientation of the façade in question, its location on the façade, Vancouver's climate, nearby buildings and their shadow impacts;
- effect on the sense of enclosure for this street block;
- effect on the viability of adding new street trees
- effect on the access to direct sunlight and ambient natural light for the public realm;
- architectural interest

Ms. Hoese and Mr. Cheng took questions from the Panel.

Applicant's Introductory Comments: Mark Thompson, Architect, further described the proposal and explained that the parkade has become less utilized which gave an opportunity to create a new office component linked to Vancouver Centre and creating a multi-use, transit oriented node. He mentioned that the block is all work space which includes the Telus block, Scotia Tower and the Vancouver Block. There are two view corridors that cross the site. The ground plane is challenged by its narrow nature and there are multiple crossings including a right-of-way the City has into the lane which is used as loading access. By moving the right-of-way to the southern portion of the site, only one curb cut access is needed which clears up Seymour Street's pedestrian realm. Mr. Thompson said they tried to generate floor plates that are within the optimal size for the market in Vancouver (14,000 to 15,000 square feet) and they massed the building with a cut at the top for some smaller floor plates (10,000 square feet). He explained the parking strategy with the idea of replacing the parking with office space sometime in the future. He added that it will be a LEED™ Gold project and they are looking at sharing energy performance with the whole centre. There is an interior and exterior amenity space on level 27 as well as an open space at grade to make a pocket plaza.

Renante Solivar, Architect, mentioned that the proposal has two volumes; the tower and the podium. He then described the architectural design noting that they gave a front and back to the massing. In terms of the expression, the idea was to integrate the tower and the podium piece. In terms of sustainability the glazing is triple which will allow them to add different layers such as low-e coating or frit to respond to the different orientations.

Kelty McKinnon, Landscape Architect, described the landscaping plans and mentioned that there is an opportunity to create a more open pedestrian experience along Seymour Street. The landscaping in the plaza and forecourt were meant to extend the feeling of a plaza from the curb line all the way to the interior. A large massing of native ferns spans from the interior to the exterior space that is aligned with benches. As well, conceptual carpets have been added that span from the interior to the exterior. The trees along Seymour Street are intermittent so they will be filling in the gaps to create a soft green backdrop. On level 27 the open space has a wood terrace that will be used for corporate events. Planters are used to create rooms and there is an overhead canopy. As well there is a fireplace and several benches to enjoy the view. On the third level there is a small courtyard space that is a connection between the buildings and a garden that can be viewed from above.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to move the building to improve the view to the Vancouver Block;
- Consider making a visual connection on the level 27 from the elevators to the deck;
- Design development to improve the atrium space.

Related Commentary: The Panel supported the proposal and thought it was interesting to see the greater density of office space.

The Panel supported the form of development, density and massing and noted that this block of Seymour Street was unique in the city and the proposal was appropriate for this location. They thought the placement of the tower relative to the Scotia tower was in the right location. However, they also noted that the Vancouver Block is an important building in the city as viewed from Granville Street and thought the proposal should be moved over ten to twelve feet to give more space to the Scotia tower and particularly the Vancouver Block. They commended the applicant on the exploration that had been undertaken regarding the façade draping. They also supported the notion of the flared skirt at the base and thought it would be a foil against the Telus building.

The Panel supported the parking strategy and thought it was a great idea to design a building on parking needs that might not be needed in the future. One Panel member wondered if the parking was necessary since the city is trying to get people to use transit but we are still building projects with lots of parking spaces.

The Panel supported the landscape plans and liked the setback for street trees. They liked the level 27 roof deck but thought there was an opportunity to make it a visible indoor/outdoor connection especially when coming out of the elevators. A couple of Panel members thought the atrium space didn't work and wondered if it could be pushed back to be made larger for the lunch hour crowd and to add more light into the space. The Panel supported the idea of the canopy encroaching on the sidewalk. One Panel member was concerned with the plaza space and wondered what would happen if Engineering said there needed to be a continuous sidewalk.

A couple of Panel members thought there could be end of trip facilities for cyclists such as showers and lockers.

Regarding sustainability, the Panel thought the applicant had gone a long way to earn the LEED™ Gold certification but could improve the energy points.

Applicant's Response: Mr. Thompson explained that the ends of trip facilities for cyclists are in the existing building of the Vancouver Center. He added that he thought they could work on the proximity issue and will work with Planning to make the changes.

753 Seymour Street and 650 West Georgia Street
FORM OF DEVELOPMENT (SUB-AREA 'A' ONLY)



Figure 1: Building Rendering (New tower and existing Scotia Bank Building).



Figure 2: Building Rendering/ Streetscape



Figure 3: Building Rendering/Forecourt Plaza

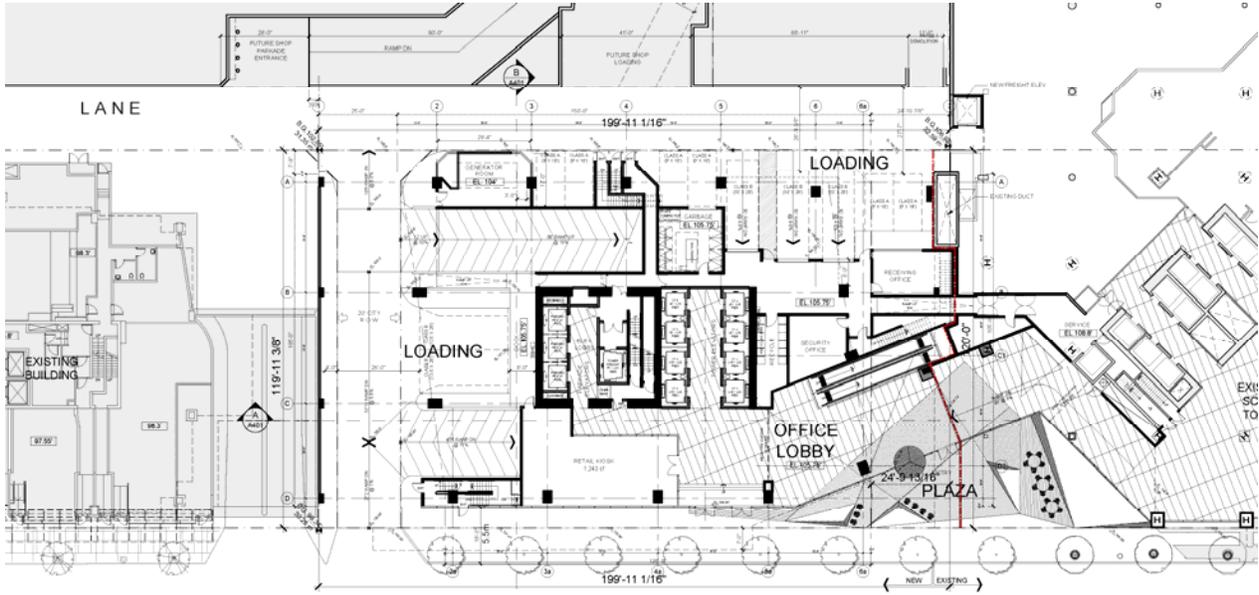


Figure 4: Ground Floor Plan

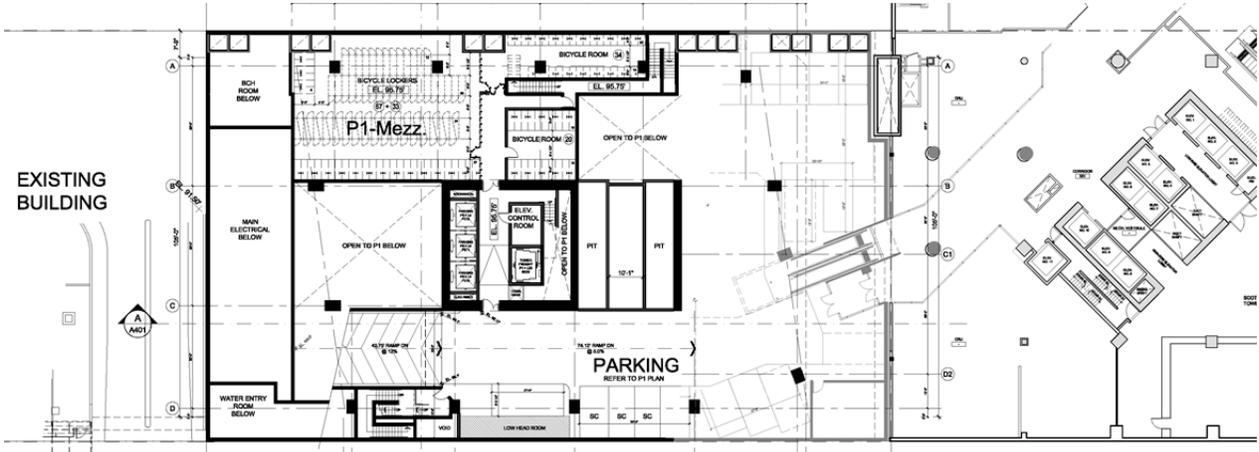


Figure 5: Parking Plan Level P1

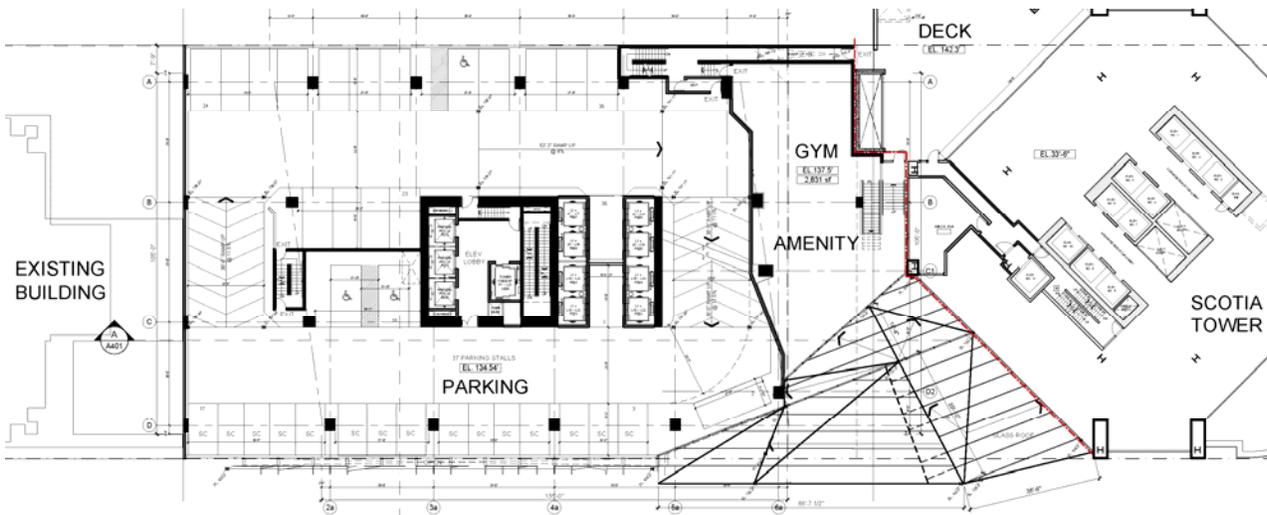


Figure 6: Level 4 Parking Plan

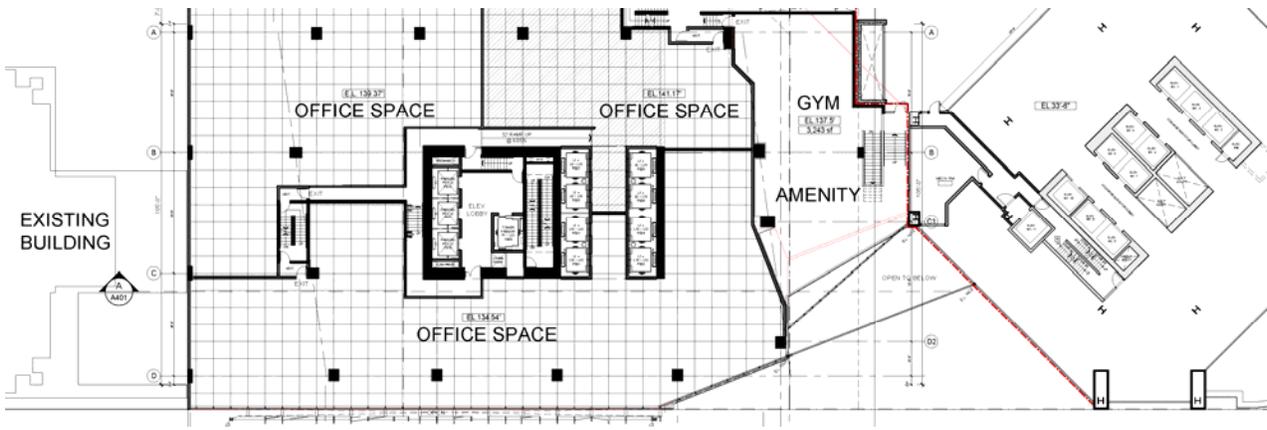


Figure 7: Level 4 Future Conversion to Office

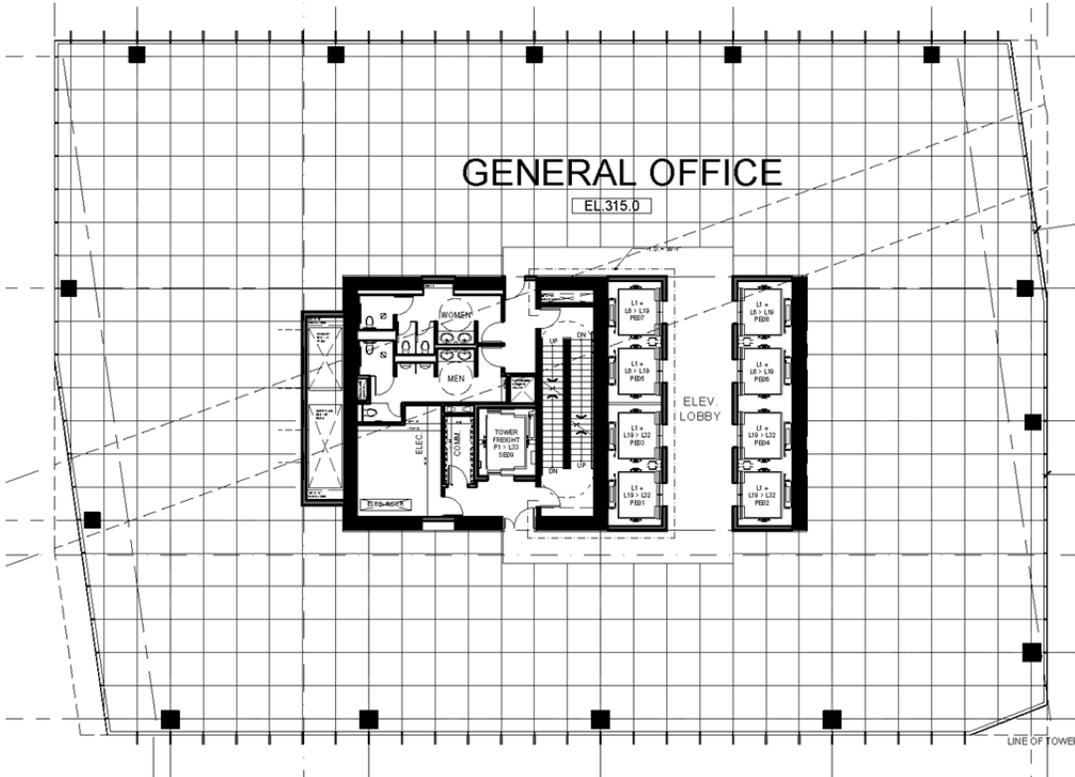


Figure 8: Typical Tower Plan Level 7-20

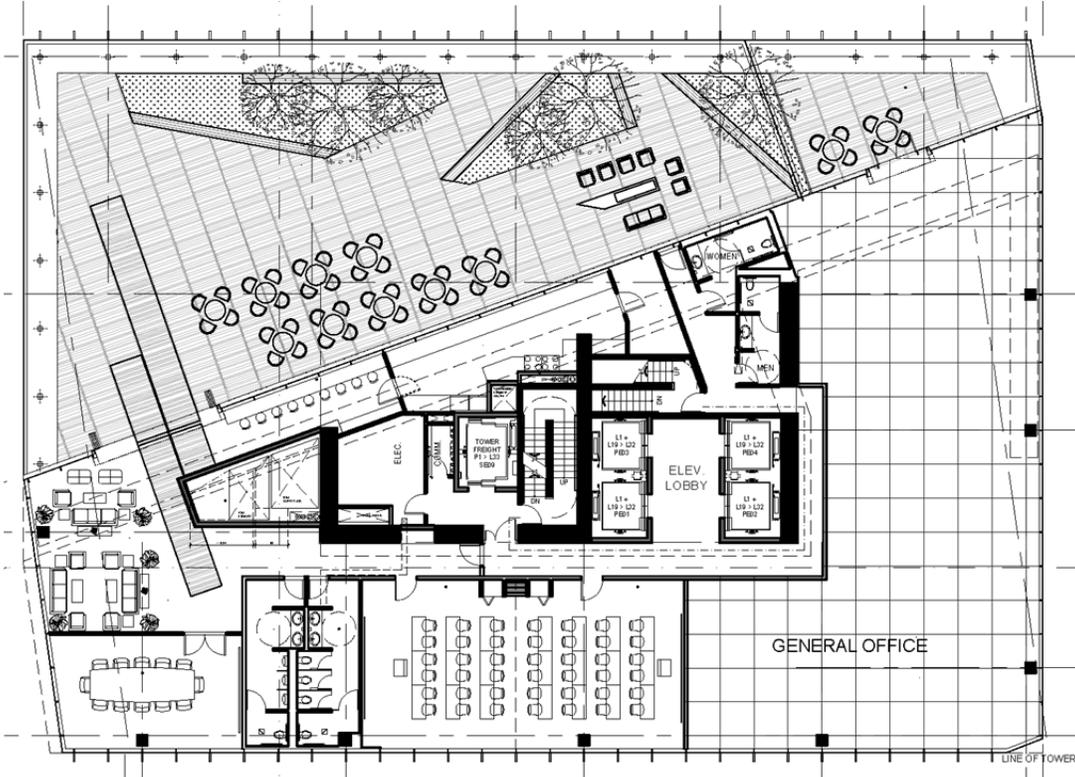


Figure 9: Tower Plan Level 29

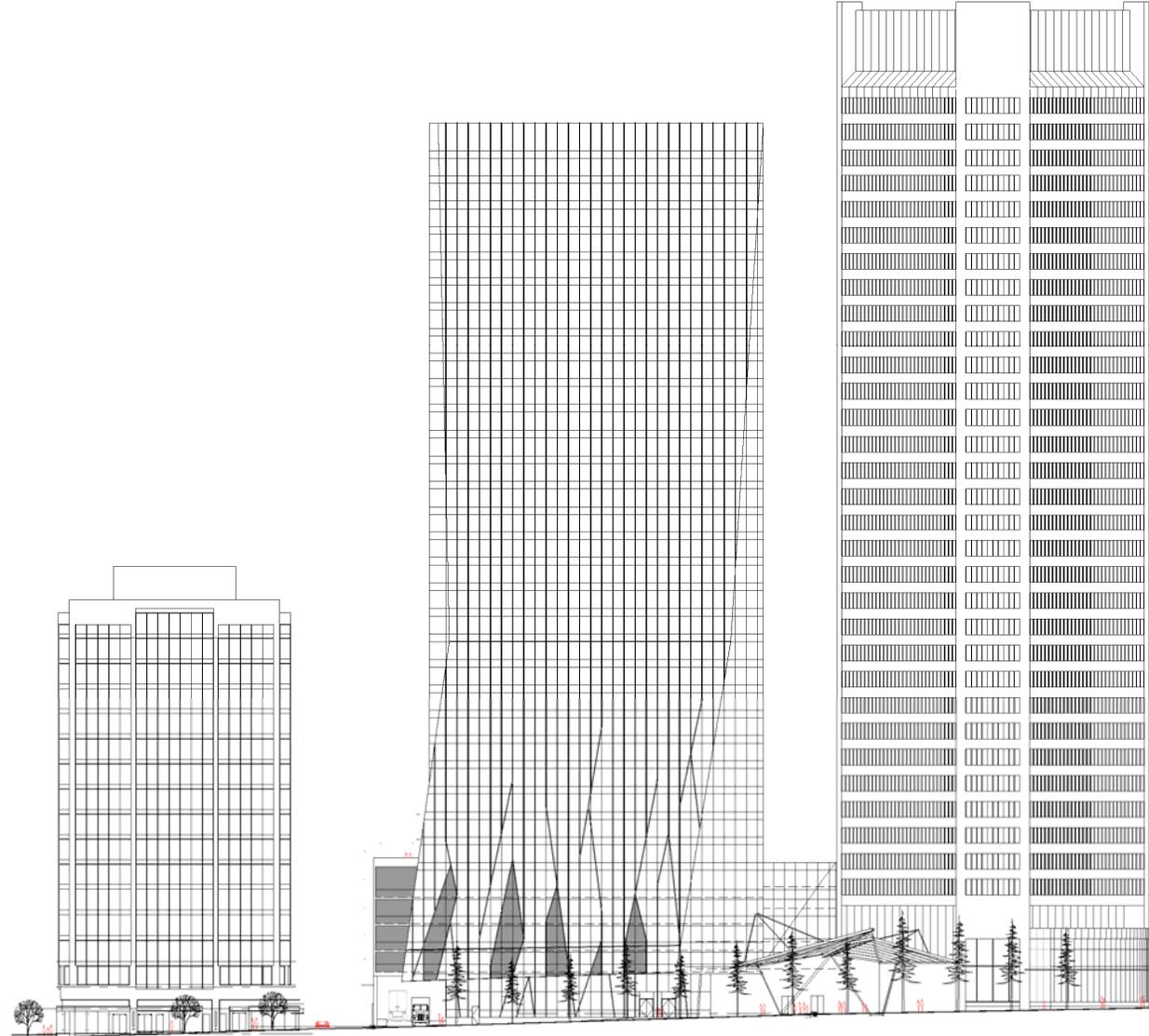


Figure 10: East Elevation (Seymour Street)

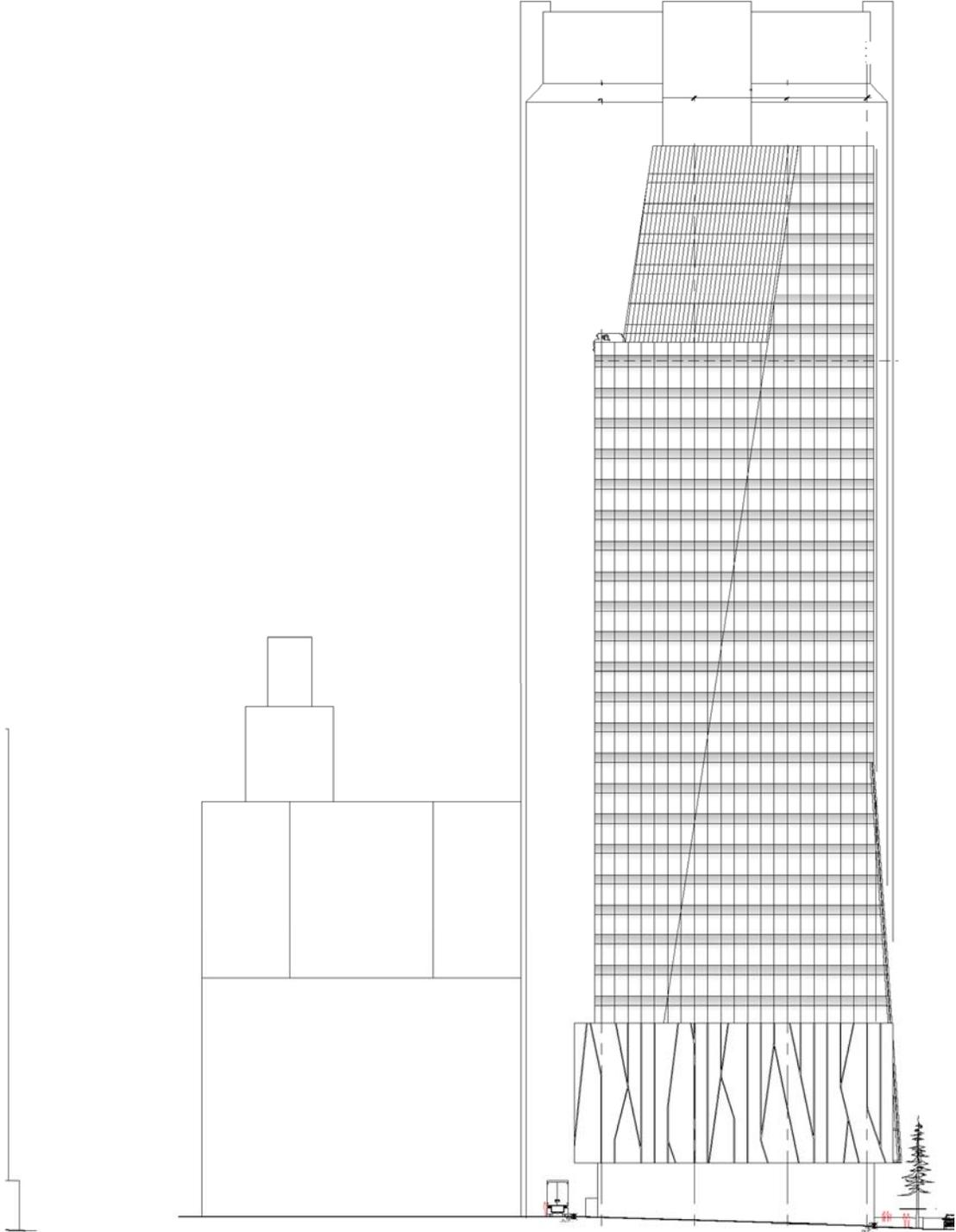


Figure 11: South Elevation

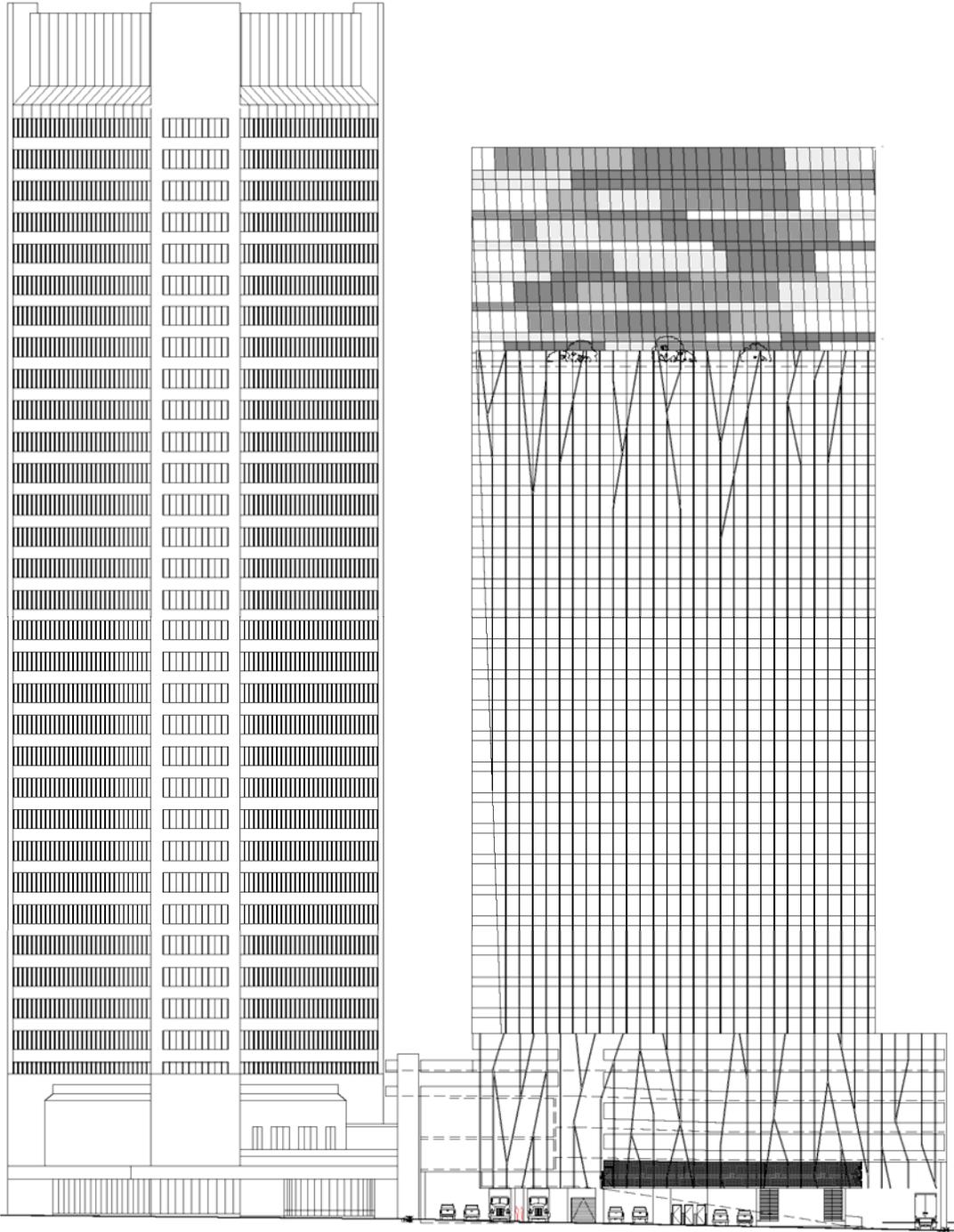


Figure 12: West Elevation (Lane)

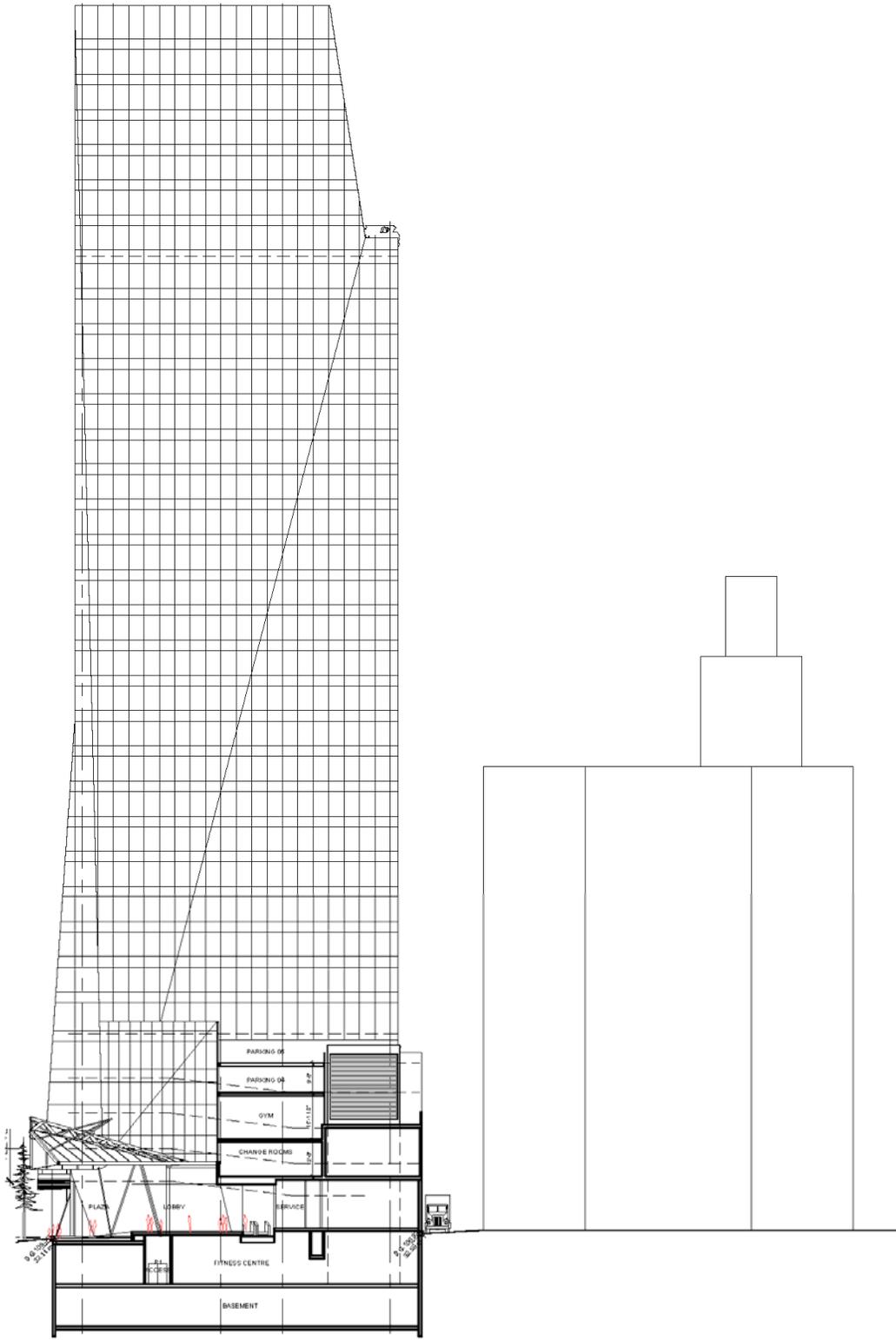


Figure 13: North Elevation

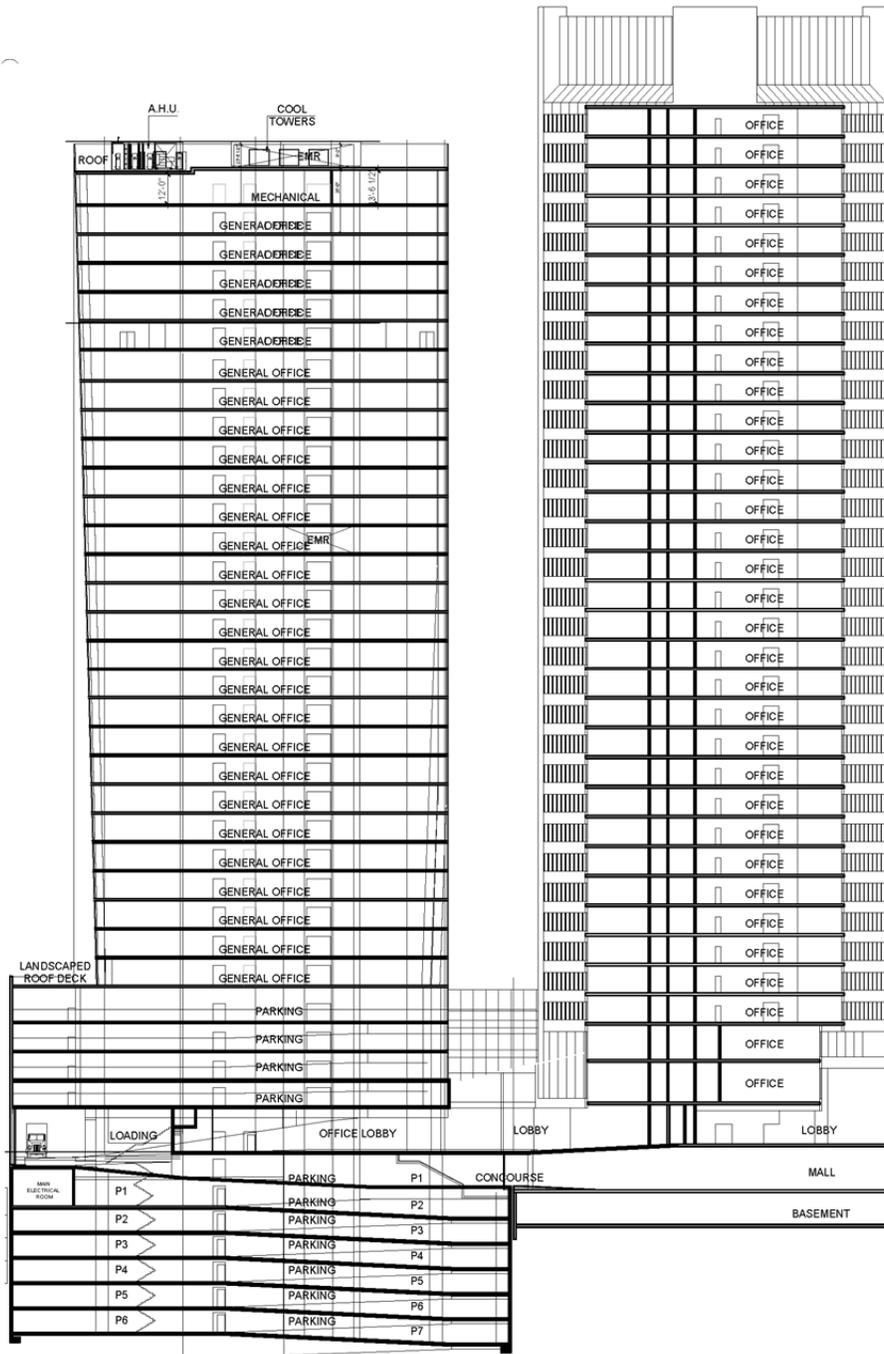


Figure 14: Building Section

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753 Seymour Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 32-storey office building, adjacent to the existing Vancouver Centre tower.

Public Benefit Summary:

The project would result in a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
FSR (site area = 21,011 sq. ft.)	5.86	22.96
Buildable Floor Space (sq. ft.)	140,558 sq. ft.	482,423 sq. ft.
Land Use	Commercial	Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)(\$13.31/sf)	1,780,870	6,420,932
	DCL (Area Specific)		
	Public Art (\$1.81/sf)		873,035
	20% Social Housing		
Other Benefits Offered	Heritage)(Note 1)		
	Childcare Facilities		2,500,000
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$1,780,870	\$9,793,967

Other Benefits:

* 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.

753 Seymour Street and 650 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	650 W Georgia Street (753 Seymour Street)
Legal Description	Lots C and D, Block 53, District Lot 541 Group 1 New Westminster District, Plan 15551, PIDs 007-666-896 and 007-666-900 respectively.
Applicant/Architect	Musson Cattell Mackey Partnership Architecture
Developer/Property Owner	HOOPP Realty Inc., London Life Insurance Company Inc. and The Great West Life Assurance Company Inc.

SITE STATISTICS

Site Area	Sub-area A: 21,011 sq. ft., Sub-area B: 41,956 sq. ft. Total: 62,967 sq. ft.
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DEVELOPMENT STATISTICS

	Permitted/Required Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	A: CD-1 (155) B: DD District	CD-1 District (Revised)	
Uses	Office, Retail, Service, Institutional, Cultural	Office, Retail, Service, Parking	Add Institutional and Cultural
Floor Space Ratio (FSR)	A: 5.86 FSR B: 11.0 FSR (current zoning) 13.02 FSR (current FSR)	A: 22.96 FSR B: 13.02 FSR (No change)	
Floor Area	A: 140,558 sf B: 546,399 sf	A: 482,423 sf - Office 398,942 sf - Office conversion 65,515 sf - A/G Parking 16,723 sf - Retail 1,243 sf B: 546,399 sf (No change)	
Maximum Height	A: 59 ft. B: 450 ft. (current zoning) 454.6 ft. (current height) View cone F1.3 348 ft. View cone 9.2.1 420 ft.	A: 406.8 ft. B: 454.6 ft. (No change)	Sub-area A: 411.8 ft. but the building may not protrude into approved view corridors.
Parking Spaces	605 (539 currently provided)	586	- Substitution of shared vehicles/parking spaces for non-residential parking spaces at 1:5, to a max. of 5 shared vehicles/parking spaces. - Option of Payment-in-lieu or off-site parking for parking deficiencies.
Loading	Class A 11 Class B 11 Class C 2	Class A 10 Class B 5 Class C 0	Class A 8 Class B 5 Class C 0
Bicycle Spaces	Class A 176 Class B 12	Class A 294 Class B 0	Comply with Parking By-law

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