



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 16, 2018
Contact: Karen Hoes
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Meeting Date: January 30, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 400 West Georgia Street

RECOMMENDATION

A. THAT the application by Merrick Architecture, on behalf of Homer Street Office Properties Inc. (Westbank Projects Corp.), to rezone 400 West Georgia Street [PID 030 317-304; Lot A Block 55 District Lot 541 Group 1 New Westminster District Plan EPP75095] from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 7.00 to 17.87 to allow for the construction of a 24-storey office building with a floor area of 34,850 sq. m (375,135 sq. ft.), be referred to a Public Hearing together with:

- (i) plans prepared by Merrick Architecture, received October 12, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the 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 the Sign By-law to establish regulations for the CD-1, 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 new CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with 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 new 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 Recommendations A through D 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; and 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 400 West Georgia Street. The application proposes a 24-storey office building with a floor area of 34,850 sq. m (375,135 sq. ft.) and Floor Space Ratio of 17.87.

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 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)- Character Area L (Library Square)*
- *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)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2017)*
- *Public Art Policy for Rezoned Development (1994, last amended 2014).*

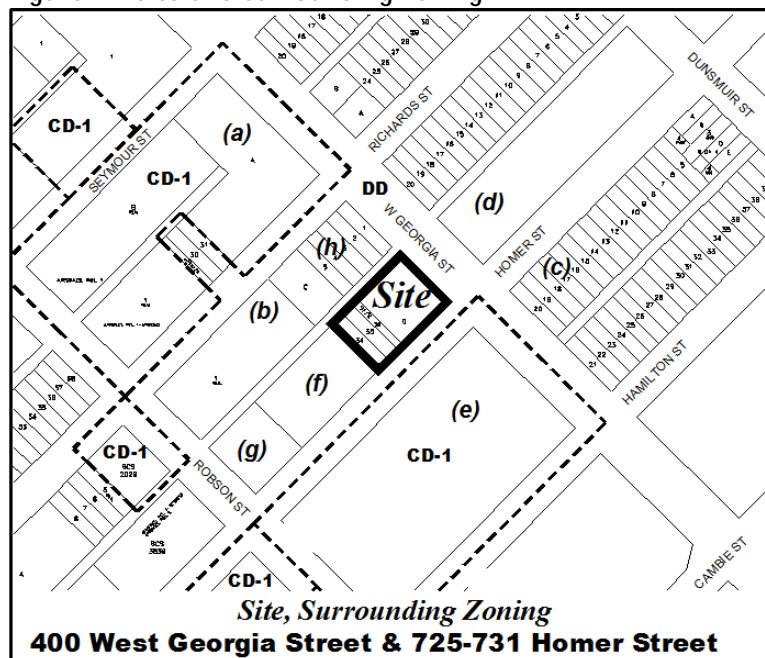
REPORT

Background/Context

1. Site and Context

The rezoning site is a prominent site within the Central Business District, at the southwest corner of Georgia and Homer Streets, opposite Library Square. The site is currently occupied by a 1913 two-storey commercial building fronting Georgia Street, which is not listed on the Heritage Register, and a one-storey former industrial building to the south, fronting Homer Street. The site and the two buildings have been leased by a car rental business (Budget) which is relocating elsewhere. Both existing buildings are proposed to be demolished. The existing zoning of the site is Downtown District (DD) - Area C1.

Figure 1 - Site and surrounding zoning



The blocks surrounding the subject site contain primarily commercial buildings ranging from older low-rise buildings to buildings with heights of about 10 to 12 storeys and newer developments up to 47 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) Telus Gardens, a 23-storey office building and a 47-storey residential building;
- (b) Hermitage, a 29-storey residential, hotel and retail development;
- (c) 349 West Georgia Street, the 1950s heritage Post Office building, currently subject to a rezoning application to add one office tower and two residential towers on top of the existing building;
- (d) 401 West Georgia Street, an existing 22-storey office building and with a new 10-storey office building under construction at the north end of the site;
- (e) Library Square, the seven-storey Central Public Library and its adjoining 19-storey office tower;
- (f) The Centre, a church and performing arts theatre, approx. 18 m (60 ft.) height;
- (g) Grand Westin Hotel, 26 storeys.
- (h) The site across the lane to west of the subject site is primarily occupied by surface parking, but could be considered under the same rezoning policy for an office building of similar density and height as proposed for the subject site.

Application Revisions: The rezoning application for 400 West Georgia Street was originally submitted on April 28, 2017. A revised application was presented to the Urban Design Panel on September 20, 2017 and formally submitted October 12, 2017. The revised application was in response to staff advice about setbacks along Homer Street and to changes to the applicant's building program concerning floor plate efficiency. It resulted in an increase in the floor space ratio from 17.51 to 17.87.

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. This area 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 shortfall of 5.8 million sq. ft. 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, Council approved the *Metro Core Jobs and Economy Land Use Plan*, which has as its objectives intensification of job space in the CBD and mitigation against additional residential speculation within the City's key commercial area. Further approvals to address the job space gap included 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 *Rezoning Policy for the CBD and CBD Shoulder* strategically 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 economic 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 sq. ft. 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 on 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

A new 24-storey office tower with a total floor area of 34,850 sq. m (375,135 sq. ft.) is proposed. This includes:

- At street level, a lobby area and 558.1 sq. m (6,008 sq. ft.) of retail-service space.
- On levels 2 through 23, 34,292 sq. m (369,128 sq. ft.) of office floor area.
- Six levels of underground parking.

Figure 2 - Rendering of Proposed Building



2. Land Use

The site at 400 West Georgia Street is 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 a new CD-1 District with uses consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder* and the *Downtown Official Development Plan (DODP)*.

The 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 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.

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

Completed	sq. ft.	Projects	Jobs (est.)
Metro Core	2,955,000	17	9,850
Rest of City	1,407,000	9	4,690
City Total	4,363,348	26	14540

Under Construction	sq. ft.	Projects	Jobs (est.)
Metro Core	561,000	4	1,870
Rest of City			0
City Total	561,797	4	1,870

Approved Rezoning and Development Permit	sq. ft.	Projects	Jobs (est.)
Metro Core	948,000	6	3,160
Rest of City	960,000	1	3,200
City Total	1,908,395	7	6,360

Completed, Under Construction, Approved Rezoning and Development Permit	sq. ft.	Projects	Jobs (est.)
Metro Core	4,467,000	27	14,890
Rest of City	2,367,000	10	7,890
City Total	6,834,000	37	22,780

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

Source: City of Vancouver development tracking as of December 31, 2017

3. Office Development

Table 1 above 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, 34,292 sq. m (369,128 sq. ft.) of office space would be added to this total.

4. Density

The rezoning application proposes to increase the floor space ratio (FSR) from 7.00 to 17.87. This increase in density is consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder* to provide additional employment space, and staff's urban design assessment concludes that the proposed floor area can be appropriately accommodated, subject to the design development conditions in Appendix B.

5. Form of Development (see drawings in Appendix F)

Proposal – A 24-storey dynamic sculptural form is proposed consisting of "stacked boxes" in pinwheel arrangement around the central core. Each "stacked box" is to be highly transparent with the spaces in between the boxes intended to support dense greenery.

Figure 3 - Cantilevering steel boxes off circular core



Design Guidelines – The site is subject to the Library Square Guidelines. The Library Square neighbourhood is intended to have a public focus centered on the Library and its plazas. Active uses are encouraged for the ground levels of new buildings to animate the area and respond to the public plazas. An expanded public realm with a setback of 20 feet from the front property line is provided at the subject site in addition to the existing sidewalk, in accordance with the Library Square Guidelines. The large setback is intended to provide space for a wider sidewalk and a double row of Tulip street trees, as well as outdoor seating and patio space.

The Library Square Guidelines also recommend consideration of a further setback above a 60-ft. street wall to frame to the Library across the street. Staff are not seeking this additional setback noting that it would compromise the ability for the proposed building to provide flexible office floor plates. It is also noted that the proposal meets the overall intent of the guidelines to complement the Library and its public spaces, as well as to reinforce the ceremonial character of Georgia Street with a distinctive building.

A condition of rezoning requires that a consistent public realm treatment be provided with pavers, street trees, grates, and lamp standards, to match those of Library Square and to unify the area as a distinct precinct. A further condition provides direction on the quality and durability of finishing materials.

View Protection Guidelines – The permitted base height under the Downtown District Official Development Plan (DODP) is 91.40 m (300 ft.) subject to View Corridors. The proposed 91.82 m (301.25 ft.) height is well below the Queen Elizabeth View Corridor but projects approximately 2 m (6.0 ft.) into the Cambie View Corridor. The elevator and mechanical penthouses have been located within a “view shadow” created by the Fairmont Pacific Rim tower to the north and by an existing building at 928 Beatty Street to the south. The “un-shadowed” portion of the encroachment is at the northeast portion of the building roof. It is the assessment of staff that the encroachment does not unduly impact views to the North Shore Mountains or the profile of the downtown skyline.

Building Form and Sustainability – The proposed extent of glazing and the green walls are integral to the proposed architectural design. In light of that, the applicant has provided an assessment of these aspects of the design with regards to thermal performance and sustainability. The multiple façade orientations of the “stacked boxes” are intended to reduce the amount of glazing with a direct southern exposure, as compared to a traditional four-sided building which would experience heat gain throughout the day at a single south façade. Further demonstration of the solar gain via a solar model will be required at the Development Permit stage.

Figure 4 - Living wall growing on expanded mesh

It is also noted that the green walls incorporate climbing vines planted over perforated metal screens with drip irrigation to allow watering during a drought condition. Additional technical information on the proposed vines and green wall system will be required at the Development Permit stage to ensure the proposed greenery is sustainable over time.

Conclusion – The proposal was reviewed and supported by the Urban Design Panel on September 20, 2017 with recommendations for design development to improve the relationship with the public realm and to strengthen the architectural expression of the building. In conclusion, staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

The form of development is illustrated in Appendix F and the development statistics are summarized in Appendix H.

5. Parking and Transportation

Parking – For the proposed floor area and uses, the Parking By-law would require a minimum of 240 parking spaces and a maximum of 303 spaces. The application shows six levels of underground parking containing a total of 188 parking spaces, including 14 disability spaces which each count as two spaces.

To make up the shortfall of 52 spaces, the applicant intends to access existing provisions within the Parking By-law that allow for reductions. They have mentioned section 6.2A(a) of

the by-law which allows for consideration of reduced vehicle parking if extra Class A bicycle spaces are provided, section 4.12 which allows for payment in lieu, and a further provision which allows for parking to be arranged off-site in another building. They have also suggested providing car share vehicles as a possible means to reduce on-site parking. As the existing by-law provision for car share vehicles and spaces currently only applies to residential developments, an amendment is proposed to Schedule C of the Parking By-law to enable up to seven car share vehicles and spaces to be considered in this CD-1 (see Appendix C).

The parking shortfall is anticipated to be met by a combination of the above strategies, which are at the discretion of the Director of Planning or the Development Permit Board. The details of the reduction strategy will be worked out at the development permit stage and be subject to conditions outlined in Appendix B.

Loading — For the proposed floor area and uses, the Parking By-law would require a minimum of five Class A loading spaces for office and six Class B loading spaces, four for office and two for retail. The application proposes five Class A loading spaces in the underground and two Class B loading spaces at grade level off the lane. The applicant has provided a letter from their transportation consultant, Bunt & Associates, which reviews the observed peak loading demand for mixed-use office towers in the downtown. The consultant concludes that, through shared loading between the office and retail, two Class B loading spaces would support the proposed development. The Engineering Services staff review of the rezoning application concludes that a minimum of three Class A and three Class B loading spaces be provided, although updates to the transportation consultant's study and a Loading Management Plan are required at the development permit stage (see Appendix B). As the Parking By-law allows for the relaxation of the loading requirements, the details concerning loading will be decided at the development permit stage, once the further information is provided and reviewed.

Bicycle Spaces — For the proposed floor area and uses, the Parking By-law would require a minimum of 70 Class A and 12 Class B bicycle spaces. The application proposes 12 Class B and 113 Class A bicycle spaces, which includes additional Class A spaces in lieu of parking spaces, as allowed for under section 6.2A(a). To achieve credit for nine parking spaces, an additional 45 Class A spaces need to be provided, for a total of 115 spaces. The development must meet the by-law requirements for bicycle spaces. The Class A bicycle rooms are located at the P1 level and are accessed by two elevators serving only the underground levels. Design conditions are provided in Appendix B with regard to the cyclist elevators and access doors.

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 one Canada Line and two Skytrain stations within 500 m of the site.

4. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended April 28, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application was submitted on April 28, 2017. It has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*, which requires 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 *Green Buildings Policy for Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.



No specific Neighbourhood Plan or Policy requiring Neighbourhood Energy Utility (NEU) connectivity was in place at the time of rezoning application submission, and the subject site is located in the downtown area where the City is not actively pursuing a City-owned NEU, therefore, there is no NEU connectivity requirement.

Conditions related to sustainability are set out in Appendix B.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on May 26, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage. A total of 7,309 notifications were distributed within the neighbouring area on or about August 30, 2017. An open house was held on September 18, 2017, with staff and the applicant team present. A total of approximately 56 people attended the event.

Public Response: A total of 16 responses to this proposal have been submitted to the City. There was generally a high level of support for the design of the building and for the proposed additional office employment floor space at this location. Some respondents felt that the tower should be taller, while a nearby residence noted the view from their unit would be blocked. Reduced parking at the site was supported. See Appendix E for a full summary of public input.

Total notifications	 7309
Open House attendees	 56
Comment sheets	14
Other feedback	2

With regard to building height, the existing DD zoning anticipates a tower at this location, so the potential for view impacts to nearby buildings exists without rezoning. The height is limited by the View Protection Guidelines which prevent consideration of more height than that proposed, noting that minor protrusions into the Cambie View Corridor are being recommended, as explained under Form of Development.

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 commercial uses is \$149.73/sq. m (\$13.91/sq. ft.). It is anticipated that the new floor area of 34,850 sq. m (375,135 sq. ft.) that is associated with the proposed tower will generate DCLs of approximately \$5,218,128.

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 currently based on a formula of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation of 34,850 sq. m (375,135 sq. ft.). On this basis, a public art budget of approximately \$742,767 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.

Developers may fulfill the public art commitment in one of two ways:

- Option A - Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan which must be completed prior to issuance of the Development Permit.

- Option B - For developers not wanting to directly commission the artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

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. On November 29, 2017, Council amended the CAC policy to remove the negotiation on commercial-only rezonings. Interim commercial linkage targets on net additional floor area were approved. In the Downtown, the interim commercial linkage target is \$15 per sq. ft. for all commercial-only applications, except those proposing stratified commercial space and those for which the Rezoning Policy for Large Sustainable Developments applies.

As this new approach to commercial rezonings only applies to new applications received after November 29, 2017, a negotiated approach was used for 400 West Georgia Street. Nonetheless, the applicant has offered a commercial linkage contribution equivalent to the adopted target. As the density is increasing from 7.00 to 17.87 FSR, a contribution of \$15 per sq. ft. is offered on 10.87 FSR or 228,188 sq. ft. of addition floor area. This equates to a contribution of \$3,422,820. The application does not propose stratification and it is below the threshold that would make it subject to the Rezoning Policy for Large Sustainable Developments. Real Estate Services staff have reviewed the project's economics and determined that the contribution of \$3,422,820 is appropriate.

Staff recommend that the offering be accepted and that it be allocated to fund childcare facilities in and around the Metro Core. The provision of childcare facilities assists in recruitment of talented workers and companies, contributing to economic development and supporting job growth in the Metro core. A childcare centre contemplated for the Granville Loops area is one project identified for potential use of these funds.

See Appendix G 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 \$3,422,820 to be allocated towards childcare facilities in and around the Metro Core area.

Approval and timing of specific childcare 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 \$5,218,128 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 \$742,767.

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 General Manager of Planning, Urban Design and Sustainability 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 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.

* * * * *

400 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.

Zoning District Plan Amendment

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.

[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.]

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) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory Uses customarily ancillary to any use permitted by this section.

Floor area and density

- 3.1 Computation of floor space ratio must assume that the site consists of 1950.2 m², being the site size at the time of the application for the rezoning evidenced by the By-law, prior to any dedications.
- 3.2 The floor space ratio must not exceed 17.87.
- 3.3 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.

- 3.4 Computation of floor area 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.
- 3.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m².
 - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 3.6 The use of floor area excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

Building height

4. The building height, measured above base surface, must not exceed 91.82 m.

* * * * *

400 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 Merrick Architecture, and stamped "Received City Planning Department, October 12, 2017", provided that the Director of Planning 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. Design development to improve the interface with the public realm at the ground floor at both Homer Street and Georgia Street, with particular regard to the floor level for the proposed patio areas.

Note to Applicant: For the proposed restaurant facing Homer Street, the restaurant and outdoor patio floor level should be at approximately the same level as the adjacent sidewalk, and not sunken. The patio space should be set back to 5.5 m from the curb to provide room for public realm improvements along Homer Street, including a wider sidewalk and double row of Tulip street trees consistent with Library Square Design Guidelines. Active uses should be provided along the Georgia Street frontage and turning the corner to the lane entry, including contiguous outdoor patio seating.

- 2. Design development to ensure that the planting strategy for the green walls is sustainable over time, and design consideration is given to the appearance of the screens without greenery.

Note to Applicant: Large-scale elevation and section details should be provided for the proposed perforated metal screens with 'slots' at the base to support growing medium and planting. Plant species should be selected with due consideration for solar orientation, water management and maintenance. Elevation details should illustrate the appearance of the screens without greenery.

- 3. Design development to the public realm consistent with the expectations of the Library Square and Georgia Street Design Guidelines.

Note to Applicant: Street trees are to be provided in accordance with the guidelines. The surface treatment should be pavers and not a poured surface. The paver dimensions and colour should reference and compliment the pavers at Library Square.

4. Design development to the penthouse elements to be more consistent with the proposed tower design.
5. Design development to ensure compliance with the intent of the City of Vancouver View Protection Guidelines.

Note to Applicant: Any change to the roof profile must not create additional protrusion into the unshadowed portion of the view corridor at the southeast corner of the building beyond the approved form of development, as illustrated in the application drawings dated October 12, 2017.

6. Provide high quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance. Consider the use of fritted glass to screen office furniture and fixtures. Further information should be provided regarding the proposed automated interior blind system intended to provide a more uniform appearance to the building at night.

Sustainability

7. Any new building in the development must meet the requirements of the preceding Green Buildings Policy for Rezoning (as amended up to January 14, 2016), including a minimum of 63 points (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 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 of 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.

Engineering

8. Provision of a landscape plan that reflects the off-site improvements sought for this rezoning application, including details of both the Georgia Street public

realm and Library Precinct sidewalk treatments. The proposed lane treatments are to be removed from the plans and a separate application to the City Engineer is required.

9. The following notes are to be placed on the landscape and site plans;

“The landscape plan is to be noted as ‘NOT FOR CONSTRUCTION’ and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive ‘For Construction’ approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”
10. The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
11. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
12. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
13. Provision of additional design grades that clearly show the grades intended for the SRW setbacks such that water does not drain over the property line and grades are consistent with City building grades and typical City sidewalk grades (2-3% crossfall max.).
14. Additional design grades are required at the property line adjacent to all entries ensuring City building grades are accurately met.
15. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs for all uses and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note: Pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

16. Clarification of the need for provision of car share vehicles to meet the parking by-law and if necessary the following car share condition must be satisfied and the number of car share vehicles confirmed, prior to issuance of the development permit.

“Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of up to 7 Shared Vehicle(s) and the provision and maintenance of up to 7 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- (a) Provide up to 7 Shared Vehicle(s) to the development for a minimum period of [3 years].
- (b) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s).
- (c) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles.
- (d) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s).
- (e) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle.
- (f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (g) A letter from a car share organization, deliverable prior to development permit, in support of the provision of shared vehicles at this location at building occupancy, as well as information from the Car Share Organization about expected use in the area by non-residential users.
- (h) Provision of vehicle use information and building occupant usage of the car share vehicles from the car share operator, and travel mode survey of building occupants including questions regarding modal shift due to the presence of shared vehicles on-site, approximately 1 year after building occupancy, the information is to be in a form acceptable to the Director of Planning in consultation with the General Manager of Engineering Services. A letter of credit securing the delivery of the requested statistics will be required.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m and the letter of commitment from the car share company must also show acceptance of the general location and configuration of the shared vehicle spaces."

17. Delete the knock-out panels shown on all parking levels from the drawings.
18. Provision of an updated Bunt Transportation Review as follows:
 - (a) Updated parking tables and analysis;
 - (b) Additional information on the calculations used to support 2 Class B loading spaces;
 - (c) Suitability of a 70% occupancy rate;
 - (d) Clarification of the chances of loading demand exceeding supply; and
 - (e) Provide examples of precedent sites where 70% occupancy is shown to work effectively.
19. Provision of a Loading Management Plan.
20. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (a) Provision of all stalls to be numbered and labelled.
 - (b) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.

Note to Applicant: Label minimum clearance for parking levels on drawing, including overhead gate and mechanical projections.
 - (c) Provision of additional design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bays and at all entrances.
 - (d) Modification of the parking ramp design as follows:
 - (i) The slope must not exceed 10% for the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length.
 - (ii) Provision of two-way vehicle flow through the curved sections of the main ramp down to P2.
 - (e) Provision of minimum 2.3 m vertical clearance for access and manoeuvring to all disability parking and for Class A loading.

- (f) Modification of the loading bay design as follows:
 - (i) Provision of 3 Class B loading spaces, or 2 class B loading spaces and 2 class A loading spaces to be at grade with the remaining loading to be provided on the first level of parking and designed to be easily recognizable as loading spaces.
 - (ii) The slope and crossfall of the loading bays must not exceed 5%.
 - (iii) Additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).
- 21. Provision of a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator to comfortably accommodate two people with two bicycles and provide the following minimum interior dimensions (5'-6" x 6'-8").
- 22. Provision of automatic door openers on the doors providing access to the bicycle room(s) and to be noted on the drawings."
- 23. Clarify "fuel pump box" as noted adjacent the loading bays on the site plan.

Note: The Development is to be serviced to the existing sewers in the lane west of Homer Street.
- 24. Meet the January 1, 2018 Vancouver building code plumbing fixture rates.

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 General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 1. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Georgia Street and Homer Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the parking levels P1 to P6 and levels 5 to the roof within the SRW area.

Note to Applicant: The sunken patio, raised stage, and vent grate on Homer Street shown within the required SRW area are to be relocated out of the SRW area and the grades within the SRW are to generally meet City building grades.

2. Release of Easement & Indemnity Agreements 95531M , 520739M and extension agreement E58559 (all for commercial crossings); and Easement & Indemnity Agreement BX300224, Statutory Right of Way BX300226 and Equitable charge BX300228 (all pertaining to an existing building encroachment) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Confirmation of required parking such that the applicant can identify the use of Parking Pay-in-lieu, Car Share relaxation or off-site parking agreements or a combination of the above to meet the required parking and where possible completion of such arrangements prior to zoning enactment or issuance of the related development permit. Note where off-site parking is provided a development application may be necessary for the parking donor site. If provision of Care Share vehicles is contemplated, see condition (b)16 for requirements.
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.
 - (a) Provision of Library Square streetscape design elements on Homer Street including sidewalk paving, trees, tree surrounds, street and pedestrian lighting, etc.
 - (b) Provision of the Ceremonial streetscape design elements on Georgia Street including sidewalk paving, trees, tree surrounds, street lighting, etc.
 - (c) Provision of standard concrete lane crossing on the south side of 400 blk. Georgia Street at the lane west of Homer Street.
 - (d) Provision of upgraded street lighting on all site frontages to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (e) Provision of updated intersection lighting to LED standard (all 4 corners of the traffic signal poles at the Homer Street /Georgia Street Intersection are to receive LED lighting).
 - (f) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, provision of and upgrading of the lane lighting to current standard will be required.

- (g) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (h) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
- (i) Upgrade approximately 205 m of sanitary sewers as follows:
 - (i) Upgrade the existing 200 mm Sanitary Sewer on Robson Street, from the lane west of Homer to Homer Street, to a 300 mm pipe.
 - (ii) Upgrade the existing 200 mm Sanitary Sewer on Homer Street, from Robson Street to Smithe Street to a 300 mm pipe.Note: Final pipe size to be determined through detailed sewer design process.

5. Provision of a stormwater and rainwater management plan that meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course By-law. The plan shall achieve the following objectives:
- (a) Retain or infiltrate the 6-month storm event volume (24 mm) on site;
 - (b) Treat the 2-year event (48 mm) on site; and
 - (c) Maintain the pre-development 2014 IDF-10 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note: Legal arrangements may be required to ensure ongoing operations of certain stormwater storage, rainwater management and green infrastructure systems.

6. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Public Art

7. 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

8. 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.

Childcare Contribution

9. Pay to the City a contribution of \$3,422,820 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. The \$3,422,820 is to be allocated toward childcare facilities in and around the Metro Core area.

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.

* * * * *

400 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No.6510

In Schedule A (Comprehensive Development Areas) of the Sign By-law add

"400 West Georgia Street and 725-731 Homer Street [CD-1 #] [By-law #] C1(DD)"

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

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

"[CD-1 #] [By-law #] 400 West Georgia Street and 725-731 Homer Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
400 West Georgia Street and 725-731 Homer Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements except: (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 7 shared vehicles and 7 shared vehicle parking spaces, with each shared vehicle parking space having a minimum dimension of 5.5 m in length and 2.9 m in width.

400 West Georgia Street
ADVISORY PANEL REVIEW

1. Urban Design Panel

September 20, 2017

EVALUATION: SUPPORT with recommendations

- **Introduction:** Michael Naylor, Rezoning Planner, introduced the site as being at a prominent location on Georgia Street opposite Library Square and kitty-corner to the heritage Post Office building. He outlined the current zoning designation and discussed the mandate for the CBD to provide employment space. He noted that the rezoning application was being considered under the Rezoning Policy for the CBD which allows for consideration of additional height and density for office and other employment-generating uses, subject to Council-adopted guidelines. For this site the Library Precinct Guidelines and the View Protection Guidelines apply.

Marie Linehan, Development Planner, continued the introduction, noting that the project is seeking a rezoning which would increase the density from the 7.0 FSR permitted under the DODP to 17.51 FSR to develop a new office building.

The site is 170' wide along Homer and 120' along Georgia. In terms of context, the 5-storey Westside Church (formerly the Ford Centre for the Performing Arts) is adjacent to the south, with the 26-storey Westin Hotel at the corner of Robson and Homer. The church and hotel have setbacks of 10' and 20' respectively from the front property line on Homer. Across the lane to the west is a vacant site (parking lot), and across Richards Street is Telus Gardens. Across Georgia Street and facing the subject site, the existing building at 401 Georgia is expected to remain, noting there is an approved rezoning to add to the north end of that site. The rezoning application for the Post Office site is shown on the model and includes retention of heritage Post Office and its conversion into a seven-storey podium with tower elements added above the podium, including 17 storeys of office, and 18 and 20 storeys of residential, and an overall floor space ratio of 12.9 FSR.

The proposal is a 24-storey office building with restaurant use at the ground floor along Homer, and the office entry at Georgia. The office tower has floor plates in the range of approximately 14,000 square feet to 16,000 square feet.

The proposed height is 301'. The permitted base height under the DODP is 300' subject to View Corridors. The proposal is below the Queen Elizabeth View Corridor but projects 6 feet into the Cambie View Corridor. The elevator and mechanical penthouses have been located within the view shadow created by the Fairmont Pacific Rim to the north, and 928 Beatty to the south. The "unshadowed" portion of the 6' encroachment is at the northeast portion of the building roof.

The Library Square neighbourhood is intended to have a civic focus, focused on the library and its public plazas, with ground level commercial and service uses for new buildings along Homer Street to animate the area. Under the Library Square

Guidelines, the Homer block should provide an expanded public realm with a setback of 20' from the front property line. The setback is intended to allow for a wider sidewalk and a double row of street trees, as well as ample space for seating/gathering outside street level uses to further animate the area and respond to the public edge of the library square plazas across the street. For the proposal, a setback of 20' is provided at the ground floor to Level 4. The storeys above overhang about 10' into that setback with a clear public realm of 18' from the curb to the face of the upper massing.

A minimum 18' clear public realm is provided from curb to building face, as required, along Georgia Street with further angled setbacks at the corner and lane entry. A consistent public realm treatment in terms of pavers, street trees, tree grates, and lamp standards to match Library Square is recommended by the guidelines, to unify the area as a distinct precinct. The Guidelines also recommend consideration of further setbacks above a 60' street wall to frame to the Library. Staff are able to consider the proposed massing as opposed to a podium and tower form, but would seek further feedback from the panel in this regard, noting that the overall intent is that new buildings facing Library Square should complement the library and its public spaces, and, new buildings along Georgia Street should reinforce the ceremonial, processional character of Georgia Street.

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

1. Comment on the height, density and form of development, in particular the proposed height, noting the encroachment into the view cone.
2. Does the proposal provide a suitable response to Library Square and Georgia Street, noting:
 - o new developments on Homer Street should reinforce Library Square as a distinct precinct and public place, and
 - o new developments should contribute to the character of Georgia Street as a ceremonial street.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the concepts and form in a PowerPoint presentation. The applicant related the project to the space around it, which is integral to the design. The massing is generated by hybridizing nature and trying to utilize the space to bring people into the connection point to create a symbolic and civic linkage to the city. It celebrates the unique condition of the site. The project is in a distinct neighbourhood. Nature was intended to be integrated into the building itself. The intention was a dynamic building that would gradually change over time through the seasons and years. The walls are to be living walls with an irrigation system and harvesting of rain water. Behind the vines there are perforated metal panels. The building achieves a LEED platinum target and has venting and operable windows behind the screen walls.

The guidelines drove the design. At the ground plane, there is a relationship to library square and the building is a generator of more activity. There are street terraces for

gathering and space for artwork. The materiality of the ground plane is inspired by the red brick on the library and the openness of the ground floor mimics the library plazas.

There is gallery space proposed at the ground floor with art opportunities. An interest in doing more office density also drove the design. The floorplates are intended to attract a variety of office tenants with usable office space. The intention is open flexible spaces with greenery on the walls and panoramic views. The architecture is intended to be 'adventurous' and not typical office space. Setbacks and guideline aspirations have been adapted to be more attractive to users. It is the applicant's understanding that the encroachment into the view cone is within the consideration of planning.

Landscape considerations include 3 new red maple trees and a single row of street trees to match the trees on Robson. Lighting, furnishings, and street tree grates to match the library will be carried throughout the site. A spill out onto the street from the patio will help activate the street area. There will be provisions for public platform seating to activate the frontage. The guidelines required a generous setback, and the challenge was to create a 'special public space'. The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Jerke and seconded by Ms. Avini Besharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Calm down the architectural expression, and consider urban aspects of the street and solar orientation and solar gain in further design development;
 - Re-examine the green walls with regards to sustainability over time, or find an alternative;
 - Consider fritted glass to screen visual clutter associated with office uses;
 - Improve the relationship to Library Square and the public realm, noting that the café and outdoor area should be closer to the sidewalk grade and not sunken;
 - Consider pedestrian movement on Georgia Street and improve the Georgia Street elevation at street level.
- **Related Commentary:** Overall the panel supported the project and had no issue with the height and density, but advised that the form required further design development. Some members noted that the form employed a beautiful geometry but could benefit from calming down. It was noted that the proposed green walls may not be sustainable over time in terms of ongoing maintenance and water use, and may be replaced with perforated screens. It was recommended that the glazing should not be fully transparent to the jumble of office furniture, boxes, and so on, which would detract from the purity of the form.

It was advised that there should be a stronger relationship to Library Square. Some members questioned the colour of the terracotta pavers as not being enough of a reference to the Library, or perhaps too literal an interpretation of the guidelines. The building should be more fully integrated with Library Square and the public realm, and

there were concerns that the sunken café and patio in particular did not relate well to the public nature of Homer Street. It was noted that the angle to Georgia Street was not a good response at the street level, and that the Georgia elevation should contribute to the busy pedestrian character of Georgia Street, as well as its ceremonial quality. It was noted that the form was the same from all sides and should respond to solar orientation. The penthouse elements were seen as foreign to the design of the building, noting they would be visible from the city and other towers.'

- **Applicant's Response:** The applicant team thanked the panel and noted the assistance from Planning staff.

* * * *

400 West Georgia Street
PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on May 26, 2017. A community open house took place on September 18, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver webpage (vancouver.ca/rezapps).



September 18, 2017 Community Open House

A community open house was held from 5-8 pm on September 18, 2017, at the Queen Elizabeth Theatre (650 Hamilton Street). A total of 7,309 notifications were distributed within the neighboring area on or about August 30, 2017. Staff, the applicant team and a total of approximately 56 people attended the Open House.

Public Response

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

- In response to the September 18, 2017 open house, a total of 14 comment sheets were submitted from individuals.
- 2 pieces of online feedback have been received regarding the application from the owners of the neighbouring property immediately across the lane at 450 West Georgia Street.

Total notifications	 7309
Open House attendees	 56
Comment sheets	14
Other feedback	2

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency:

Comments of Support

- *Building Design:* There was a high level of support for the design of the building, with many people commenting that it was innovative and interesting.
- *Support for Land Use:* Many people also supported the proposed additional office space and would support more office space generally in the Central Business District.

- *Public Realm:* Several respondents thought the building had a good integration with the street and related well to the surrounding neighbourhood. They especially liked the entrance to the building lobby and the laneway treatment.
- *Development Location:* Respondents thought this development would help revitalize this area of the city.
- *Landscaping:* Respondents expressed support for the natural design elements such as the green wall and plantings on interesting surfaces.
- *Retail:* Some respondents expressed support for the retail at grade.

Comments of Concern and Suggestions for Improvement:

- *Building Height:* Some respondents commented that the building could be taller to allow for additional office space. One resident of a nearby residential tower commented on how the proposed tower would block the view from their unit.
- *Landscaping:* Some respondents were concerned about the survival of the green wall over the long term due to the difficulty the design presented for watering and maintenance.
- *Parking:* Some respondents suggested a reduction in the number of parking spaces being provided, as this location is close to transit and in a central area of the city.

Miscellaneous comments raised by individual respondents include:

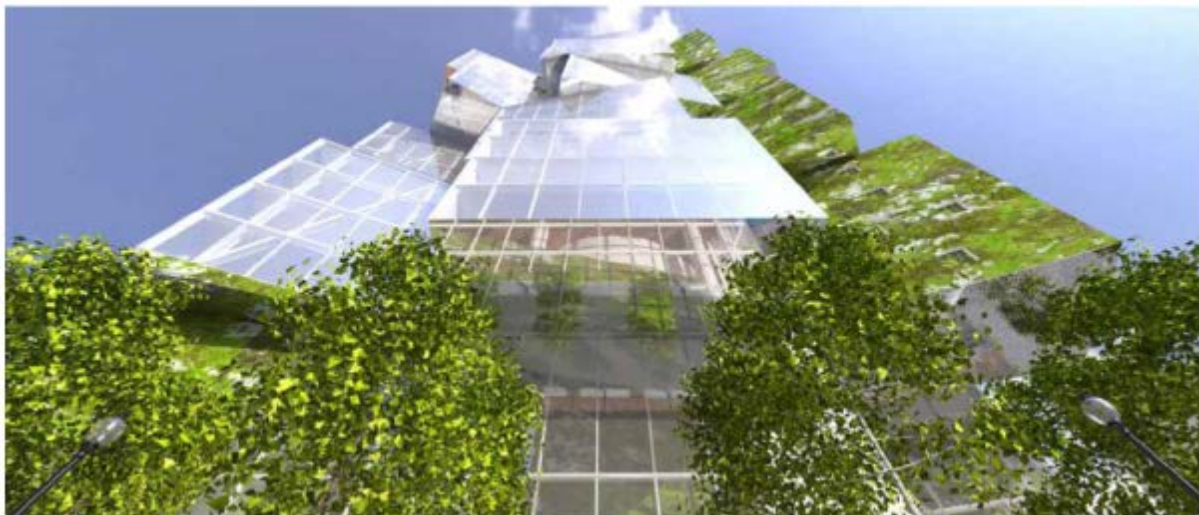
- Support for the connection to the steam grid.
- Support for the design and a hope that it will be executed as presented by the team.

* * * *

400 West Georgia Street
FORM OF DEVELOPMENT DRAWINGS

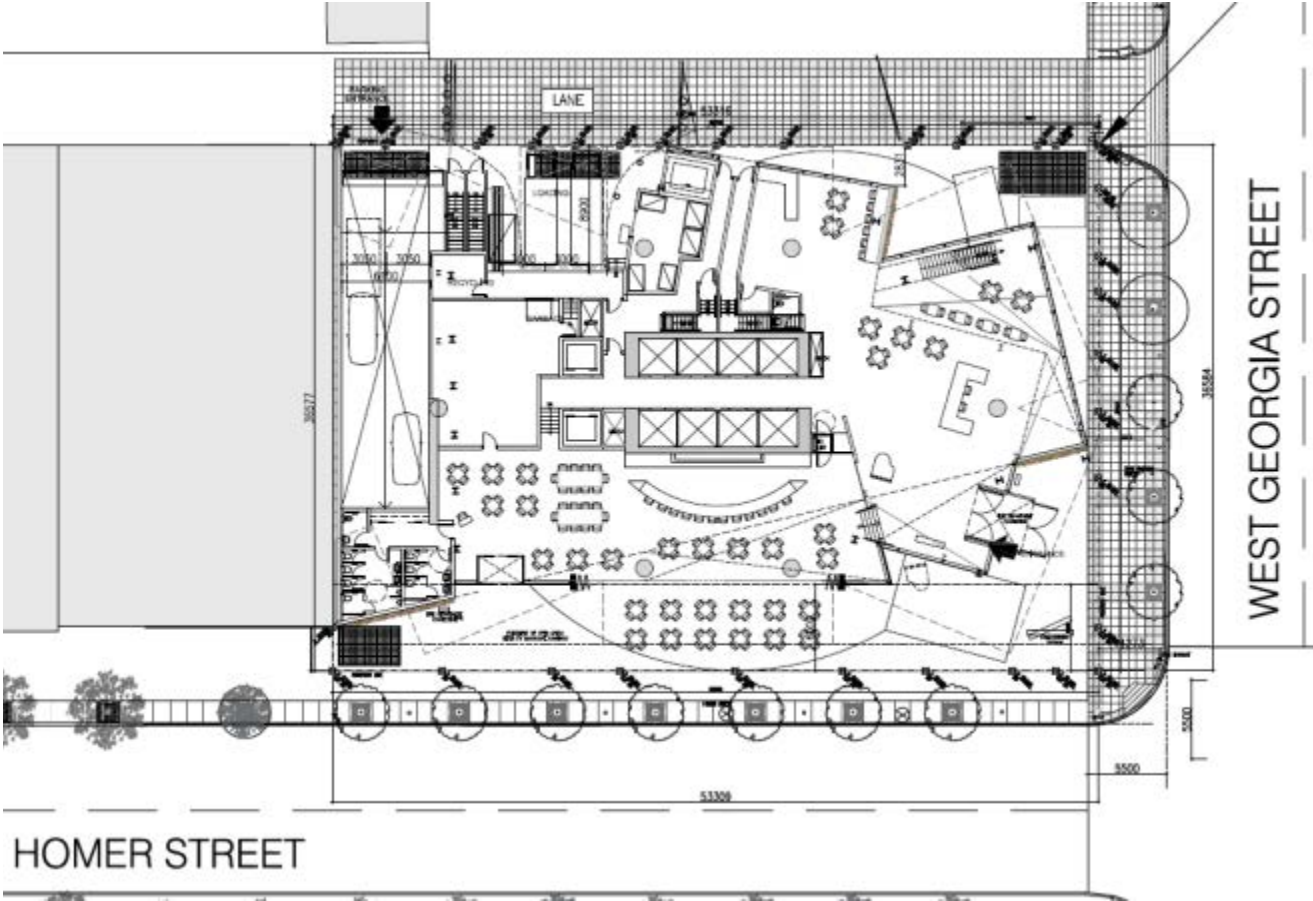


Street viewing looking southwest towards Site

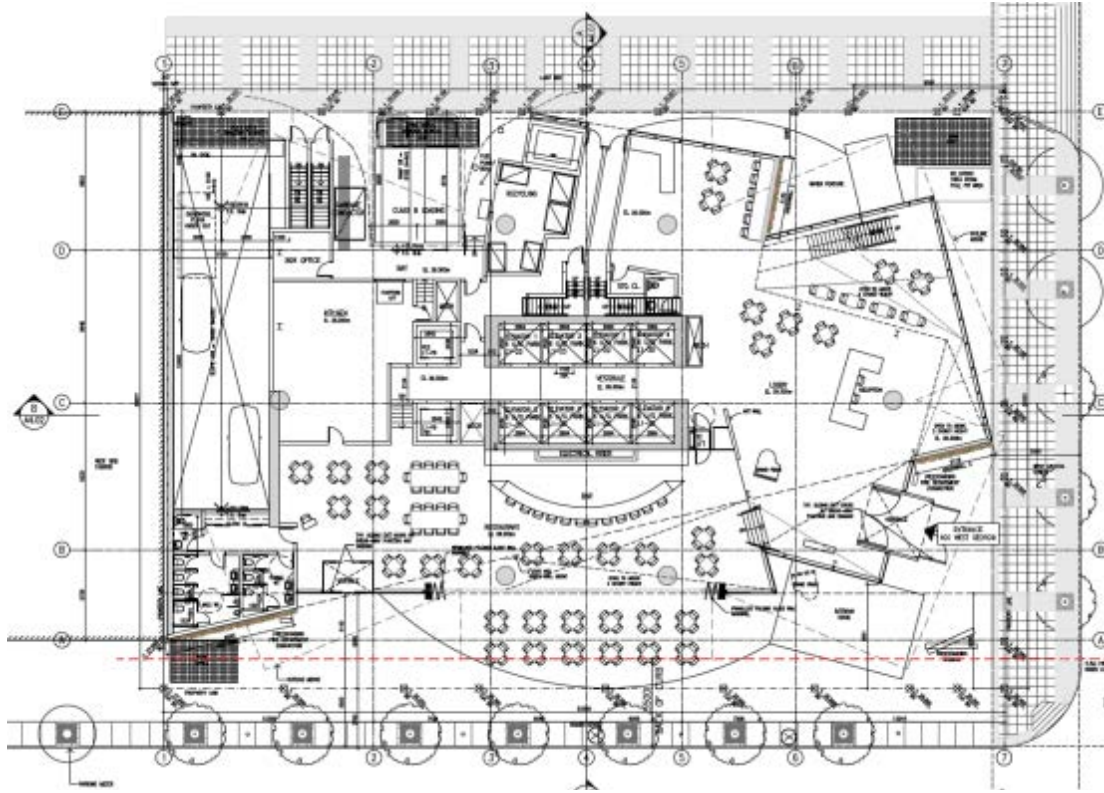


Homer Street view looking upwards

Site Plan



Level 1 Ground Floor Plan



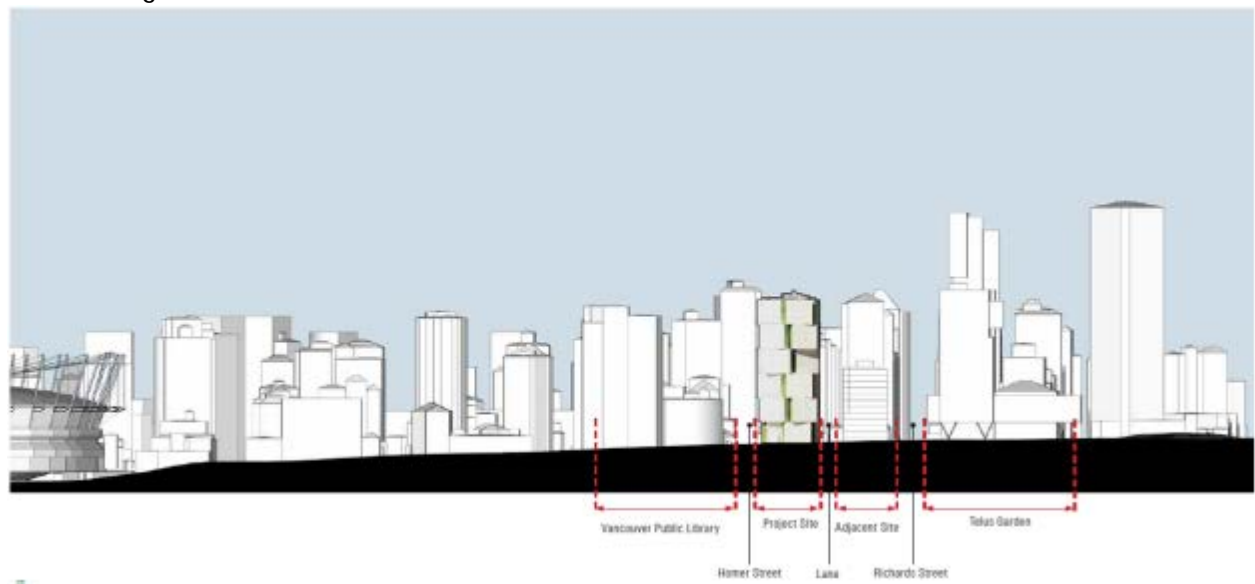
Typical Floor Plan



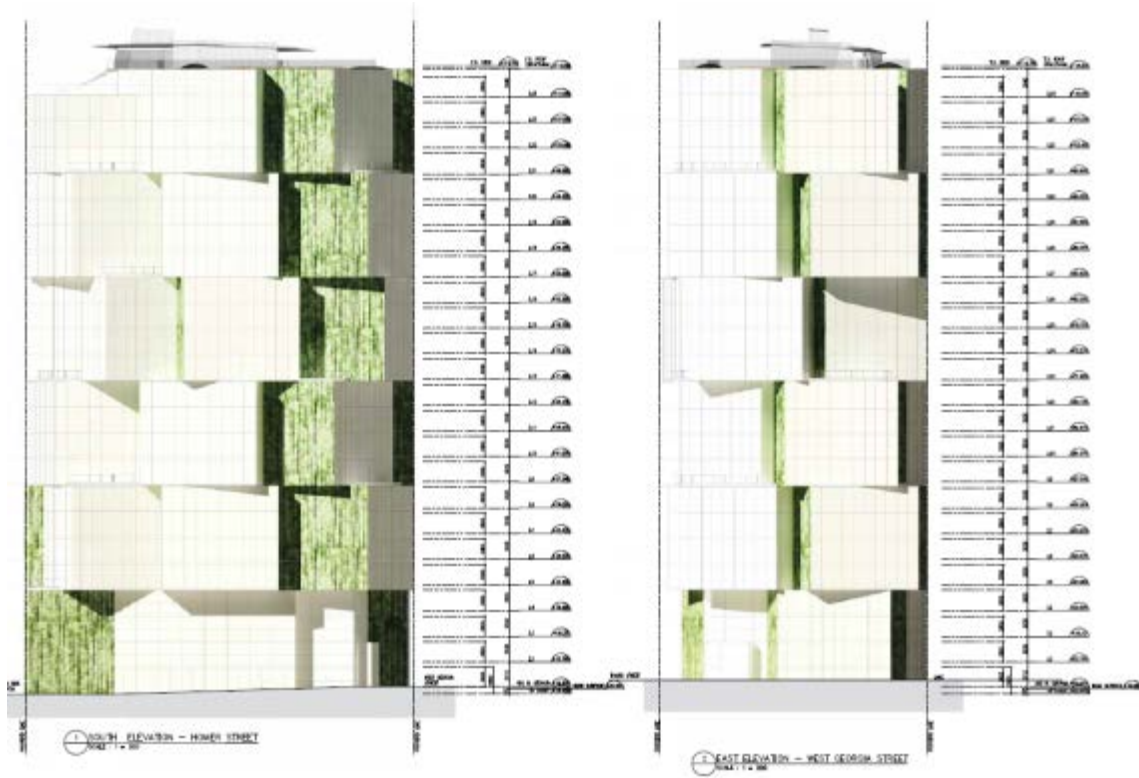
Homer Street Context Elevations



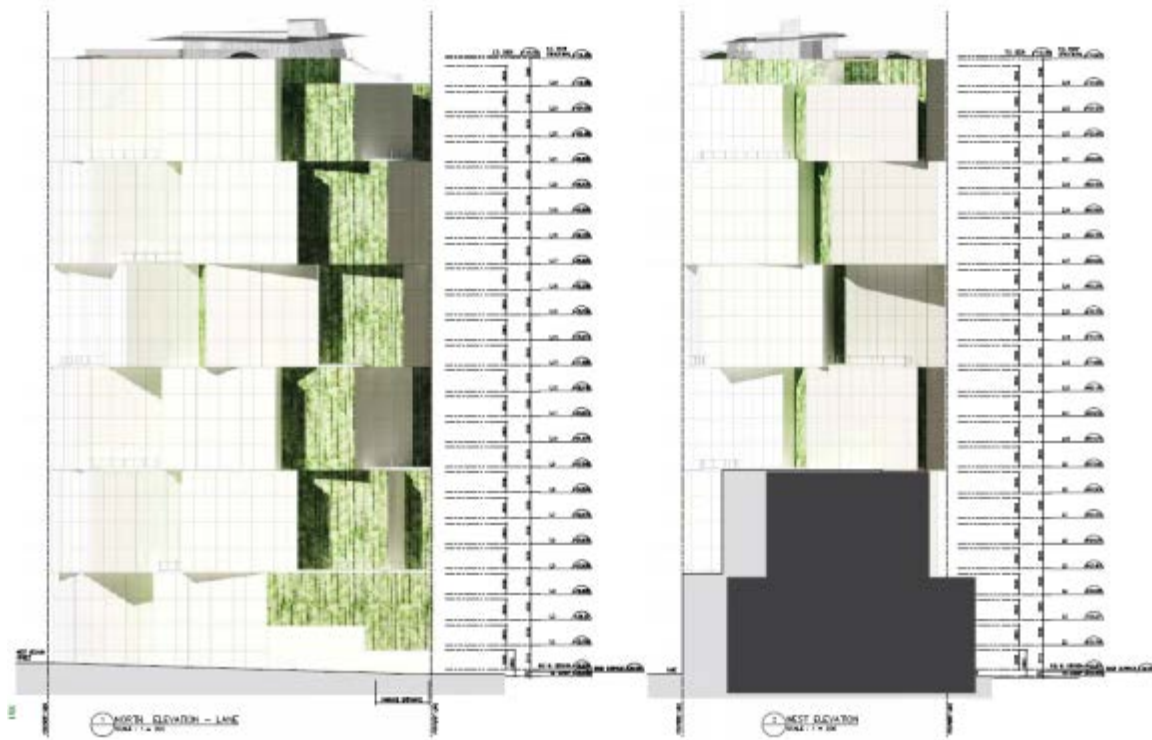
West Georgia Street Context Elevations



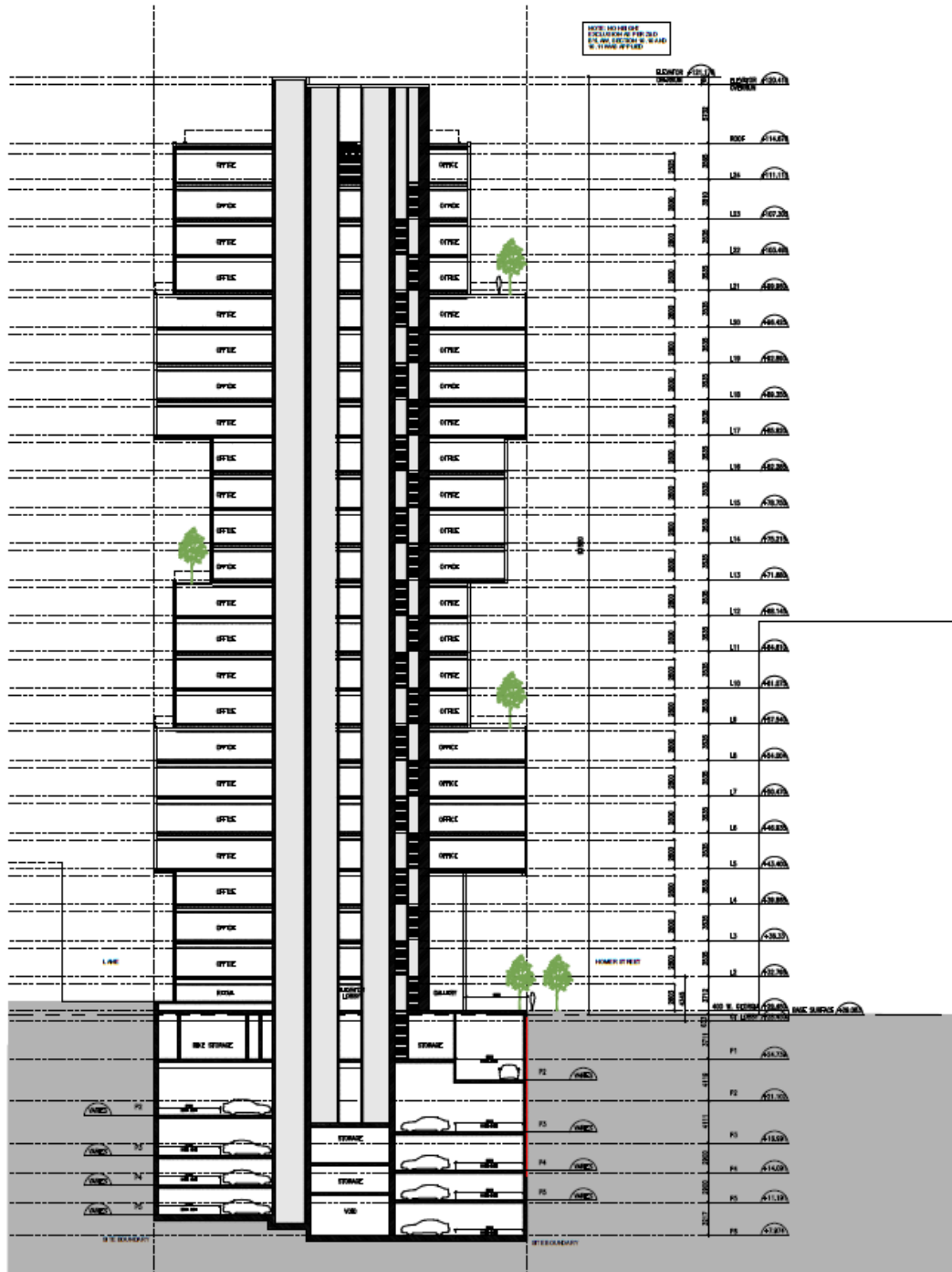
South and East Elevations



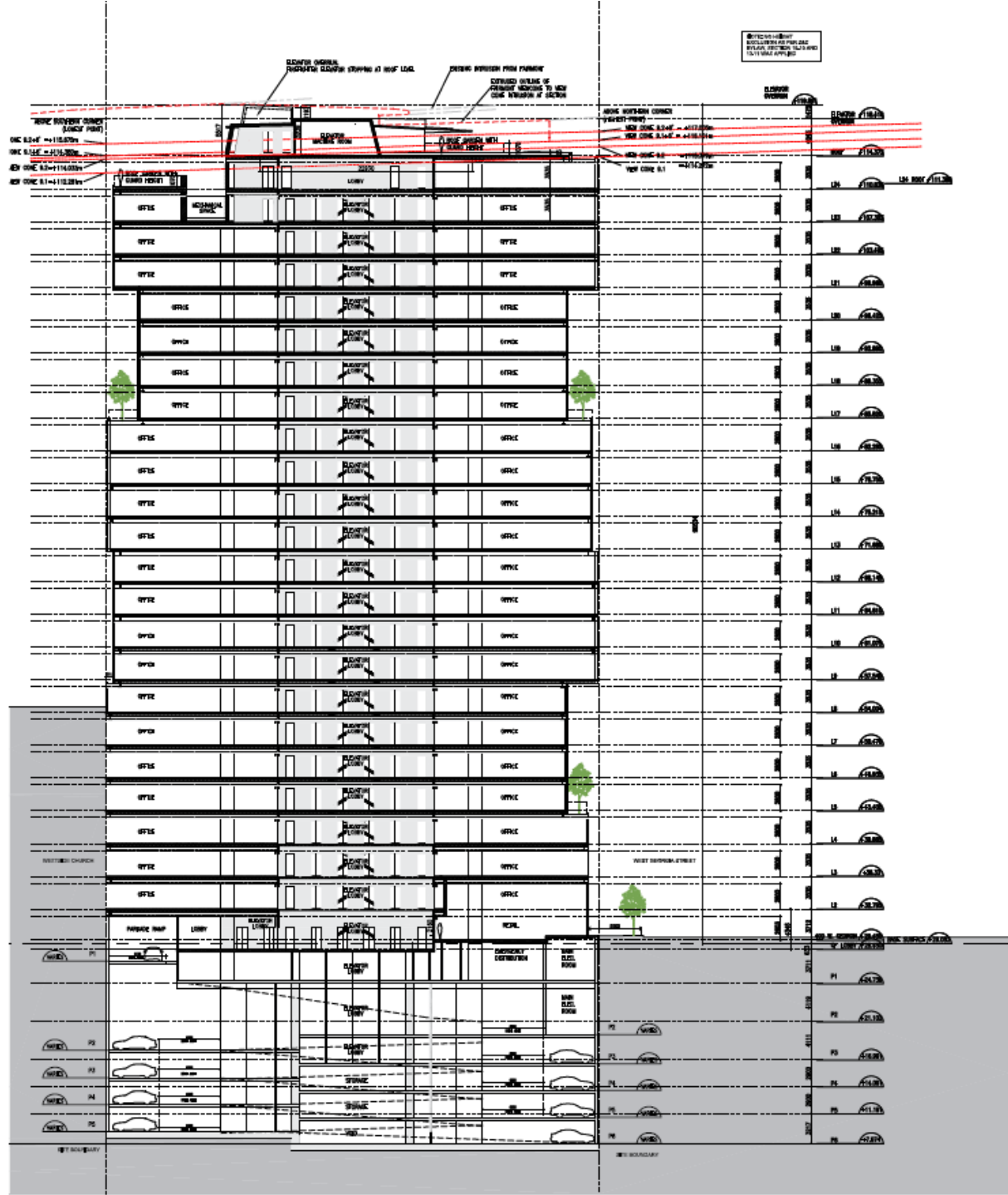
North and West Elevations



Section A



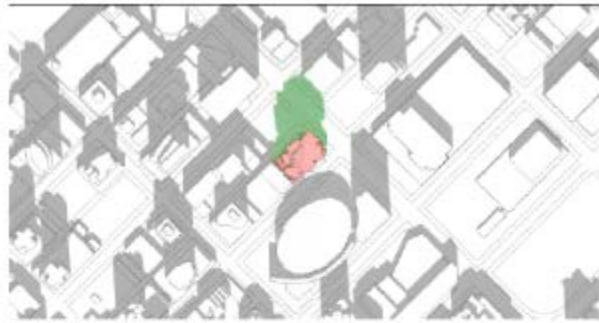
Section B



Shadow Studies - March



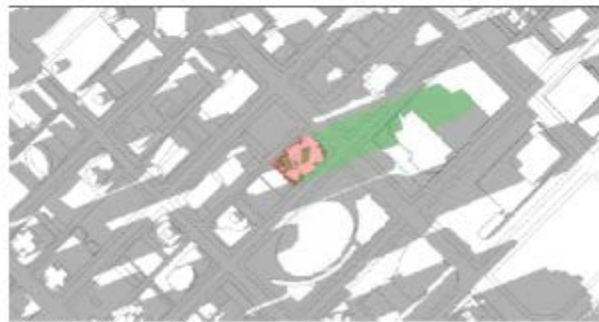
MARCH 21 / SEPTEMBER 21 - 10:00AM



MARCH 21 / SEPTEMBER 21 - 12:00PM



MARCH 21 / SEPTEMBER 21 - 2:00PM



MARCH 21 / SEPTEMBER 21 - 4:00PM

Shadow Studies - June



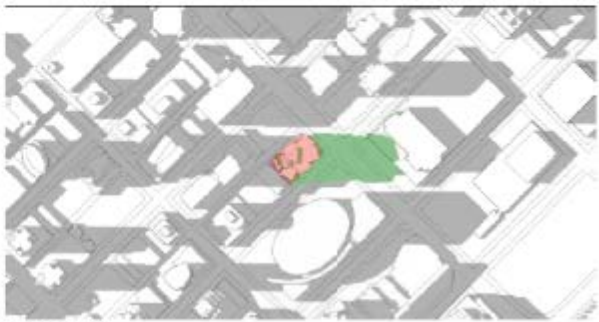
JUNE 21 - 10:00AM



JUNE 21 - 12:00PM



JUNE 21 - 2:00PM



JUNE 21 - 4:00PM

400 West Georgia Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To build a 24-storey office building with retail and service uses at grade.

Public Benefit Summary:

The project would add additional employment space in the Downtown CBD, offer a contribution allocated to childcare in the Metro Core, contribute to public art, and make a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD (C1)	CD-1
FSR (site area = 24,223 sq. ft.)	7.00	17.87
Buildable Floor Space (sq. ft.)	146,947	375,135
Land Use	office, retail-service	office, retail-service

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq. ft. commercial)	\$2,044,033	\$5,218,128
	DCL (Area Specific)		
	Public Art (\$1.98/sq. ft.)	N/A	\$742,767
	20% Social Housing		
Other Public Benefits Offered	Heritage (including the purchase of heritage density as part of the CAC)	N/A	
	Childcare Facilities		\$3,422,820
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other (in-kind property)		
TOTAL VALUE OF PUBLIC BENEFITS		\$2,044,033	\$9,383,715

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: Replacement Housing (36%), Transportation (25%), Park (18%), Childcare (13%) and Utilities (8%). Revenue allocations differ for each of the Area Specific DCL Districts.

400 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	400 West Georgia Street
Legal Description	PID 030-317-304 Lot A Block 55 District Lot 541 Group 1 New Westminster District Plan EPP75095
Applicant/Architect	Merrick Architecture
Developer/Property Owner	Homer Street Office Properties Inc. (Westbank Projects Corp.)

SITE STATISTICS

Site Area	1,950.2 sq. m (20,992 sq. ft.) Site Dimensions: 53.31 m (174.9 ft.) x 36.58 m (120.0 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DD (Downtown), Area C1	CD-1	CD-1
Uses	Office, Retail, Service	Office, Retail, Service	--
Max. Density	7.0 FSR	17.87 FSR	
Floor Area	13,651 sq. m (146,947 sq. ft.)	34,850 sq. m (375,135 sq. ft.)	
Max. Height	DD (C1) 137.2 m (450 ft.) Subject to view cones	91.82 m (301.25 ft.) /24 storeys	--
Parking Spaces	Per Parking By-law (for 7.0 FSR): Commercial Min 94 Max 119	Commercial Min. 240 Proposed 188 with shortfall proposed to be met through existing provisions in the Parking By-law	add provision to Schedule C of Parking By-law to enable 7 car share vehicles and spaces to be considered
Loading	Per Parking By-law	Class A 5 Class B 2	Class A 3 Class B 3 subject to review at DP stage
Bicycle Spaces	Per Parking By-law	Class A 113 Class B 12	subject to review at DP stage