



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: May 22, 2018  
Contact: Karen Hoes  
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VanRIMS No.: 08-2000-20  
Meeting Date: June 5, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning at 118-150 Robson Street and Heritage Designation of the Facades of the Northern Electric Company Building

**RECOMMENDATION**

- A. THAT the application by GBL Architects Inc., on behalf of Amacon Development (Robson) Corp., to rezone 118 Robson Street [*Lot C, Block 68, District Lot 541, Plan 14094, PID 003-374-688*] and 150 Robson Street [*Lots 1 to 7, Block 68, District Lot 541, Plan 2565, PIDs 013-639-374, 013-639-421, 013-639-447, 013-639-463, 013-639-471, 013-639-501 and 013-639-528 respectively*] and an approximate 143.8 sq. m (1,548 sq. ft.) adjacent portion of road, to be stopped up, closed and conveyed to the registered owner of 118-150 Robson Street, all from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.00 to 10.07 to allow for the construction of a 29-storey mixed use building, comprised of market residential, hotel, and ground-floor retail and services uses, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects Inc., received February 28, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B;

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

- B. THAT, if the application to rezone set out in Recommendation A is referred to a Public Hearing, the heritage designation of all four exterior facades (the

“heritage facades”) of the Northern Electric Company (NEC) Building (the “heritage building”) at 150 Robson Street [*Lots 1 to 7, Block 68, District Lot 541, Plan 2565, PIDs 013-639-374, 013-639-421, 013-639-447, 013-639-463, 013-639-471, 013-639-501 and 013-639-528 respectively*], which is listed in the “B” evaluation category on the Vancouver Heritage Register, as protected heritage property, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law, for consideration at the Public Hearing.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this 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.

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT, if after Public Hearing, Council approves in principle the rezoning, Council authorize the Director of Real Estate Services to enter into a contract of purchase and sale for property having a civic address of 877 Hamilton Street [*Lots 22 and 23, both of Block 66, District Lot 541, Plan 210, PIDs: 015-458-873 and 015-458-857 respectively*] for a nominal purchase price of \$1.00 as further set out in Appendix B.

- F. THAT Recommendations A to E be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone the subject site from DD (Downtown) District to a CD-1 (Comprehensive Development) District to construct a 29-storey mixed-use development that includes strata residential units, a hotel, and retail and service uses at grade.

Three of the heritage façades of the existing Northern Electric Company (NEC) building on site will be retained and rehabilitated while the fourth façade (the eastern façade) will be demolished and reconstructed. All four facades are proposed to be designated by Council as protected heritage property by way of a Heritage Designation By-law.

The current 102-bed shelter operating within the NEC building is proposed to be relocated elsewhere in the downtown core for a limited period of time.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. The Community Amenity Contribution (CAC) includes the offering of a site at 877 Hamilton Street as well as a cash contribution. This report recommends that the site at 877 Hamilton be accepted and that the cash CAC also be accepted and be allocated to support public amenities in and around downtown.

Subject to the Public Hearing and prior to enactment of the rezoning by-law, the General Manager of Engineering Services will bring a further report to Council to obtain authority to stop up, close and convey the portions of road adjacent to the subject site to the registered owner of the subject site, for consolidation with the subject site.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council by-laws, policies and regulations for this site include:

- *Downtown Official Development Plan (1975)*
- *Metro Core Jobs and Economy Land Use Plan (2009)*
- *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)*
- *Downtown (except Downtown South) Design Guidelines (1975, last amended 1993)*
- *DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)*
- *Housing and Homelessness Strategy 2012-2021 (2011)*
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)*
- *View Protection Guidelines (1989)*
- *Green Buildings Policy for Rezoning (2009; last amended 2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2017)*

- *Financing Growth Policies (2003)*
- *Heritage Policies and Guidelines (1986, last amended 2002)*
- *Public Art Policy for Rezoned Developments (2014)*
- *Transportation 2040 (2012)*

## **REPORT**

### **Background/Context**

#### **1. Site and Context**

This 2,250.4 sq. m (24,223 sq. ft.) site in the Central Business District (CBD) is the block-end defined by the lane south of Robson, and by Robson, Beatty and Cambie streets. It has frontage of 79.2 m (260 ft.) along Robson Street and frontage of 28.3 m (93 ft.) along Beatty and Cambie streets.

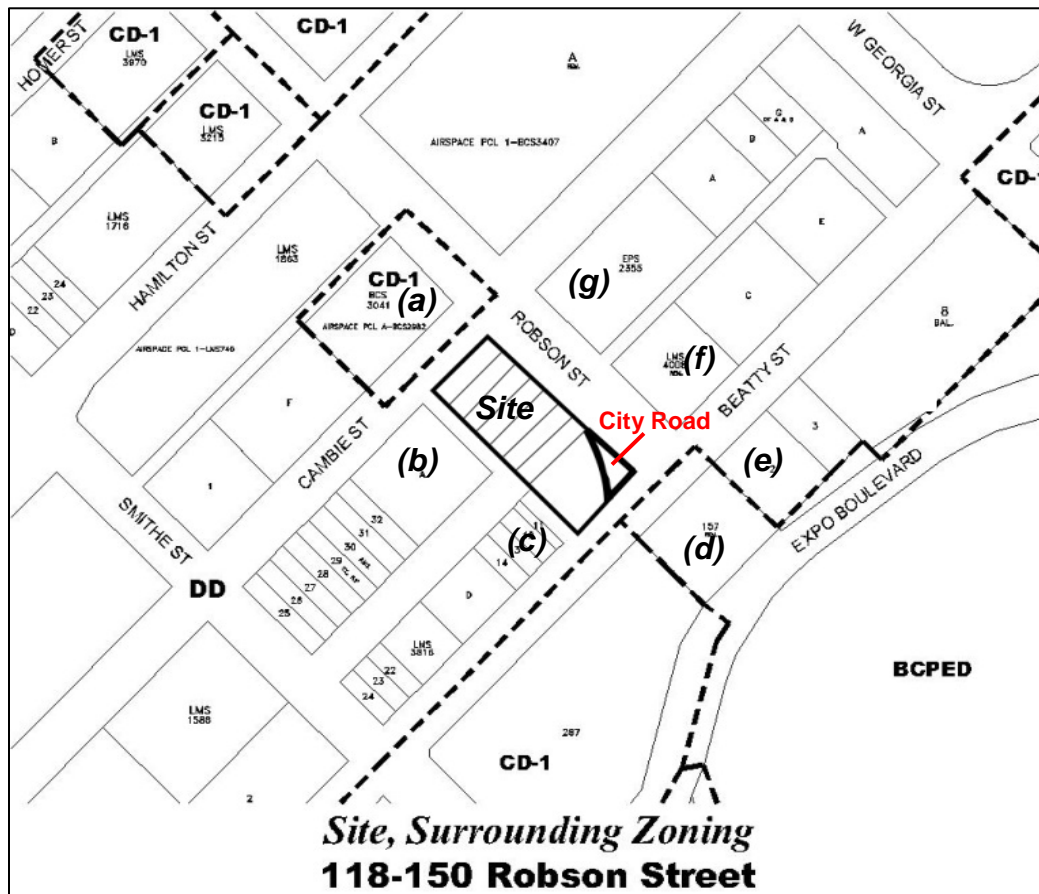
The site is comprised of eight legal lots, as well as a portion of road, and is currently developed with the following, from west to east (see Figure 1):

- 150 Robson Street — Standing on seven lots is the historic NEC Building. Its westerly portion was built in 1928 and an east addition was added in 1947. The Catholic Charities of the Archdiocese of Vancouver have been operating a men's shelter in the building since 1958, under the name "Catholic Charities Men's Hostel", currently utilizing operating funding from BC Housing. The existing shelter provides a critical service in the Downtown Core (102 of a total of 228 regular, year-round shelter beds in the downtown core).
- 118 Robson Street — Currently there is a one-storey commercial building located at the rear of the lot, containing a restaurant. Built in 1971, this building has no heritage value.
- City road — A portion of the surplus road (143.8 sq. m/1,548 sq. ft. in size) to the northeast corner of 118 Robson Street, owned by the City of Vancouver and leased to the restaurant for surface parking.

Significant adjacent developments are noted in Figure 1:

- (a) 821 Cambie Street ("Raffles on Robson") — a 21-storey mixed-use building
- (b) 840 Cambie Street ("Turner Meakin") — a five-storey heritage "C" commercial building
- (c) 837 Beatty Street — a two-story character building with residential and commercial building
- (d) 855 Expo Boulevard — Terry Fox Memorial Plaza
- (e) 788 Beatty Street — a 6-storey commercial building
- (f) 111 Robson Street ("Hampton Inn") — a 15-storey hotel with 132 guest suites
- (g) 177 Robson Street ("Hotel Blu & Residences") — a 20-storey hotel and rental residential building (strata-titled)

Figure 1: Site and Surrounding Zoning



## 2. Policy Context

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

*Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (the “Rezoning Policy”)* – The adoption of the *Rezoning Policy for the CBD and CBD Shoulder* is strategic and seeks to increase the potential for commercial capacity by guiding rezonings for non-residential buildings to heights and densities up to the view cones, thereby improving the climate for new office development. Rezoning of the remaining viable commercially-zoned sites in the CBD to maximize their job space potential is fundamental to Council’s objective of closing the 5.8 million square foot gap in job space that has been identified. Rezoning that

include market residential development may be considered in the CBD shoulder provided that a minimum of 2.0 FSR non-residential density is achieved.

***Housing and Homelessness Strategy 2012-2021*** – On July 29, 2011, Council endorsed the *Housing and Homelessness Strategy 2012-2021*, which includes strategic directions to increase end homelessness and increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools and rental incentives to continue securing purpose-built rental housing, and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

***Housing Vancouver Strategy*** – In November 2017, Council approved the City's new 10-year housing strategy, *Housing Vancouver*, which aims to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. A key direction is to prevent homelessness and create pathways to housing stability. Key strategies include continued leadership and advocacy on addressing the causes of and solutions to homelessness and to work with partners to deliver immediate supports and housing for people who are currently homeless. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposal and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years.

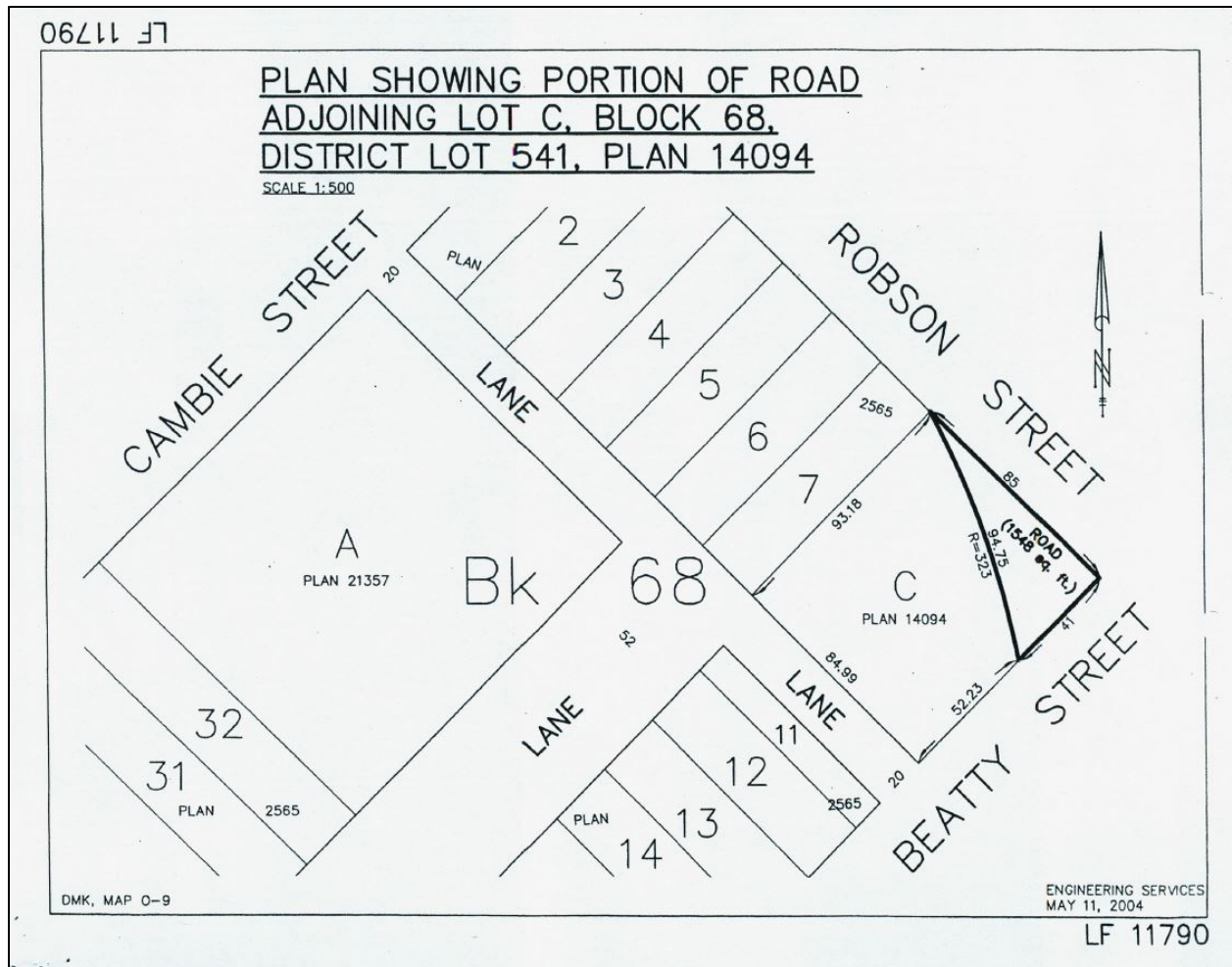
***Heritage Policies and Guidelines*** – The *Heritage Policies and Guidelines* state that resources listed on the Vancouver Heritage Register have heritage value and that such resources should be preserved where possible. The existing NEC building is currently listed in the 'B' evaluation category of the Vancouver Heritage Register. It is recommended that Council approve the heritage designation of the four facades of the heritage building protecting the facades from demolition or removal, and from alterations which affect their heritage value and character. Further, in 2013, Council approved the Heritage Action Plan to respond to citizens' and Council's desire to support heritage conservation in Vancouver. A number of key actions were identified and endorsed including the use of all available tools (including rezoning) to conserve the City's heritage resources.

### 3. Sale of Surplus City Road

The City was approached about the possibility of including the City-owned portion of road, located immediately adjacent to the subject site, as part of the site assembly for which this application would be submitted (see Figure 2).

The Vancouver Charter authorizes Council to dispose of City-owned property/road deemed to be surplus to the City's needs. Council policy further allows for the direct sale of City-owned lands without a public tendering process in certain circumstances, including where City-owned lands are essential to an assembly or expansion project. In this case, a direct sale of the City-owned road as shown in Figure 2 will enable the consolidation of the site to facilitate the optimum development of the block. The sale of the City-owned road to this application is subject to the site being rezoned. If this application is referred to and approved at a public hearing then prior to enactment of the rezoning the General Manager of Engineering Services will bring a report to Council to obtain authority to sell the City road to the applicant.

Figure 2: City Property (Road) at Southwest Corner of Robson and Beatty Streets



## Strategic Analysis

### 1. Proposal

This application proposes to rezone the site from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 29-storey mixed-use development with a six-storey podium, including:

- retention and restoration of three existing exterior facades of the NEC Building as well as demolition and reconstruction of the Beatty Street façade of the NEC Building;
- 131 strata residential units in the residential tower (levels five to 29);
- hotel use (levels 2 to levels 6);
- retail and services uses at ground level; and
- five levels of underground parking.

A total floor space ratio (FSR) of 10.37, a floor area of 23,337.6 sq. m (251,212 sq. ft.) and

a building height of 87.2 m (286 ft.) are proposed. The interior of the NEC building and the one-storey building at 118 Robson Street would be demolished.

As a result of a staff condition of approval to reduce the proposed balcony area, the total density is reduced to 10.07 FSR while the total floor area is reduced to 22,664.8 sq. m (243,962 sq. ft.).

If the site is redeveloped, the applicant proposes to support the creation of a new temporary shelter space downtown to replace the existing permanent shelter, as part of the agreement between the applicant and Catholic Charities.

Figure 3: Proposed Site Plan

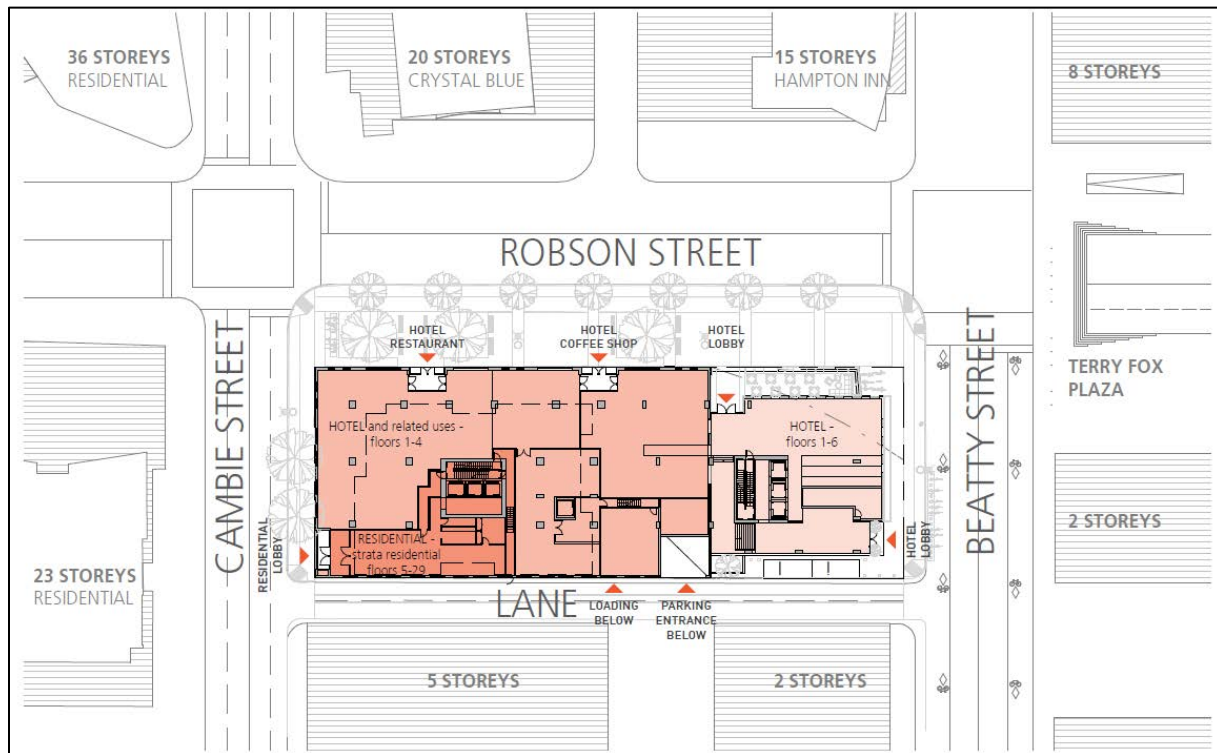
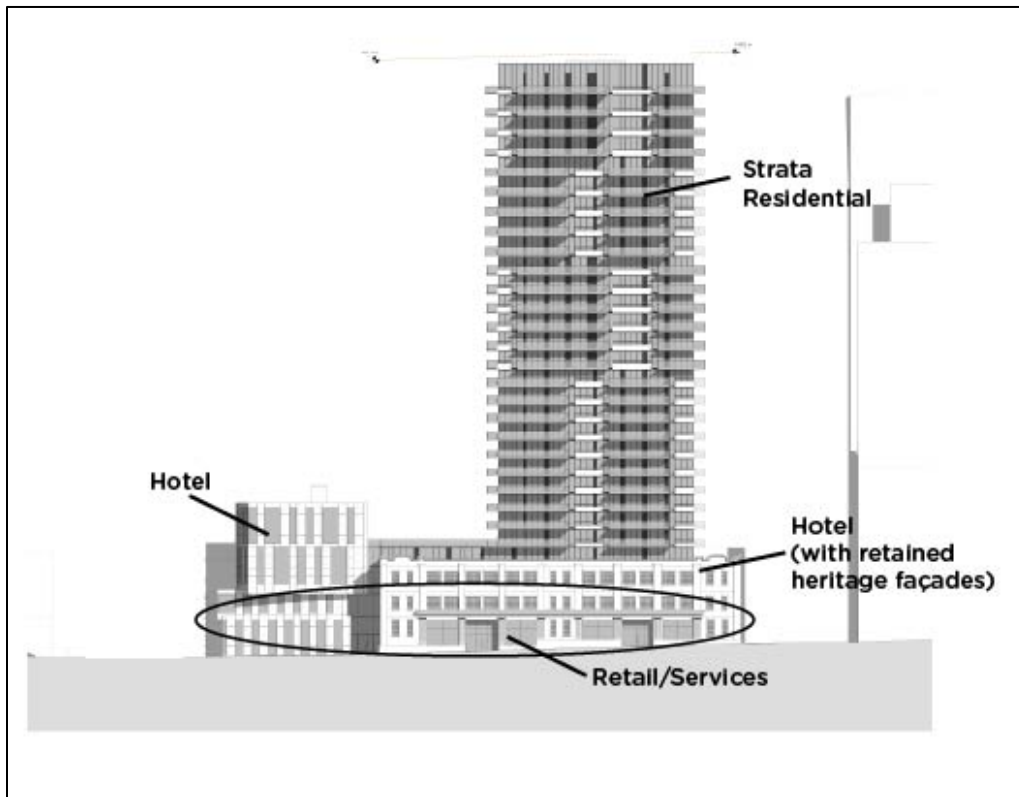




Figure 4: Proposed Robson Street Elevation



## 2. Land Use

The site is zoned DD (Downtown) District. The *Downtown Official Development Plan* (DODP) is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown District (DD) zoning district (no amendments to the DODP are required) and, as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, the DODP land use policy and urban design considerations (in this case the *Downtown (Except Downtown South) Design Guidelines*) are applied where possible in creating the new CD-1.

The site is within Area C3 of DODP, where a wide range of compatible mix of uses within single developments or in neighbouring sites is permitted and encouraged. The choice of uses includes general commercial uses (retail and services), office commercial uses as well as compatible residential uses.

Further, the site is part of CBD shoulder. The CBD is the premier business and cultural district for Vancouver and the region as well as the focal point of the region's transportation system. To ensure the continued provision of non-residential uses in the CBD shoulder to support a healthy economy, the *Rezoning Policy* allows for market residential development for the CBD shoulder, provided that a minimum of 2.0 FSR non-residential density is achieved through rezoning.

**Hotel, Retail and Services Uses** – A hotel is proposed in the podium of the development, with hotel rooms located from levels 2 to 4 in the tower podium, as well as in an adjoining

six-storey component located at the corner of Beatty and Robson streets. The ground floor is comprised of hotel and residential lobbies, as well as retail and services uses adjunct to the hotel, including a restaurant and a coffee shop. The proposed hotel is consistent with City's policy objectives of supporting a healthy economy in downtown, and is also highly supportable given the current trend of a historically low hotel vacancy and dwindling supply of hotel rooms due to residential redevelopment. The provision of commercial uses at grade would also enliven the public realm at this key intersection in downtown and is supported.

**Residential Use** – With the proposed 3.45 FSR of hotel and service uses satisfying the requirement under the *Rezoning Policy* to provide a minimum of 2.0 FSR of non-residential, the addition of residential use in the development can be supported. Residential use in this amenity-rich area would further contribute to the vision of a vibrant downtown where people live, work and play in close proximity.

Of the 131 proposed residential units, 71 (54%) would be two-bedroom and 18 (14%) would be three-bedroom. This meets the minimum required 25% two-bedroom and 10% three-bedroom units required under the *Family Room: Housing Mix Policy for Rezoning Projects*. An indoor amenity area for the residential units is proposed on Level 5 and an outdoor rooftop amenity area, also on Level 5, is proposed to be shared between the hotel guests and the on-site residents. A children's play area is incorporated into the outdoor amenity area for use by the residents.

In summary, the proposed land uses in this application, which include hotel, retail, service and residential, are consistent with the DODP and the *Rezoning Policy*.

### 3. Form of Development (refer to drawings in Appendix E)

**Overview** – The proposal is comprised of three key components: a 29-storey residential tower having a height of 87.2 m (286 ft.) and located on the west side of the site, a hotel midrise component of six storeys located on the east side of the site, and the retained NEC building façades which form the podium of the residential tower. The hotel's active street-fronting uses are intended to animate an important pedestrian route to the stadium. Two existing entrances along Robson Street within the heritage façade will be retained and repurposed for hotel and coffee shop entries. The residential lobby is to be located in the southwest corner of the NEC building, providing activation for the Cambie Street frontage.

**Density** – The application proposes an overall density of 10.37 FSR, comprised mainly of 6.60 FSR for residential and 3.45 FSR for hotel, retail and services uses. Included in the FSR calculation is also an area of 673.5 sq. m (7,250 sq. ft.) proposed as exterior open residential balcony floor area. This area is included in density calculation because it is above the maximum 12% of residential floor area that can be excluded from floor area calculation for open residential balconies.

Under the existing zoning, the DODP, the maximum density permitted is 5.0 FSR with a possibility for 5.5 FSR through a heritage density purchase or with a contribution towards the Heritage Conservation Fund. Given that the proposed podium consists of approximately all the floor area permitted under zoning, the majority of the density increase through the rezoning, therefore, occurs in the proposed tower.

Staff support a density that is commensurate with the proposed height and consider the proposal an appropriate response to the site and its context. The additional open balcony area to improve the livability of the units is also supported by staff. However, following the rezoning submission, the applicant subsequently decided not to pursue the large balcony concept.

The proposed floor area ratio for the project, excluding the open balcony overage, is 10.07 FSR. The proposed draft CD-1 By-law as contained in Appendix A reflects this density.

***Height and Massing*** – The maximum permitted height for this site under the DODP is 137.2 m (450 ft.). However, the site is subject to View Cone 9.1 (Cambie Street to North Shore Mountains View) which limits the proposed height to 87.2 m (286 ft.). The tower has been positioned at the west side of the site, with a maximum floor plate of 604 sq. m (6,500 sq. ft.). This location and the tower's carefully sculpted massing are designed to minimize shadow impact on the public open space of the Terry Fox Plaza, located across Beatty Street from the site.

As well, the scale and location of the easterly midrise element provides a good transition from the public open space to the tower. Prior to applying with the current proposal, the applicant presented other massing options for staff's review. The conclusion was that the massing of the current proposal was the best response to the site in terms of being sensitive to the heritage building, of providing no further shadowing onto the public open space, and of making a suitable transition from the plaza to other tower forms within the immediate context. Shadow studies were provided to ensure that Terry Fox Plaza was not affected by the proposal. Extensive shadow and view analysis, however, were not required given the proposed tower is significantly lower than the maximum permitted height under the DODP.

***Urban Design Panel (UDP)*** – The UDP reviewed the application on March 8, 2017 and supported the application with recommendations to improve the tower-podium relationship and the public realm (see Appendix D for further detail).

Figure 5: Rendering of Proposed Building



#### 4. Shelter Relocation

An existing shelter, Catholic Charities Men's Hostel, is located within the NEC Building and has been in operation since 1958. It has 102 beds that are open year-round, with an additional 24 temporary shelter beds that are open during the winter. The shelter primarily serves men over the age of 45, some of whom are working. The shelter is open 16 hours a day and provides services such as laundry, meal vouchers, and one-on-one advocacy. The shelter's operations are currently funded by BC Housing.

The downtown core has one of the highest proportions of homeless individuals in the entire Metro Vancouver area. The existing shelter provides a critical downtown service for homeless individuals, providing around half of the downtown shelter beds (102 of a total of 228 regular, year-round shelter beds in the downtown core). The demand for beds far exceeds availability, and all of the shelters are consistently operating at full-capacity. The loss of this shelter or interruption of shelter services is likely to have significant negative impacts for the homeless population and progress towards ending street homelessness.

When the applicant purchased the site from Catholic Charities in 2015, the applicant entered into an agreement with Catholic Charities to enable Catholic Charities to continue to operate

the existing shelter, first on the existing site and, following redevelopment, at an alternative replacement shelter site. It is staff's understanding that the agreement is that the replacement shelter space would be secured at a location within the downtown core through a 15-year lease between the applicant and Catholic Charities, with an option to renew that lease for an additional 10 years.

The City, the applicant and the Catholic Charities have been working together to find a solution for a new replacement shelter, sufficient for 102 beds, in the downtown core, within 10 blocks of the rezoning site. A condition to secure the replacement shelter is included in Appendix B. It requires the applicant to secure a suitably-sized and located space, for a minimum of 10 years, and complete renovations, all at the cost of the applicant, so that shelter services can be moved to the new relocation, avoiding any loss or interruption of service.

## **5. Heritage Designation for Exterior of NEC Building**

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, designate real property in whole or in part as protected heritage property. The proposed heritage designation for NEC building's exterior requires Council approval at public hearing and by-law enactment pursuant to sections 593 and 594 of the Vancouver Charter.

*Heritage Value and Character* – The NEC Building is a three-storey brick and stone building constructed in two phases, 1928 and 1947. The exterior of the building is a good example of commercial vernacular design with Art Moderne/Classical motifs. In 1958, the building was purchased by the Catholic Archdiocese of Vancouver for use as their Catholic Centre, containing offices and the Catholic Charities Men's Hostel. The building is listed on the Vancouver Heritage Register in the 'B' evaluation category.

Figure 6: Historic Photo of the Northern Electric Company Building showing the 1928 phase



***Condition and Viability of the Property*** – The exterior of the building is in good condition however, most of the interior has been modified over the years. The application proposes to retain and rehabilitate three facades of this heritage building, i.e. facades facing Cambie and Robson streets as well as the lane. The application is proposing to demolish the façade facing Beatty Street (the east façade) and provide a replication of this old façade on the new construction. Retention of the interior of the building is not structurally viable, therefore the building's interior structure would be demolished. Designation of all four facades as protected heritage property is proposed.

***Compatibility with Community Planning Objectives and Land Use Policy*** – Retention of heritage sites is encouraged in the *Rezoning Policy* and in the DODP as a public amenity. The proposed rehabilitation and conservation of the NEC building's exterior is consistent with this objective. It would deliver a high degree of visual amenity to the neighbourhood and help create an interesting streetscape with heritage character.

The existing uses in the heritage building and the proposed uses for the project are permitted in Area C3 of the DODP within which the site is located. The conservation of the heritage building is compatible with these uses and uses on adjoining properties.

***Heritage Incentives*** – Pursuant to Section 595 of the Vancouver Charter, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. In this case, the applicant/landowner proposes to rehabilitate and conserve the heritage building's exterior facades in exchange for obtaining the rezoning needed for an improved development

potential and no other compensation is sought or will be provided. This will be appropriately secured as legal obligations in an agreement registered on title to the site, enabling the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. Conditions to enter into an agreement and register a Restoration Covenant on title are included in Appendix B.

The applicant is to sign the agreement noted above and in doing so will explicitly accept the rezoning as proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building's exterior facades and the obligations to rehabilitate and conserve the heritage building's exterior. The agreement will be executed by the City and registered on title to the site as a condition of the enactment of the CD-1 By-law.

The Vancouver Heritage Commission reviewed the application on June 19, 2017 and supported the proposed retention and rehabilitation of the facades (see Appendix D for further detail.)

## **6. Transportation and Parking**

A parking and loading access is provided from the rear lane, leading to five levels of underground parking.

Under the Parking By-law, the minimum required vehicle parking for the proposed non-residential uses is 35 spaces, while the maximum permitted is 54 spaces. For the residential use proposed, the Parking By-law requires a minimum of 106 spaces.

A total of 246 vehicle parking spaces are proposed, including 48 spaces for hotel, retail and services uses and 198 spaces for residential use. This provision exceeds the vehicle parking requirements of the Parking By-law.

In addition, 174 Class A and 6 Class B bicycle spaces are proposed, meeting the minimum requirements of the Parking By-law. Of these, 164 spaces are dedicated for residential use and 10 spaces for hotel use. A total of six loading spaces would be provided on site, including four Class A spaces and two Class B spaces, also meeting the Parking By-law.

In addition to on-site vehicle parking, the site is well served by transit. Frequent bus service is available on Robson Street. Bikeways exist on Beatty, Smithe and Homer streets as well as on the False Creek seawall.

Engineering conditions of approval are set out in Appendix B.

## **7. Environmental Sustainability**

The *Green Buildings Policy for Rezoning* (amended February 7, 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 February 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*s, 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** (refer to Appendix D)

**Public Notification and Community Open House**

Prior to making a rezoning application, the applicant held a pre-application open house that introduced the preliminary design concept to the public and sought feedback.

After the application was made, a rezoning information sign was installed on the site on May 12, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

A City-led community open house was held on June 19, 2017, at the Sandman Hotel (180 West Georgia Street). A total of 8,278 notifications were distributed within the neighbouring area on or about May 25, 2017. Staff, the applicant team, and approximately 28 people attended the Open House.

**Public Response**

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

- In response to the June 19, 2017 open house, a total of 9 comment sheets were received from individuals.
- A total of 15 letters, e-mails, online comment forms, and other feedback were received from individuals.

**Figure 7: Public Notification Summary**

Total notifications	8278
Open House attendees	28
Comment sheets	9
Other feedback	15



Overall, main themes of support include the integration of the heritage building façades with the rest of the new development, provision of hotel space in this location and the interesting architecture.

There are some concerns about the height of the proposed development. Some respondents suggested that the tower located on the western side of the site would overwhelm the street and reduce privacy for neighbouring buildings. To address this concern, it was suggested that the locations of hotel and tower could be reversed.

The public realm treatment is another concern to some. It was felt the public space surrounding the development could be improved. Several respondents thought the Beatty Street façade could be enhanced to provide a better experience for pedestrians.

Other general concerns include:

- That the site's location in the entertainment district would impact the family units, therefore more studios and one bedroom units could be provided for young professionals instead;
- That fewer parking spaces could be provided as the location is downtown and close to accessible transit; and
- That too many developments are being approved in this area without sufficient public amenities. Respondents thought there should be more greenspace or community facilities provided by the developments.

As discussed earlier in the report under Form of Development, the proposed building height is significantly lower than the maximum height conditionally permitted under DODP due to a view cone restriction. Further, the proposed site plan is an appropriate response to the site – re-positioning the tower to the east would have a more detrimental shadow impact on Terry Fox Plaza.

Staff have responded to the concern about public realm by including conditions that seek to enhance the pedestrian experience along Beatty Street through landscape and other public realm improvements.

With respect to the comment regarding family housing, the applicant has stated that in determining the unit mix there is a balance of a number of factors. This is a highly desirable location within walking distance of a number of amenities, including entertainment destinations. The application therefore aims to provide a mix of units that can contribute to the diversity of the area, including providing some larger units that support family living downtown. As the project moves forward, the applicant has stated that they will continue to analyse the unit mix to meet market demand. However, the minimum family housing provision in the CD-1 must be met.

With regards to parking spaces, the application has provided more than the minimum required parking under the Parking By-law. The number of parking spaces proposed is a reflection of the location of the site and the demand generated by the hotel and residential component of the project. In addition to the vehicular parking, the application also supports other modes of transport, including walking and cycling in the immediate area by provision of a Public Bike Share station.

The site is in close proximity to numerous amenities including a few entertainment destinations. The Central Public Library is in the next block; the Roundhouse Community Centre, the False Creek seawall/parks along the water's edge are about 800 metres away (an eight-to 10-minute walk). In addition, the Park Board is developing a new park at Smithe and Richards streets, which will be about 350 metres away (a three- to five-minute walk). Further, Community Amenity Contribution generated from this application will help upgrade the nearby Yaletown Park (see next section).

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

### ***PUBLIC BENEFITS***

In response to City policies which address changes in land use and density, this application, if approved, can be expected to realize the public benefits noted below.

#### **Required Public Benefits**

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the Citywide Development Cost Levies (DCL) District, which has a rate of \$149.73/sq. m (\$13.91/sq. ft.) for commercial uses and a rate of \$168.13/sq. m (\$15.62/sq. ft.) for residential uses greater than 1.5 FSR, effective September 30, 2017. On this basis the proposed new residential floor area of 14,901.2 sq. m (160,395 sq. ft.) will generate DCLs of approximately \$2,505,369, and the new commercial floor area (hotel and related services) of 7,763.6 sq. m (83,567.0 sq. ft.) will generate DCLs of approximately \$1,162,417 for a total DCL of \$3,667,786.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 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 the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

#### **Public Art Program**

The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With 22,664.8 sq. m (243,962 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$483,045 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to 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

***Heritage Benefit*** – The applicant has offered to conserve and rehabilitate the existing heritage façades and to accept the designation of the heritage façades as protected heritage property. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant which, among other things, will secure the conservation and rehabilitation of the heritage facades. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$1,796,000.

***Community Amenity Contribution (CAC)*** – In the context of the City's Financing Growth Policy, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or of a cash or in-kind contribution towards other public benefits. CACs take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The applicant has offered a CAC package with a value of \$27,257,060, consisting of an in-kind offering and a cash contribution, as discussed below. Staff have reviewed the applicant's development pro forma for this rezoning application and have concluded that the amount of CAC offered by the applicant is appropriate, and recommend that the offer be accepted subject to certain conditions outlined in this section.

***In-kind CAC offering*** – The in-kind CAC offering consists of the transfer to the City for a nominal amount the fee simple title of the property at 877 Hamilton Street (Figure 8), free of encumbrances and environmental contamination, with an estimated market value of \$13,700,000 as determined by an independent third party appraisal. The site is also located in downtown and is subject to the regulations contained in DODP Area C3. It is adjacent to Fire Hall No. 9, which is in need of expansion to serve the growing downtown population. Staff will work on examining if this site could also be a future location of social housing and services to meet resident's needs, as set out in Housing Vancouver.

Figure 8: Property at 877 Hamilton Street



*Cash Contribution* – As part of this application, the applicant has also offered a cash CAC of \$13,557,060. The allocation of this cash is as follows:

- \$5,000,000 towards the Affordable Housing Reserve to help secure social housing and services to meet resident’s needs, as set out in Housing Vancouver, in and around downtown area
- \$4,000,000 towards public realm improvements in and around downtown area such as along 800 Robson Street and Granville Street
- \$1,557,060 towards park upgrades in and around downtown area such as Yaletown Park
- \$2,000,000 towards delivery of other City serving amenities such as the relocation of the City Archives to the Central Library
- \$1,000,000 towards the City’s cultural and social capital grant program

Staff’s recommendation of acceptance of the applicant’s CAC offering is subject to the following conditions:

- *Shelter Replacement Agreement*: The relocation of the shelter space currently on the rezoning site must be secured based on the terms outlined in condition (c)11 of Appendix B.
- *Local Buyers First*: The applicant has also provided a voluntary commitment to support residents who live in British Columbia or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the site. This includes a 30 day exclusive local buyer period after launch of the marketing campaign during which buyers will be required to sign a statutory declaration attesting that they presently live in British Columbia or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing. Please refer to Appendix B for detailed terms of this commitment.

This commitment is consistent with the policy directions and actions sought by Housing Vancouver. The City will work with the development industry and partners in senior levels of government to strengthen future local buyer provisions.

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

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial*

As noted in the section on Public Benefits, the applicant has offered an overall CAC package of \$27,257,060, consisting of a fee simple transfer of the site at 877 Hamilton Street to the City valued at \$13,700,000, and a cash contribution of \$13,557,060 to be allocated as follow:

- \$5,000,000 towards the Affordable Housing Reserve to help secure social housing and services to meet resident's needs, as set out in Housing Vancouver, in and around downtown area
- \$4,000,000 towards public realm improvements in and around downtown area such as along 800 Robson Street and Granville Street
- \$1,557,060 towards park upgrades in and around downtown area such as Yaletown Park
- \$2,000,000 towards delivery of other City serving amenities such as the relocation of the City Archives to the Central Library
- \$1,000,000 towards the City's cultural and social capital grant program

In addition, the retention and rehabilitation of the four heritage facades will be achieved at the cost of the applicant, and the value is estimated to be \$1,796,700.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$483,045.

The site is within the citywide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$3,667,786 DCLs.

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

### **CONCLUSION**

Assessment of the application has concluded that the proposed land uses are aligned with the *Rezoning Policy for CBD and CBD Shoulder* and the *DODP*. The proposed form of development is also supportable in its context, subject to the recommended changes as outlined in Appendix B. If approved, the application will help the City achieve its economic and heritage objectives in the downtown area. The replacement of the existing permanent shelter on site, for a limited time, will be secured through conditions of approval of this application. The application, if approved, will also result in the City owning a site assembly at the corner of Hamilton and Smithe streets to enable the expansion of Fire Hall No. 9 and possibly the future location of social housing and services to meet resident's needs, as set out in Housing

Vancouver. The additional cash CAC will also help achieve key public benefit objectives for a growing downtown.

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 E.

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118-150 Robson Street  
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (\_\_\_\_).
- 3.2 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, limited to Arts and Culture Indoor Event;
  - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (c) Retail Uses, limited to Retail Store;
  - (d) Service Uses, limited to Beauty and Wellness Centre, Hotel, and Restaurant; and
  - (e) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% must be two-bedroom units; and
    - (ii) at least 10% must be three-bedroom units;
- and

- (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

#### Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,250.4 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 10.07.
- 4.3 The floor area for residential use must not exceed 14,901.2 m<sup>2</sup>.
- 4.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted residential floor area or 929 m<sup>2</sup>; and



- (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 4.7 The use of floor area excluded under sections 4.5 and 4.6 must not include any use other than that which justified the exclusion.

### Building height

- 5.1 The building height, measured above the base surface to the top of the parapet of the uppermost habitable floor, must not exceed 87.2 m, except that no part of the development shall protrude into the approved view cones, as set out in the City of Vancouver View Protection Guidelines.

### Horizontal angle of daylight

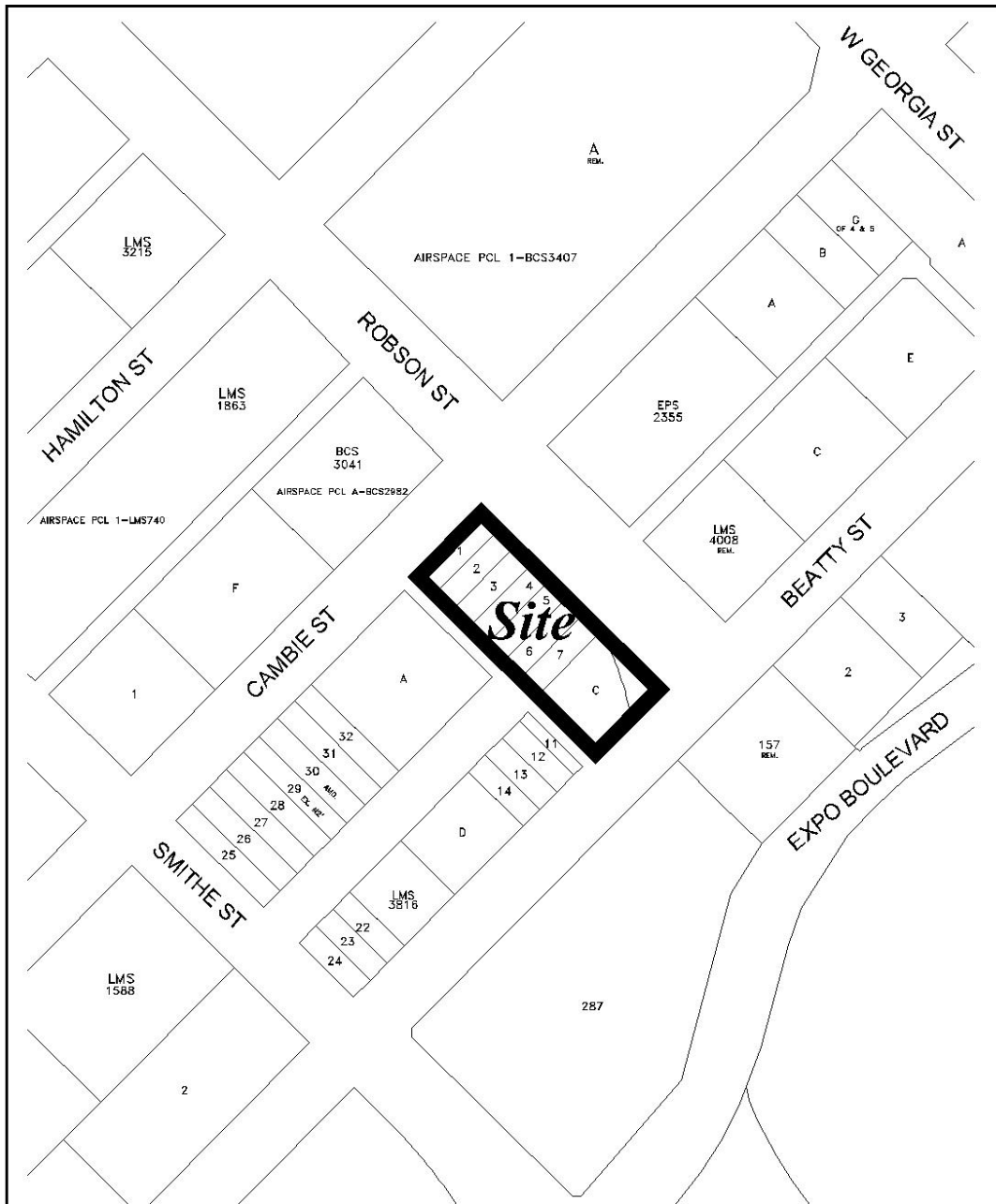
- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 (\_\_\_).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10 % or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

## Acoustics


- 7.1 A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

**Schedule A**



The properties outlined in black ( **█** ) are rezoned:  
From **DD** to **CD-1**

RZ - 118-150 Robson Street	map: 1 of 1	
	scale: NTS	
<b>City of Vancouver</b>	date: 2017-12-18	

\* \* \* \* \*

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118-150 Robson Street  
DRAFT CONDITIONS OF APPROVAL

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

**CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc., and stamped "Received City Planning Department, February 28, 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 of open balconies to comply with 12% of residential floor area.

Note to Applicant: The area proposed for open balconies is approximately 16% and exceeds the maximum 12% allowable exclusion. 16% of balcony area can be considered only if the surplus amount, i.e. the 4% in excess of the exclusion is counted in the proposed FSR. Given the Applicant wishes to include no additional balcony floor area in the calculation of FSR, the maximum exclusion for open balconies will be 12%. Consideration, in any event, should be given to simplifying the balcony pattern and to better relate them to the heritage building by aligning them to the patterns and openings of the retained heritage facade.

- 2. Design development to refine building massing of the Hotel use as follows:
  - (i) simplify corner massing (offset cubes) on Beatty Street with consideration to straighten and align them; and
  - (ii) improve and make legible the glass connector between the heritage building and hotel massing.

Note to Applicant: The shifted cubes do not appreciably improve solar performance on open space. The disposition of the floors, openings, and the glass connector, serve well to distinguish new construction from the heritage building. The above adjustments will strengthen the design in terms of how it relates to the heritage façade.

- 3. Design development to improve the interface along Beatty Street by providing landscape solutions in addition to providing active uses at grade.

Note to Applicant: Please also refer to relevant conditions under Landscape.

4. Design development to simplify the use of materials on the hotel massing with consideration for the use of brick instead of metal panel, light coloured material.

Note to Applicant: Consideration for a well-chosen brick, and its tone would relate well to the heritage form. This would represent a sophisticated contrast to the traditional composition of the façade. Further, the overall podium, with this material change, would contrast well against the tower massing.

### Landscape

5. Further coordination with City staff and the project arborist at the development permit stage to protect street tree roots and canopy associated with public realm improvements and/or building face clearance requirements.

Note to Applicant: This will require further attention by the landscape architect and project arborist to anticipate and reduce unnecessary root disturbances, wherever possible. Retention of the existing public sidewalk/boulevard in the critical root zone may be necessary. Coordination will be needed with Engineering, Planning and Park Board (Urban Forestry) for the final public realm landscape design submitted for development permit and construction phase.

6. Design development to the six-storey hotel building to ensure a pedestrian friendly experience at the interface of the ground plans and the vertical facades of the structure.

Note to Applicant: Options should be explored to utilize landscape planting that is viable and a pedestrian edge that may include a seating wall in combination with trees. Avoid tall planter walls by lowering the slab below grade at the edges.

7. Design development to the child play space located on Level 5 to include landscape features with natural materials such as sand, balancing logs, boulders that provide a range of creative and motor-skills developing play activities.

Note to Applicant: While play equipment is neither required nor encouraged, natural materials are preferred to stimulate creativity and exposure to nature.

8. Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed

street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

9. Provision of large scale architectural and landscape sections (typical) through planted areas, including the slab-patio-planter relationship.

Note to Applicant: The sections should include the planter materials, tree stems, canopy and root ball (where applicable).

10. Provision of high efficiency irrigation for all planted areas.

Note to Applicant: Illustrate symbols (irrigation stub locations), written specifications and notations on the landscape plans in this regard. The green roof will have special irrigation requirements during the establishment phase.

11. Provision of a detailed arborist report.

Note to Applicant: The expanded report should inform public realm design and methods for street tree retention. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

12. Provision of an arborist supervision assurance letter.

Note to Applicant: The letter should outline the important construction milestones where the arborist will need to be notified in advance to attend the site and provide services. The letter should and be signed by the applicant/owner, the arborist and the contractor.

13. Incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to birds in the City.

Note to Applicant: refer to  
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

### **Sustainability**

14. 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.

#### Crime Prevention Through Environmental Design (CPTED)

15. Design development to respond to CPTED principles, having particular regards for:
- (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) 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. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

#### Engineering

16. Provision of a revised landscape plan with the existing trees along the Robson Street frontage located as per the survey plan. Note that the existing trees are located approximately 4-5 feet closer to the building than indicated on LRZ 1.01. and provision of the following notes on the landscape plans:
- “All plant material within the same continuous planting area which is located on street right-of-way within 10 m (32.8 ft.), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2.0 ft.), measured from the sidewalk.
- All plant material within the street right-of-way which is located outside of the areas described in the paragraph above shall not exceed 1 m (3.3 ft.) in height, measured from the sidewalk.
- Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.”
17. Provide tree and planting selection Landscape drawings.
18. Clarification of how the existing elevations of the heritage building will respond to the proposed City building grades which are higher than the current entries and elevations. The current proposal shows a reversed grade on the sidewalk and no provision for drainage of the public sidewalk. If the reversed grades are

accepted then a storm spur may be necessary to drain the area with costs for the storm spur at the applicant's expense.

19. Design development to the Robson Street sidewalk to generally remove benches, etc. from beyond the line of the correctly located existing street trees to provide an as-wide-as-possible uninterrupted sidewalk for the Robson Street frontage with treatments consistent with the public realm plan for this location.
20. 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.
21. 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.

22. 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 (GMES) 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 to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

23. 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.

24. Provision of Class B bike parking requirements to be located on site.

Note to Applicant: City of Vancouver bike racks on City property do not count towards required Class B bike parking.

25. Clearly show the Statutory Right-of-Way (SRW) on the Site Plan, Level 1 Plan and the Landscape drawings.



26. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp, through the loading bay and the parking levels.
  - (ii) Minimum 2.3m clearance is required for Class A loading and disability spaces.
  - (iii) Minimum 3.8m clearance is required for Class B loading
- Note to Applicant: label the minimum clearances on the drawings, including overhead gate and mechanical projections.
- (iv) Provision of design elevations on both sides of the parking ramp and sloped sections in the parking levels at all breakpoints, both sides of the loading bays, and at all entrances.
- Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.
27. Modification of the parking ramp design as follows:
- (i) Provide a 10' x 10' corner cut through the inside radius at the bottom of the main parking ramp (left side of ramp) to enable two vehicles to pass each other unobstructed.
  - (ii) Provide measures to address conflicts between vehicles on the ramp. Parabolic mirrors are recommended.
  - (iii) Dimension all columns encroaching into parking stalls.
  - (iv) Provide additional parking stall width for stalls adjacent to walls, for single module stalls and for stalls with reduced aisle width.
  - (ii) Provision of minimum 7'6" stall width for small car stalls
28. Modification of the loading bay design as follows:
- (i) Provide a double throat for the Class B loading spaces.
  - (ii) Additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8m wide)
  - (iii) Provision of internal stair free loading routes from the Class B loading bays to all uses including to the different uses within the hotel.

Note to Applicant: Show the load routes on the submitted drawings.

- (iv) Relocate the two Class A loading bays for the residential use in front of the residential overhead gate in close proximity to the residential elevators.

Note to Applicant: This is to ensure that the spaces are accessible to service providers for the residential units.

- (v) Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

29. Modify access to the bicycle parking as follows:

- (i) Provide automatic door openers on the doors providing access to the bicycle room(s).
- (ii) Provide alcoves for bike room access off the vehicle maneuvering aisle.

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

##### Engineering

1. The closing of, stopping up and conveying to the owner the required portion of Robson Street west of Beatty Street, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area.
2. Consolidation of Lots 1 to 7, Plan 2565, and Lot C, Plan 14094; all of Block 68, DL 541 and the portion of closed road to create a single development parcel.
3. Registration of a temporary Statutory Right-of-Way (SRW) agreement in favour of the City over the portion of road to be closed for public utility purposes, to be discharged once all utilities impacted by the road closure have been abandoned, relocated or otherwise protected, as necessary, and any associated street reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services (GMES).
4. Confirmation of any existing building encroachments onto city streets and lanes from the Northern Electric Building. Should encroachments exist, arrangements (legal agreements) must be made for all building elements which encroach onto

City property. Upon completion of the exterior restoration work, a new BC Land Surveyor's Location Certificate will be required to confirm the extent of all building encroachments at that time.

Note to Applicant: An application to the City Surveyor is required. To enable permit issuance a letter of commitment, to enter into a City standard encroachment agreement, is required.

5. The applicant is advised that building encroachments onto City street may cause problems when strata titling a property due to Section 244(1)(f) of the Strata Property Act. The City of Vancouver may not necessarily support the provision of easements for any parts of the building on City Street. If strata titling is being proposed, the applicant is advised to seek independent legal advice on the matter and to also contact the City Surveyor.

6. Release of Easement & Indemnity Agreement 524445M (commercial crossing) 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.

7. Provision of a building setback and a surface Statutory Right-of-Way (SRW) on Beatty Street to achieve a 5.5 m (18 ft.) sidewalk from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the second- and third-storey and above will be accommodated within the SRW agreement.

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 is 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, 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 GMES and the Director of Legal Services will be required to secure payment for the upgrading. The applicant is responsible for 100% of any water system upgrading that may be required.

- (ii) 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.

- (iii) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives:
    - a. Retain or infiltration the 6-month storm event volume (24 mm) onsite;
    - b. Treat the 2-year event (48 mm) onsite; and
    - c. Maintain the pre-development 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.
  - (iv) Provision of a frost-free public water fountain to be located adjacent the site. The fountain is to be served by a separate water connection. The preferred location is near the Robson and Beatty intersection.
9. Provision of the following street improvements adjacent to the site:
- (i) Provision of the Library Square - Robson Street streetscape treatment including tree surrounds, granite street name markers, pedestrian lighting and sidewalk finishes and patterns on Robson Street.
  - (ii) Provision of a 1.53 m (5 ft.) exposed aggregate front boulevard and a minimum 3.96 m (13 ft.) Cast In Place (CIP) light broom finish sidewalk with saw cut joints on Robson Street.
  - (iii) Provision of new CIP light broom finish sidewalk with saw cut joints and exposed aggregate front filler sidewalk on Beatty Street and Cambie Street with standard four piece tree surrounds.
  - (iv) 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, including the relocation of existing street lighting on Robson Street to the typical back of curb location.

- (v) Provision of an upgraded traffic signal at Cambie and Robson intersection (including upgraded signal pole and arm at the south east corner to current standards, traffic signal kiosk controller and associated equipment and LED lighting).
  - (vi) Relocation/replacement of BC Hydro kiosk to the edge of the new sidewalk on Robson Street.
  - (vii) Provision of intersection lighting upgrade. (LED lighting on each corner pole is required).
  - (viii) Provision of commercial concrete lane crossings on the east side of Cambie Street and the west side of Beatty Street at the lane south of Robson Street including replacement of curb returns and curb ramps where necessary.
  - (ix) Undergrounding or removal of all existing overhead utilities and removal of all wood poles from adjacent the site. Confirmation from all utilities who make use of the wood poles is required confirming arrangements are in place to the satisfaction of GMES.
10. Provision of uninterrupted space on the Robson Street sidewalk for a future 19m x 4m public bike share station. The following conditions apply;
- (i) Size: At a minimum a 19m x 4m sized station shall be accommodated.
  - (ii) Location: The full length of the space is to be continuous and located on the Robson St frontage, south of the 3.96m sidewalk on public property adjacent to the proposed 'Hotel - Lounge Patio'.
  - (iii) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station.
  - (iv) Surface treatment: A hard surface is required with no utility access points (no manholes or junction boxes etc....), landscaping, and street furniture within the PBS station footprint. Any utility access point within 1m of the PBS space is to be identified and shown in detail on the drawing submission.
  - (v) Grades: The surface must be consistent in grade with a maximum cross slope of 3% along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
  - (vi) Sun exposure: There must be a minimum of 5 m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

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## Shelter Relocation

11. Prior to enactment of the rezoning by-law, the applicant will enter into a Section 219 Covenant, to be registered against title to the rezoning site, to secure the relocation of the shelter space currently located on the rezoning site under the following terms:

- (i) No demolition permits for the rezoning site will be issued until:
  - a. the applicant can demonstrate that it has secured or has facilitated the securing of a replacement shelter space that is, at a minimum, an operational 102-bed, 10,000 sq. ft. space that is located within the Downtown District Zoning Boundary or such other location in the Downtown Core as may be acceptable to the General Manager of Arts, Culture and Community Services;
  - b. if the new replacement shelter space is leased space, a copy of the new lease is provided to the City for the review of and confirmation by the Directors of Legal Services and Real Estate Services and the General Manager of Arts, Culture and Community Services that such lease provides for, at a minimum, a 102 bed, 10,000 sq. ft. space that is located as required in subsection (i)(a) , and such lease will be for a minimum of a 10 year term at rents that allow the shelter to be sustainable for the duration of the lease term; and
  - c. the new replacement shelter space has been renovated to meet funder requirements and BC Housing's standards for shelters, an Occupancy Permit has been obtained, and all operations have been relocated from the rezoning site to the new shelter by the Catholic Charities,

provided that the requirement for the Section 219 Covenant may be dispensed with and demolition permits issued or, if the Section 219 Covenant has been registered, it may be discharged and demolition permits issued, if in either case the General Manager of Arts, Culture and Community Services is satisfied that the replacement shelter space will be operational within a suitable period of time and any security that may be required by the General Manager of Arts, Culture and Community Services to secure the delivery of the replacement shelter has been provided to the City in the form required by the Director of Legal Services; and

- (ii) The new replacement shelter space will be for the use of the operation of a homeless shelter by Catholic Charities or, if Catholic Charities determines not to continue to operate a homeless shelter or if Catholic Charities defaults in its obligations to the applicant, another non-profit shelter operator to be approved by the General Manager of Arts, Culture and Community Services in consultation with BC Housing.

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### Heritage (Northern Electric Company Building)

12. Council approves a Heritage Designation By-law for the heritage building's four exterior facades and that the by-law is enacted and notice of this is registered in the Land Titles Office pursuant to Section 594(9) of the Vancouver Charter.

Note to Applicant: Section 594(8) of the Vancouver Charter requires that a notice of the designation be registered in Land Titles within 30 days of the by-law's enactment. In this regard it is important that the legal description on the by-law matches the records in the Land Title Office, and as such it is recommended that any subdivision/ dedication of the lands or consolidations be done after the designation by-law is registered, or well in advance such that the by-law had the up to date legal description.

13. The owner enters into a Heritage Restoration Covenant (Section 219 Covenant) for the conservation of the heritage facades to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is completed and registered on title to the lands to the satisfaction of the Director of Legal Services.

Note to Applicant: Please contact the heritage planner, James Boldt, at james.boldt@vancouver.ca in this regard.

14. Submission of a stabilization/ retention plan, signed and sealed by the structural engineer, showing in detail how the three full facades of the heritage building which are to be retained, stabilized, and protected during the construction process, to the satisfaction of the Director of Planning.

### Community Amenity Contribution (CAC) – In-kind Offerings

15. *Fee Simple Title Transfer of the Applicant's Property on Hamilton Street to the City* - Transfer to the City for a nominal amount (\$1.00) the fee simple title to those lands and improvements at 877 Hamilton Street, Vancouver, BC [*Lots 22 and 23, both of Block 66, District Lot 541, Plan 210, PIDs: 015-458-873 and 015-458-857 respectively*] (the "Subject Property", see Figure 1 below) prior to enactment of the rezoning by-law for 118 - 150 Robson Street (the "Rezoning Lands"), which transfer will be in accordance with the City's standard "Contract of Purchase and Sale", which contract will provide, among other things, that:
  - (i) title to the Subject Property will not be subject to any liens, mortgages or other charges, other than the "permitted charges" expressly approved by the City's Director of Legal Services;
  - (ii) the Applicant (owner of the Subject Property) will assign all leases to the City if a tenant(s) is (are) presently occupying the lands and/or improvement(s) located within the Subject Property. The Applicant (owner of the Subject Property) will not enter into any new leases hereafter of all or any part of the Subject Property without the prior written consent of the City. Please note that final acceptance of this

offering is subject to the City's review and approval of all the current leases for the Subject Property, copies of which are to be provided to the City's Director of Real Estate Services; and

- (iii) the Applicant (owner of the Subject Property) will represent and warrant that the Subject Property is and has been free from Contaminants (as defined in applicable environmental legislation) and no Contaminants have migrated from the Subject Property or to the Subject Property from other lands, and such other additional representations and warranties as are required by the City with respect to Contaminants. Further that the Applicant (owner) will indemnify the City if the City incurs any costs, claims, etc., in connection with any inaccuracy or untruth of any such representations and warranties.

Figure 1: Subject Property at 877 Hamilton Street



### Community Amenity Contribution (CAC) – Cash Payments

- 16. Pay to the City the cash Community Amenity Contribution of \$13,557,060 (cash CAC offering) which the applicant has offered to the City. Allocation of this cash to be as follows:
  - (i) \$5,000,000 towards the Affordable Housing Reserve to help secure social housing and services to meet resident's needs, as set out in Housing Vancouver, in and around downtown area
  - (ii) \$4,000,000 towards public realm improvements in and around downtown area such as along 800 Robson Street and Granville Street



- (iii) \$1,557,060 towards park upgrades in and around downtown area such as Yaletown Park
  - (iv) \$2,000,000 towards delivery of other City serving amenities such as the relocation of the City Archives to the Central Library
  - (iv) \$1,000,000 towards the City's cultural and social capital grant program
17. Conditions of the City's acceptance of the cash CAC offering:
- (i) Replacement Shelter: The relocation of the shelter space currently on the Rezoning Lands must be secured based on the terms outlined in the condition (c) 11 of this Appendix B, under the heading Shelter Relocation.
  - (ii) Local Buyers First: The Applicant's voluntary commitment to support residents who live or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the Rezoning Lands, which includes the following:
    - a. For the first 30 calendar days after the launch of the "pre-sales marketing campaign" for this development (the "Exclusive Local Buyer Period"), only those who live or work in Metro Vancouver will be eligible to purchase homes in this development, and all such buyers will be required by the Applicant to sign a statutory declaration attesting that they live or work in Metro Vancouver and intend to occupy the unit they are purchasing.
    - b. The text of the statutory declaration will be agreed upon in advance of the rezoning enactment by the Applicant and the City's Director of Legal Services.
    - c. There shall be no foreign marketing during this Exclusive Local Buyer Period.
    - d. No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.

#### Public Art

18. 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 311 to be directed to the Public Art Program Manager to discuss your application.

## Environmental Contamination

19. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
  - (ii) As required by the Manager of Environmental Protection 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
  - (iii) If required by the Manager of Environmental Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note to Applicant: 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 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.

\* \* \* \* \*

118-150 Robson Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO.11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"118-150 Robson Street                      [CD-1 #]                      [By-law #]                      DD"

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

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

"[CD-1 #]                      [By-law #]                      118-150 Robson Street"

\* \* \* \* \*

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118 -150 Robson Street  
ADDITIONAL INFORMATION

1. Urban Design Panel

March 8, 2017

EVALUATION: SUPPORT with Recommendations

**Introduction:** Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for 118-150 Robson Street. The site for this rezoning application is comprised of eight parcels bounded by Cambie, Robson and Beatty streets and also includes a portion of City-owned right-of-way, currently leased for use as surface parking associated with the business at 118 Robson Street. The frontage of 260 feet on Robson Street is 90 feet deep, the site size is just over 24,220 square feet.

Currently there are two buildings on the site:

- 150 Robson St - the former Northern Electric Company Building - a 3-storey heritage "B" building, currently used as the Catholic Charities men's shelter, and
- 118 Robson St - a one-storey building on site, currently a restaurant.

The application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. Under the policy, rezoning applications including market residential may be included if a minimum 2.0 FSR of non-residential uses is included. The maximum height is subject to view cone restrictions and allowable density is based on urban design performance. The Green Buildings Policy for Rezoning also applies for this site, requiring a minimum of LEED Gold or equivalent. The application is to rezone from DD (Downtown District) to CD-1 to allow for a 29- storey mixed use building, with a total FSR of 10.08, including 3.45 FSR of non-residential use and height of 290 feet. The proposal is to retain and restore the existing heritage façade, with hotel and other commercial uses at ground level, hotel use above, and residential from L5-L29, all over 5 levels of underground parking.

Tim Potter, Development Planner, introduced the project as a double fronting Corner site (at Robson, Cambie) that contains the Beatty Northern Electric Company Building that is on the Vancouver Heritage Register (VHR). The proposed height is 88.4m and 29 stories. The site is subject to view cones of 9.1 and E1 and its base zoning is the Downtown Official Development Plan (DD ODP) having a base density of 5.0. The proposed density is 10.08 for a mixed use building with hotel and residential uses including Heritage conservation. Advice from the Panel on this application is sought on the following:

1. Please comment on the building's relationship to the existing heritage building;
2. Does the panel have any preliminary comments on the architectural expression?
3. Is the overall height and density proposed supportable; and
4. Please comment on open space and public realm design.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** The applicant noted the redevelopment of surrounding sites, and the limited amount of sites with a large footprint. An entire block on Robson is an opportunity and responsibility. Each frontage was examined in relation to its context. The

tower is set back to decrease shadowing of Terry Fox plaza. The hotel is designed with ancillary retail at grade. The residential entrance is located on Cambie Street. The balconies provide protection on the south side. The Beatty building warehouses have a 'simple' language. The new addition at the Beatty block is relates to the Beatty frontage. The top is set back to reduce shadowing. The window pattern is informed by the heritage building. The tower design is not meant to relate to the language of the heritage building but instead a backdrop to the distinct heritage form.

There are three large scale trees planned to be retained on Robson. All of the exterior surface areas are accessible, green and include a green roof. The building proposal has a formal architectural expression and serves as a 'bridge' building to the other buildings down the street.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Mr. Sharma and seconded by Mr. LaMontagne 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:

- Re-consider the relationship of the tower to the base and the overall massing strategy;
- Recommend solar response to orientation of all facades and incorporate this in the narrative;
- Consider the public realm design on the corner of Robson and Beatty be designed to support more active and vibrant uses; and
- Consider relocation of the trees, benches and the public bike share.

**Related Commentary:** The Panel supported the heritage aspects. The height and density support depends on the right massing.

There was commentary on the additions to the buildings. The gap is well handled with a north south linkage.

The tower and the base could be re-considered. Step down and look at having a better relationship from west to east. There were questions on whether the background building is invisible. One panel member recommended flipping the hotel and restaurant spaces around. The corner building west façade is in shadow, and there should be a solar analysis. There needs to be more energy conservation.

There needs to be a narrative on the sustainable aspects of the proposal. The hedge is too harsh along Beatty Street; instead create more green and more room to make the building more welcoming. The lane side building services have not been considered enough, for example the electrical room. A tree in the lane will not work, especially next to loading.

**Applicant's Response:** The applicant team thanked the panel for their comments and noted the massing of the buildings typology was an ongoing negotiation with the City.

## 2. Vancouver Heritage Commission

June 19, 2017

### Conservation Review

#### Issues:

- Retention and rehabilitation of the facades.

#### Applicants:

- Blake Chartrand, Amacon
- GBL Architects
- Robert Lemon, Robert Lemon Architect Inc.

#### Staff:

- James Boldt, Heritage Group

Staff and the applicant team reviewed the application and responded to questions.

The existing building at 150 Robson Street, Constructed as the Northern Electric Company (NEC) Building was built in two stages. The first block was constructed in 1928 and was designed by J.O. Despatie, NEC's company architect, and McCarter Nairne. The second block was constructed in 1947 and designed by McCarter Nairne. In 1958 the building was purchased by the Catholic Archdiocese and the building was converted to the Catholic Charities Men's Hostel. The building is a good example of commercial vernacular architecture with art deco influences, motifs, and contemporary construction materials and methods. The interiors were extensively renovated and little original features exist on the interior. The entrances were also modified.

The current application proposes to retain the facades of the building and construct a new development on the site comprised primarily of a tower. Uses include residential, hotel, and commercial. The application is a rezoning (see the table below). The proforma review has not been completed. The current zoning is the Downtown District (DD) ODP. If the site is redeveloped, a new shelter space will be provided for the existing Catholic Charities shelter, as part of the agreement between the developer and Catholic Charities.

Table 1: Density

Item	Permitted (Max.)	Proposed
Total Floor Space Ratio (FSR)	5.5	10.1
Residential FSR	3.5	6.6
Commercial FSR	2	3.5
Total Floor Area	133,227 sq. ft.	244,089 sq. ft.

Existing drawings of the original building exist and will be used to guide the restoration of the facades. The facades are proposed to be protected by a Designation By-law.

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission, while regretting the loss of the full structure, supports the rezoning application to 150 Robson Street, which includes the

preservation and restoration of the art-moderne façades of the Northern Electric Company Building, as presented at its meeting on June 19, 2017, noting the following:

- The applicant has committed to having the windows align with the hotel rooms which will be located behind the heritage structure;
- The applicant's intent to preserve the character defining elements of the façades, including the window construction, and the board form concrete banding on the lane elevation;
- Further design consideration be given to using black "bronze" metals for the three new entries of the heritage façade; and
- The pro forma in support of the rezoning application was not presented to the Commission, and therefore the Commission is unable to provide an opinion on the Floor Space Ratio of the proposed project.

CARRIED UNANIMOUSLY

Note: Due to a scheduling conflict, the remainder of the meeting was held in the Broadway room in the West Annex (515 West 10th Avenue).

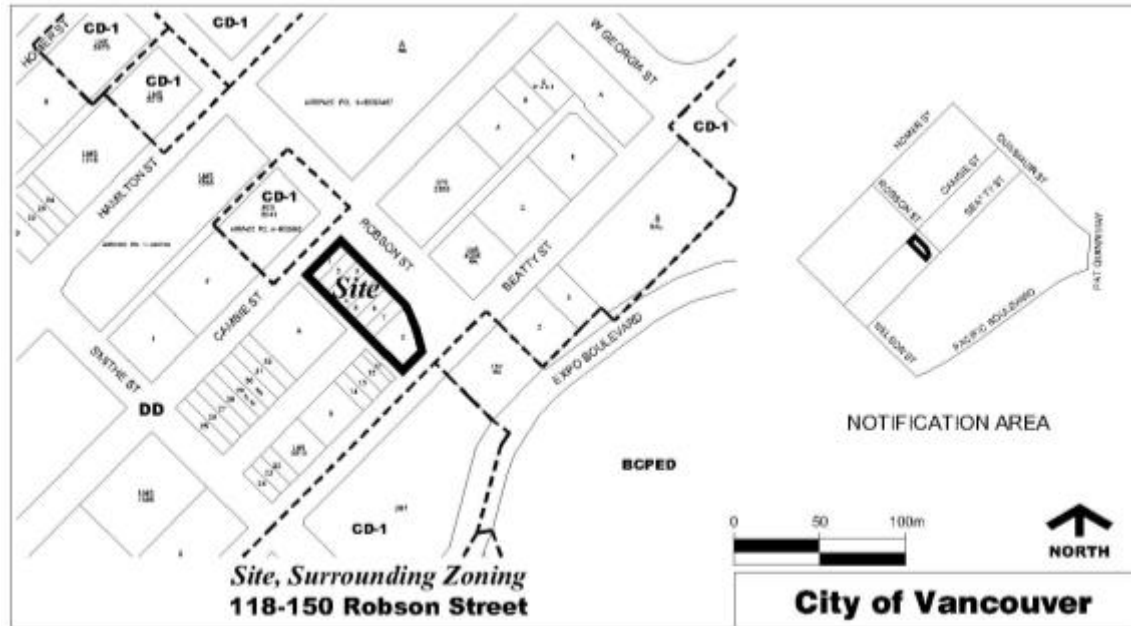
Staff Comments:

The comments from the Heritage Commission will be reviewed, including the level of retention of the façade at the lane, and where possible implemented into the project as part of the development application review process should the proposal proceed.

### **3. Public Consultation Summary**

#### **Public Notification**

A rezoning information sign was installed on the site on May 12, 2017. A community open house was held on June 19, 2017. A total of 8,278 notifications were distributed within the neighbouring area on or about May 25, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



### June 19, 2017 Community Open House

A community open house was held from 5-8pm on June 19, 2017, at the Sandman Hotel (180 West Georgia Street). Staff, the applicant team, and a total of approximately 28 people attended the Open House.

### Public Response

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

- In response to the June 19, 2017 open house, a total of 9 comment sheets were received from the public.
- A total of 15 letters, e-mails, online comment forms, and other feedback were received from the public.

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:

- **General Support:** Generally, there was positive support for the proposal and design of the building.
- **Building Design:** Respondents thought that there was a good integration of the façade of the Northern Electric building into the rest of the proposal. They commented that the massing and design of the hotel related well to the heritage building. Some respondents suggested that more height could be added to the attached hotel.
- **Land Use:** Respondents generally supported the proposal for a hotel on this site. There were comments that it would benefit tourism and would be supported by events at BC Place.



- **Private Amenity Space:** Respondents thought the indoor amenity space was attractive and in a good location.

**Comments of Concern and Suggestions for Improvement:**

- **Building Design:** Several respondents suggested that the towers on the south side of the site should be shorter, as they are overpowering the street and reducing privacy for neighbouring buildings. It was suggested that the locations of hotel and tower could be reversed to address this.
- **Public Space:** Respondents thought the public space outside of the building could be improved. Several respondents thought the Beatty St. façade could be enhanced to provide a better experience for pedestrians. It was suggested that a lighting feature could be installed to interact with BC Place.
- **Housing:** Some respondents thought there were a good number of family units being provided. Others were concerned that the site's location in an entertainment district would impact the family units and more studios and one bedroom units could be provided for young professionals.
- **Parking:** Some respondents suggested that fewer parking spaces could be provided as the location is downtown and close to accessible transit.
- **Public Benefits:** Some respondents thought that there are too many developments being approved in this area without sufficient public amenities. Respondents thought there should be more greenspace or community facilities provided by the developments.

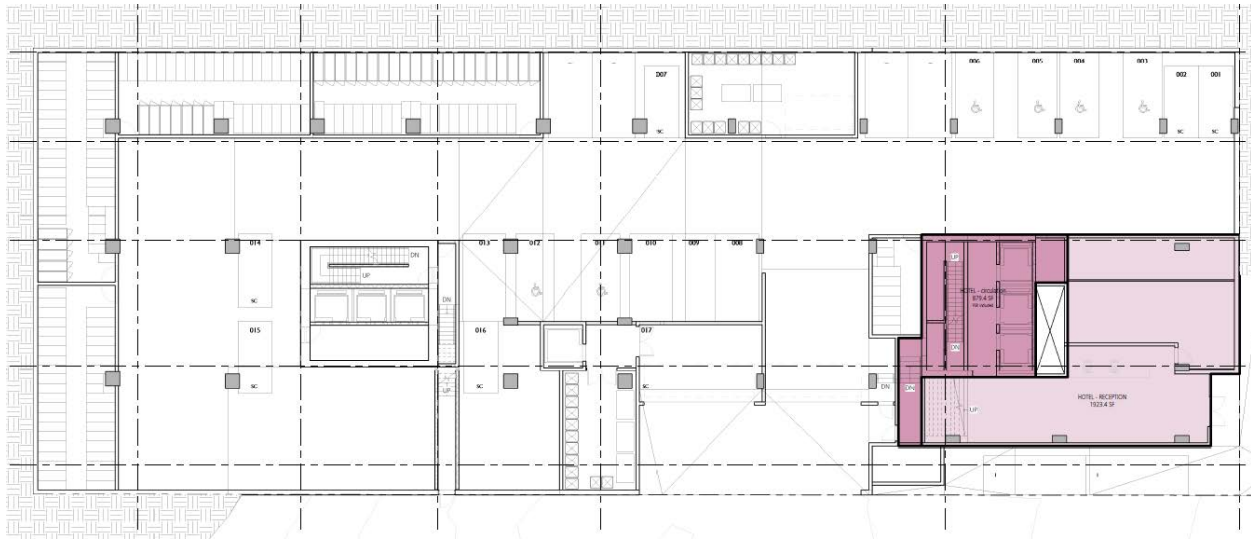
The following miscellaneous comments were received from the public:

- Provide more office space in this location rather than hotel space.
- The hotel design is more appealing and less overpowering than in the pre-application proposal.
- Ensure handicap parking is provided.
- Include a more public land use on the Terry Fox Plaza side of the building, such as a restaurant or commercial space.
- The building shadows too much of Terry Fox Plaza.
- Connect the building alley to the wider alley between the heritage buildings on Cambie and Smithe streets and to activate it.

\* \* \* \* \*

118-150 Robson Street  
FORM OF DEVELOPMENT DRAWINGS

Level P1 Floor Plan

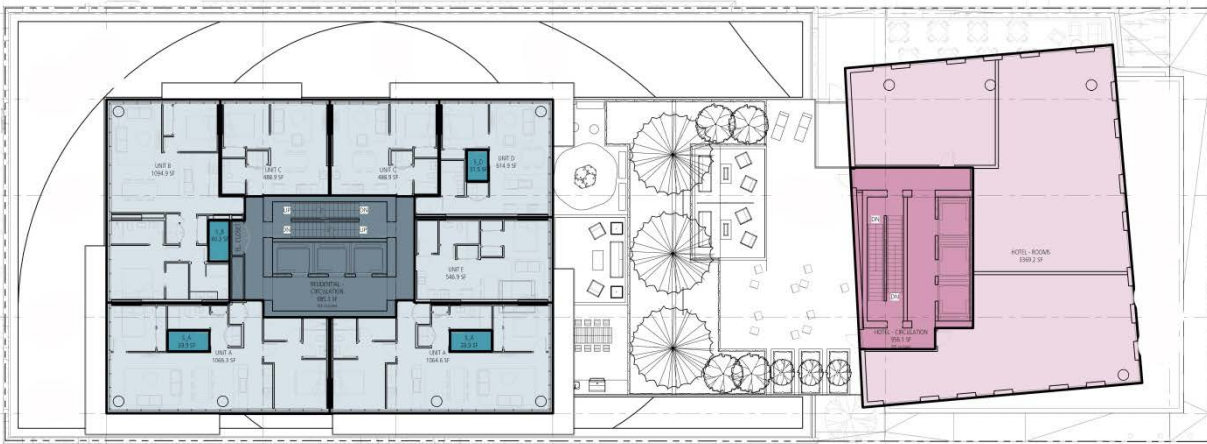


Level 1 Floor Plan





Level 6 Floor Plan



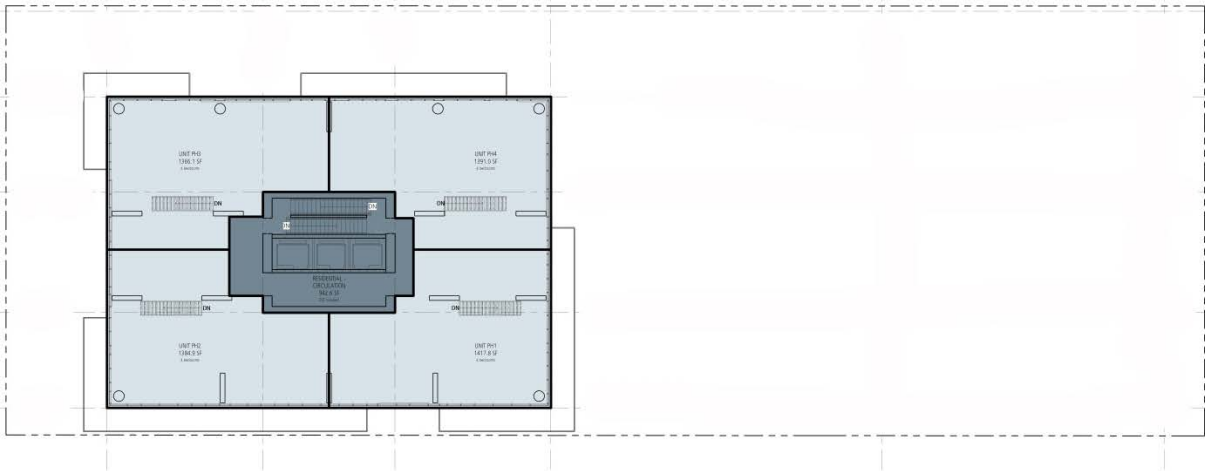
Levels 7-10 Floor Plan



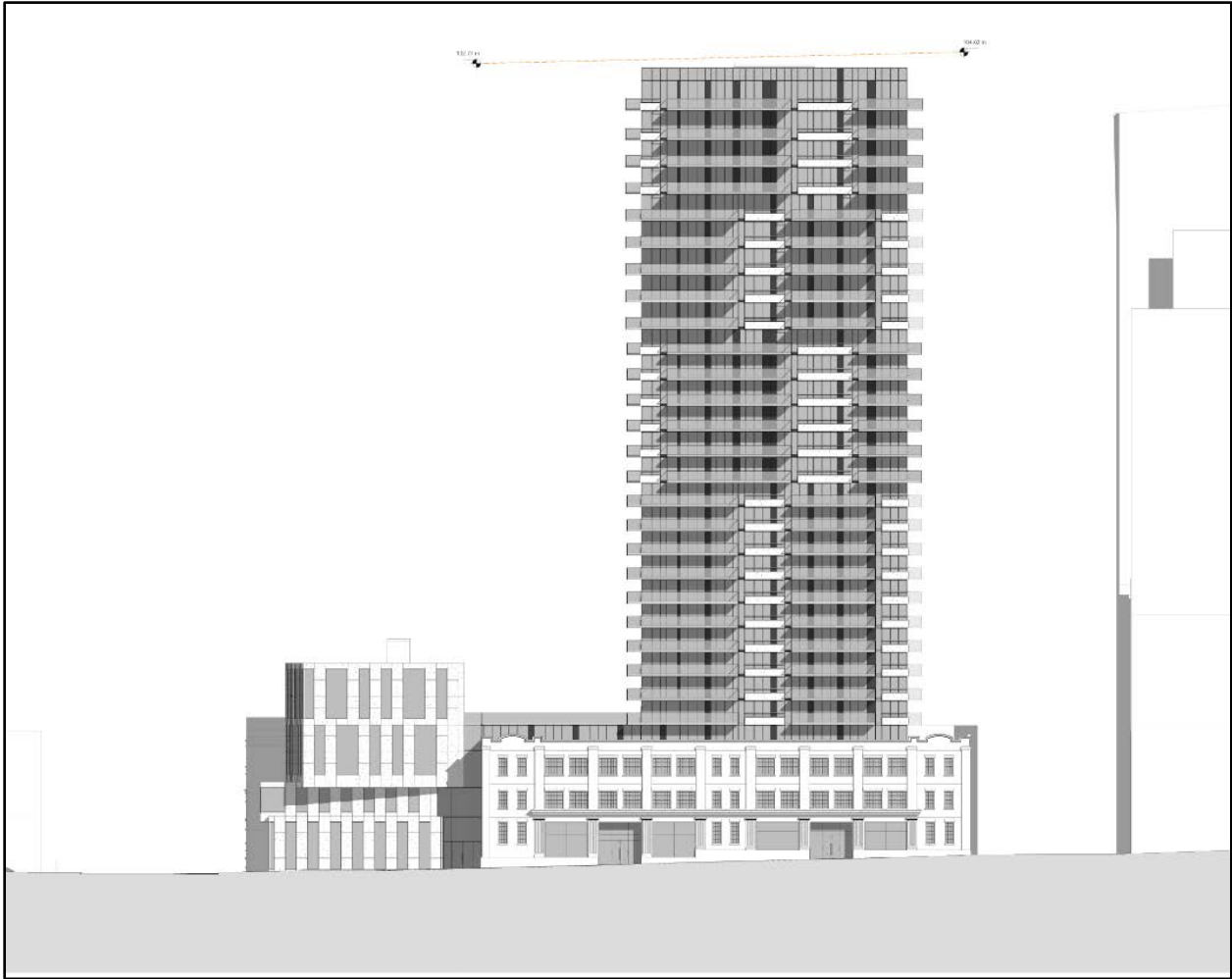
Levels 11-27 - Typical Floor Plan



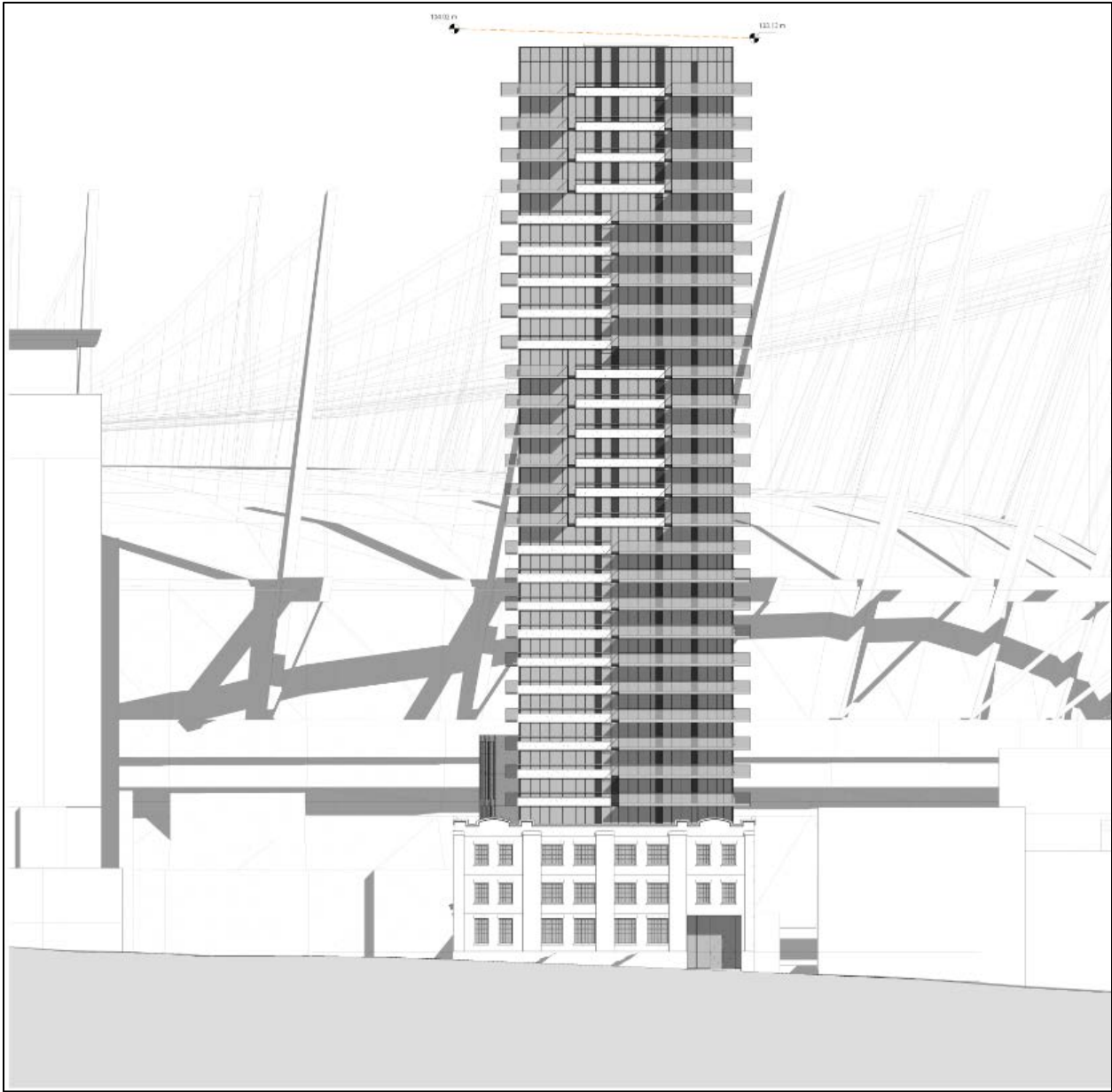
Levels 28-29 - Typical Floor Plan



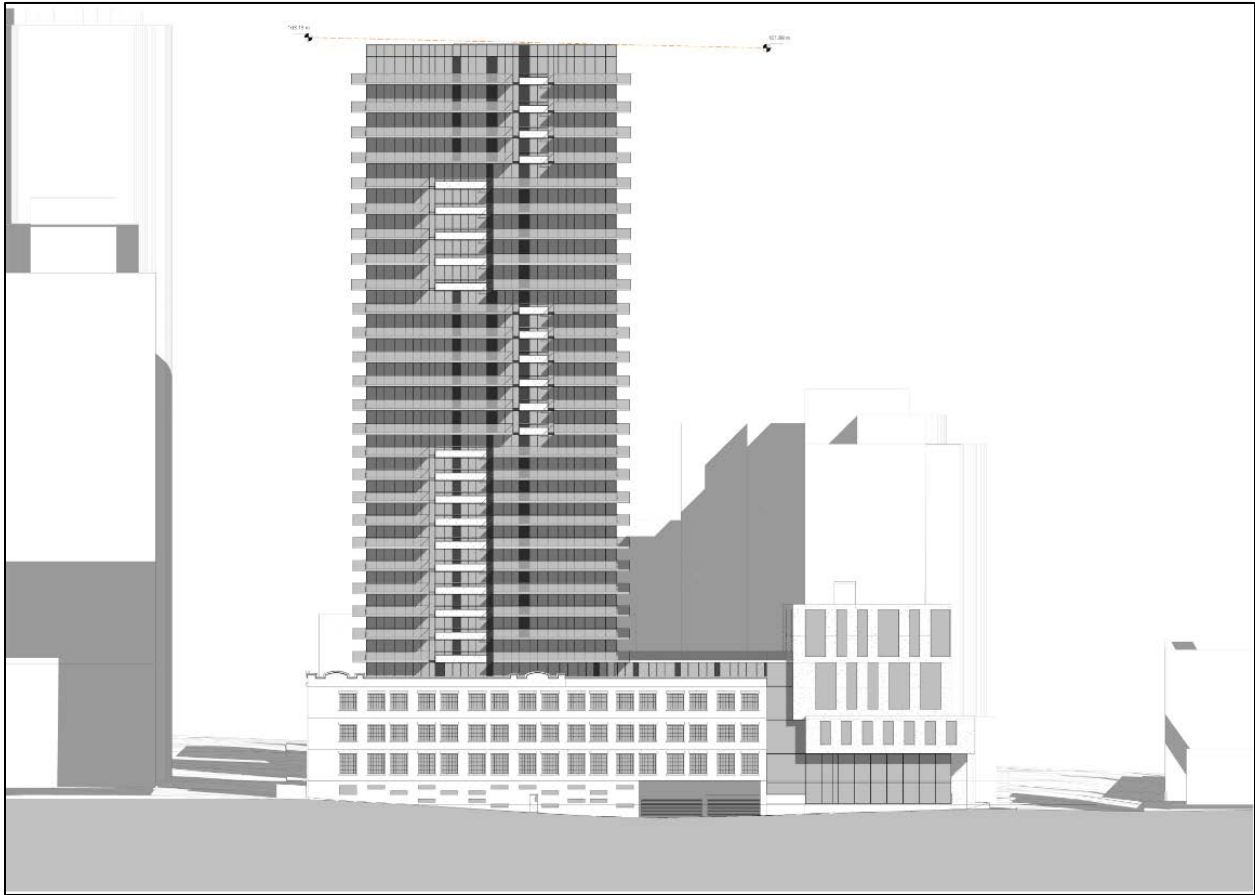
North Elevation - Robson Street



West Elevation - Cambie Street



South Elevation - Lane

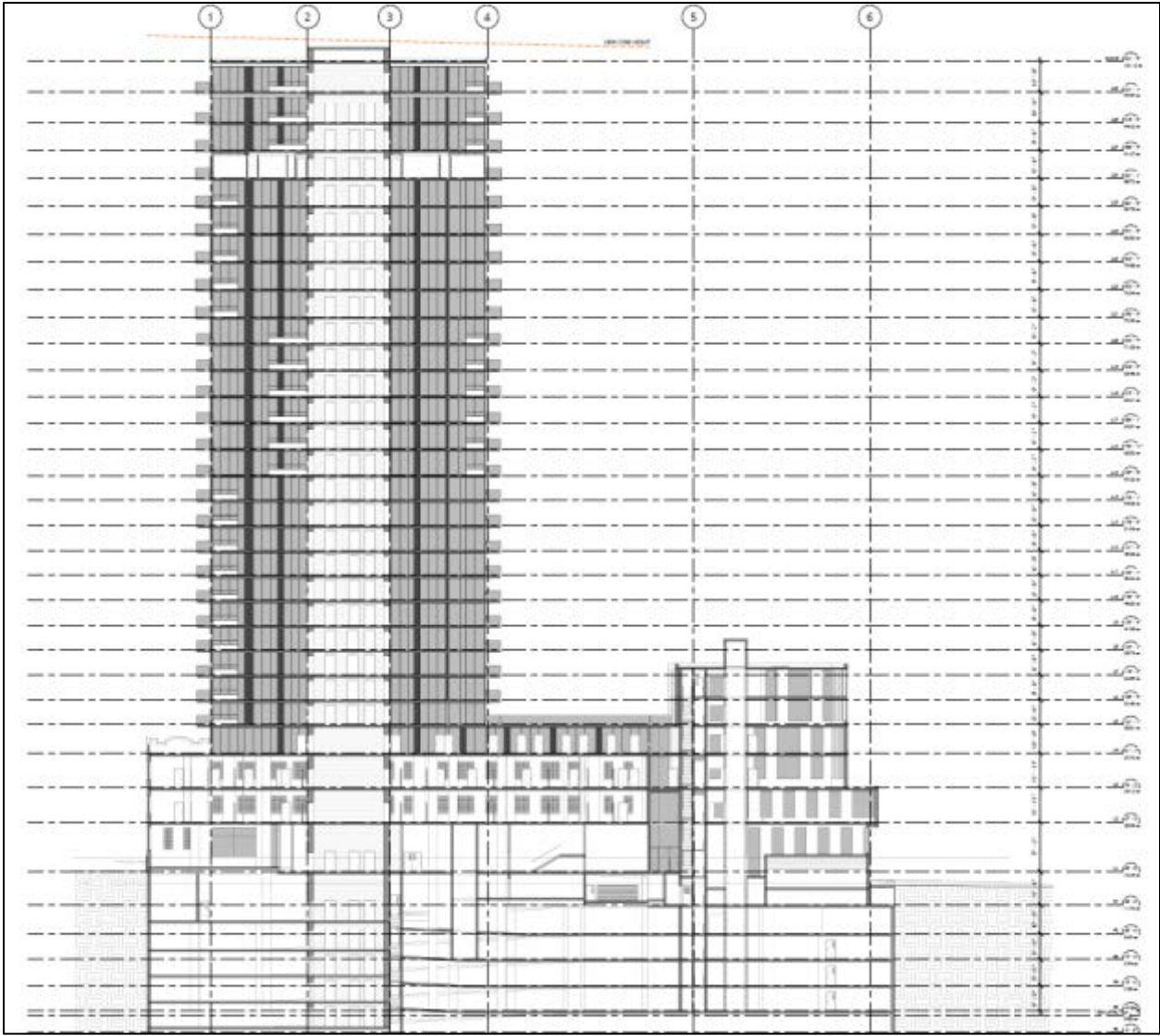




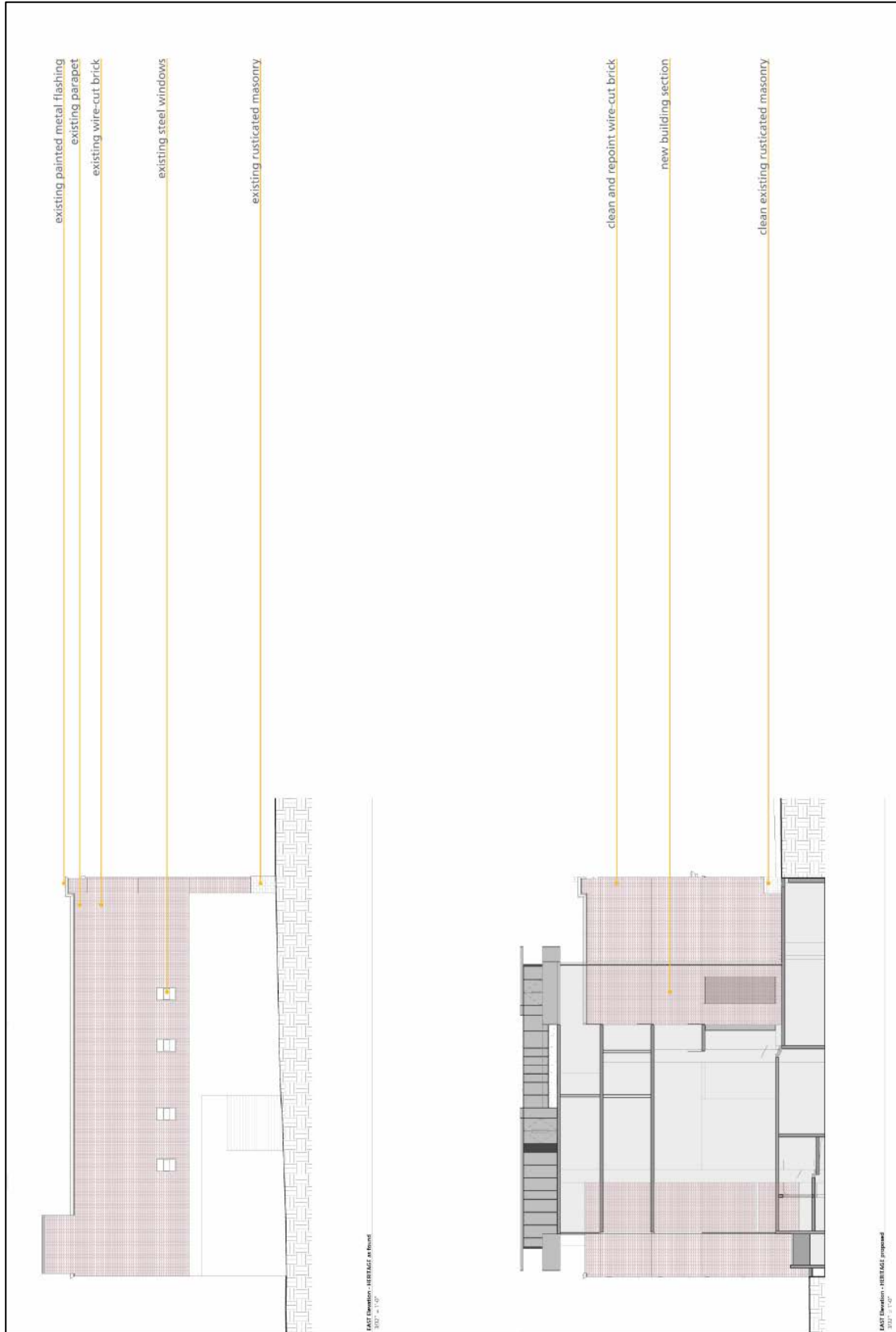
East Elevation - Beatty Street



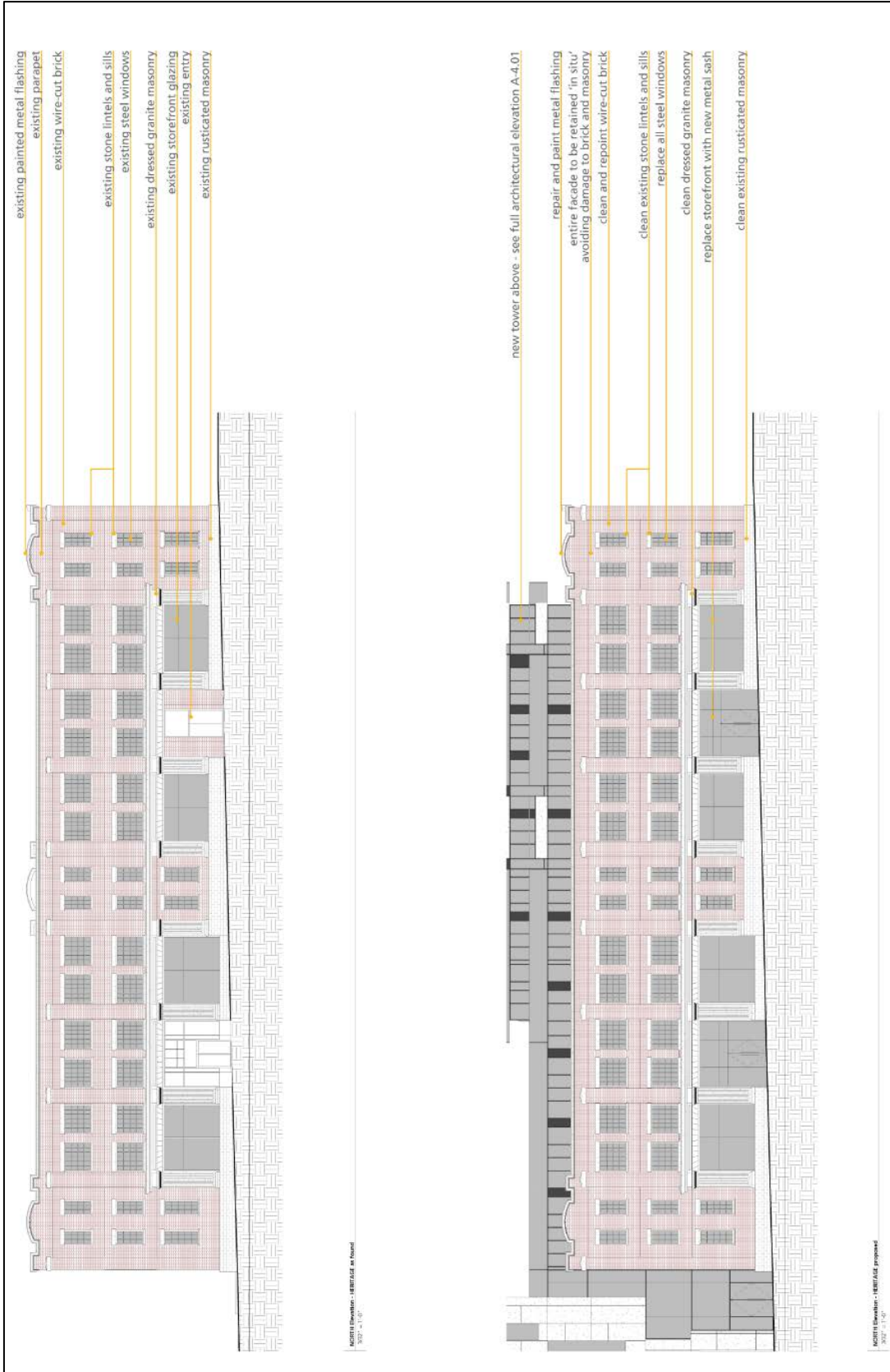
Section AA



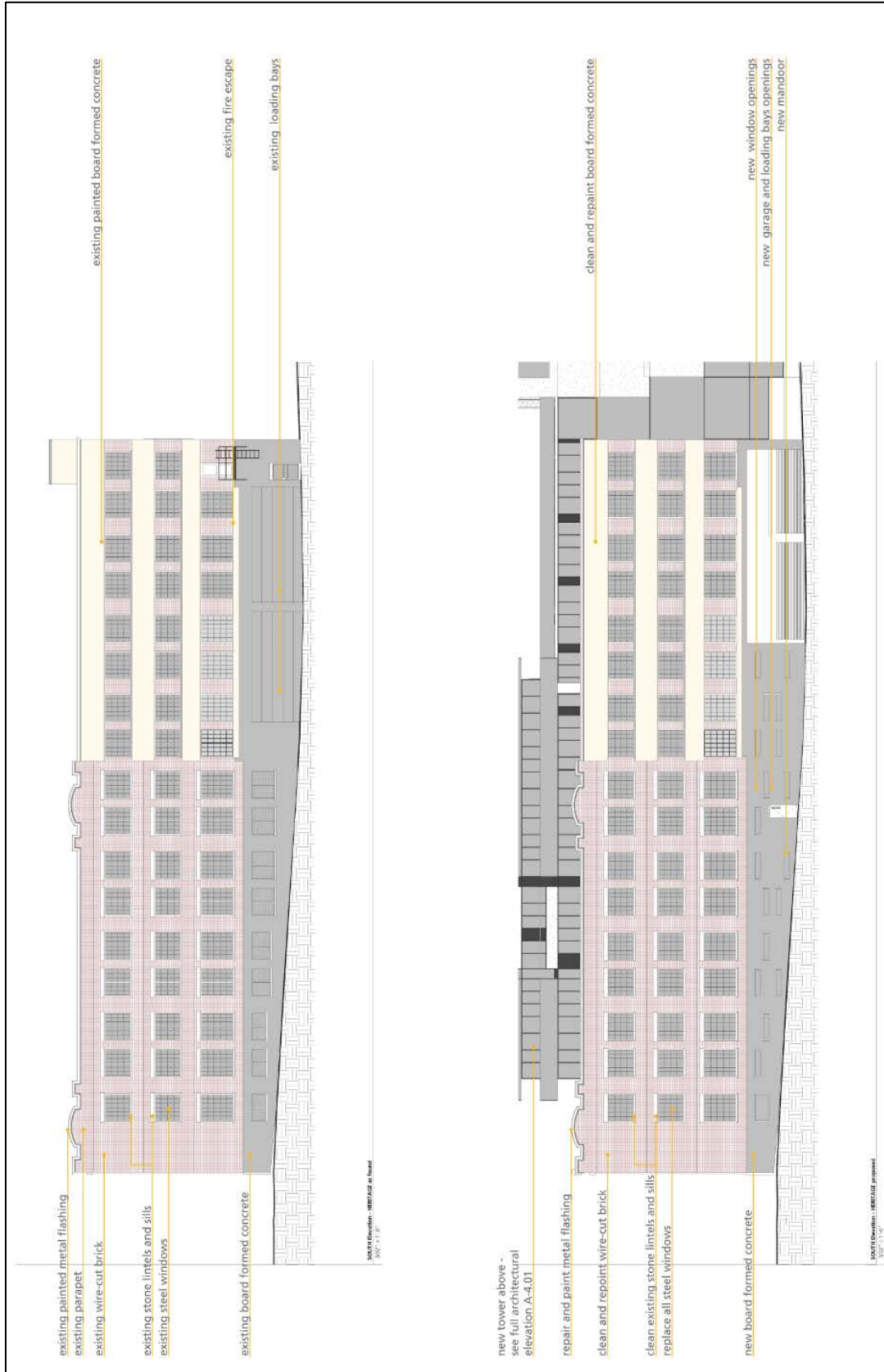
Heritage Elevation (East Elevation) - Beatty Street Existing and Proposed



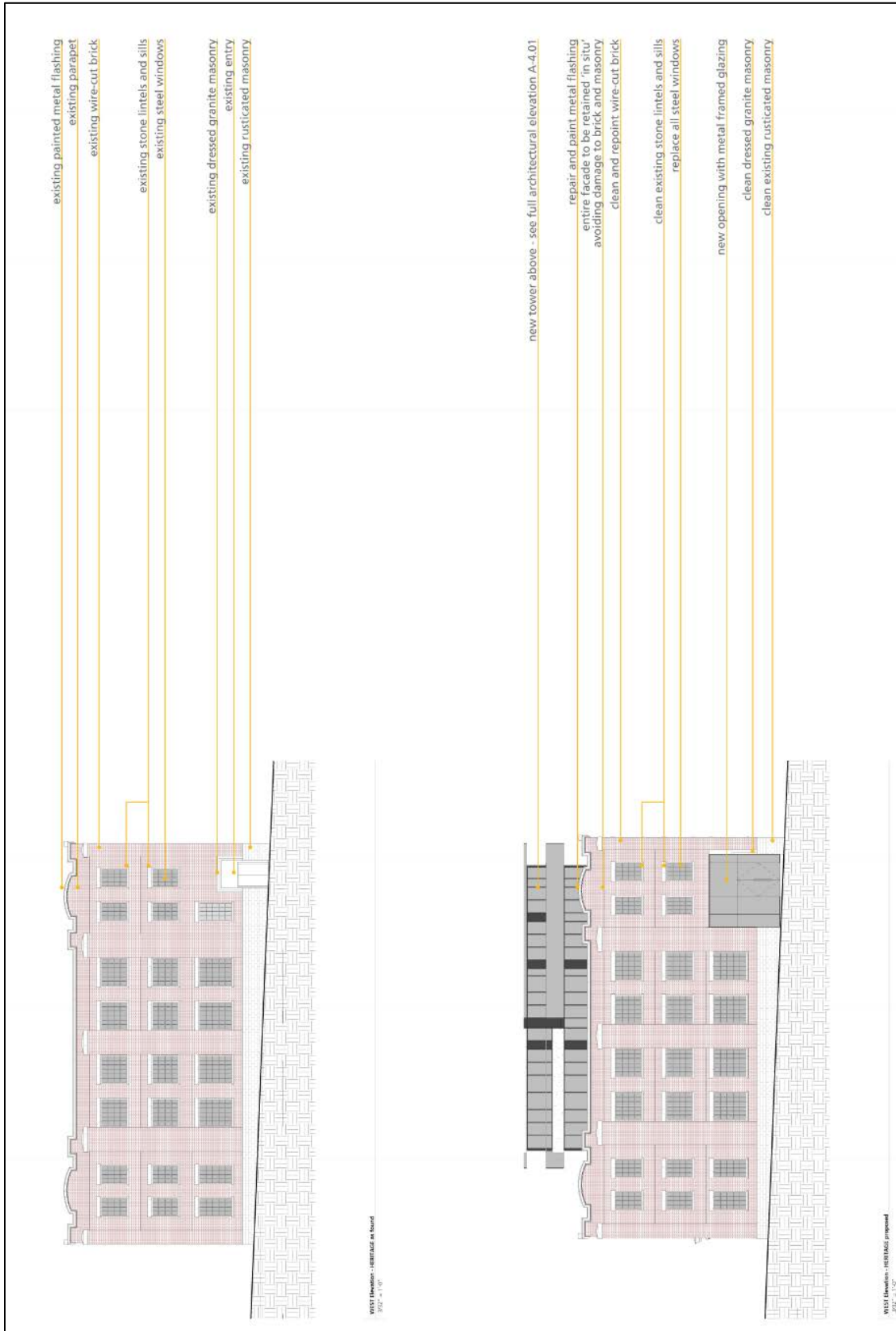
Heritage Elevation (North Elevation) - Robson Street Existing and Proposed



Heritage Elevation (South Elevation) - Lane Existing and Proposed



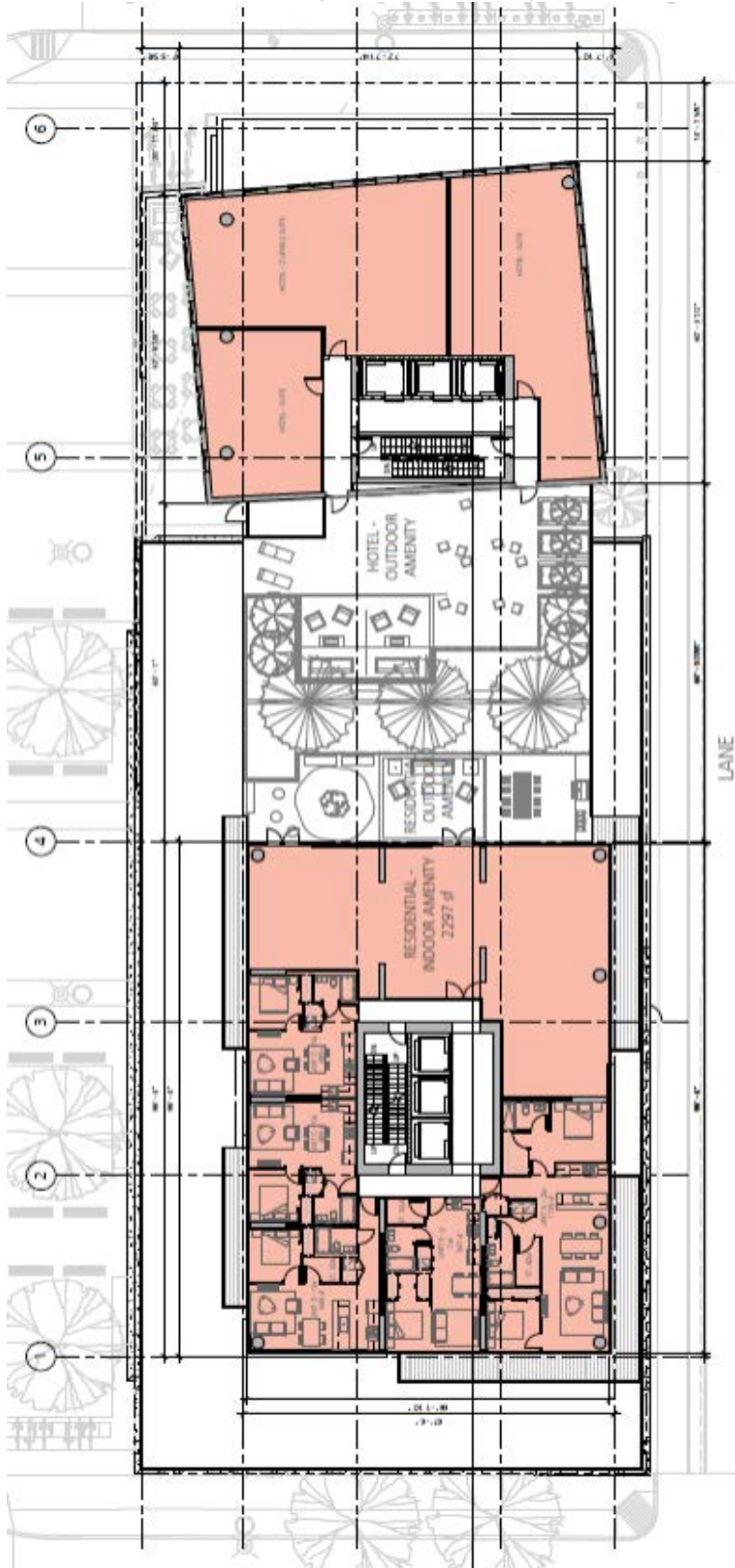
Heritage Elevation (West Elevation) - Cambie Street Existing and Proposed



Landscape Plan – Ground Floor



Level 5 Floor Plan Showing Outdoor Amenity Area





Perspectives



**118-150 Robson West Georgia Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To build a 29-storey mixed-use development that includes strata residential units, a hotel and hotel-related retail and service uses at grade and retention of the façades of the existing Northern Electric Company building on site.

**Public Benefit Summary:**

The project would result in retention of heritage façades, the offering of a site at 877 Hamilton Street, a cash CAC, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD (C3)	CD-1
FSR (site area = 24,223 sq. ft.)	5.00	10.07
Buildable Floor Space (sq. ft.)	121,115	243,962
CAC amount was based on proforma review & included at \$310 psfb x 87,926 SF of increased residential condo floor area.		
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq. ft. commercial)	\$1,808,973	\$3,667,786
	DCL (Area Specific)		
	Public Art (\$1.98/sq. ft.)		\$483,045
	20% Social Housing		
Other Public Benefits Offered	Heritage	N/A	
	Childcare Facilities		
	Cultural & Social Capital Grant Program		\$1,000,000
	Green Transportation/Public Realm		\$4,000,000
	Housing (e.g. supportive, seniors)		\$5,000,000
	Parks and Public Spaces		\$1,557,060
	Social, Community and Civic Facilities (including delivery of City serving amenities such as the relocation of the City Archives to the Central Library)		\$2,000,000
	Unallocated		
	Other (in-kind property)		Value of the site at 877 Hamilton: \$ 13,700,000
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$1,808,973</b>	<b>\$31,407,891</b>

**Other Benefits:**

Applicant to cover heritage costs for façade restoration and retention at \$ 1,796,740.

\* 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.

**118-150 Robson Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	118-150 Robson Street
<b>Legal Description</b>	Lots C and Lots 1 to 7, Block 68, District Lot 541, Plan 14094 and 2565; PIDs 003-374-688, 013-639-374, 013-639-421, 013-639-447, 013-639-463, 013-639-471, 013-639-501 and 013-639-528 respectively
<b>Applicant/Architect</b>	GBL Architects Inc.
<b>Developer/Property Owner</b>	Amacon Development (Robson) Corp.

**SITE STATISTICS**

<b>Site Area</b>	2250.4 sq. m (24,223.0 sq. ft.) Site Dimensions: 79.25 m (260.00 ft.) x 28.40 m (93.17 ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning/Required	Proposed	Recommended (Other Than Proposed)										
<b>Zoning</b>	DD (Downtown), Area C3	CD-1	CD-1										
<b>Uses</b>	Choice of uses	Hotel, Residential, Retail, Service	--										
<b>Max. Density</b>	DD (Area C-3) 5.0 FSR (2.0 FSR or greater for non-residential use)	10.37 FSR (all uses) – 6.62 (residential) – 3.45 (hotel & retail/service uses) – 0.30 (balcony overage)	10.07 FSR (all uses) – 6.62 (residential) – 3.45 (hotel & retail/service uses)										
<b>Floor Area</b>	11,252 sq. m (121,115 sq. ft.)	Total: 23,338.4 sq. m / 251,212 sq. ft.  Residential: 14,901.2 sq. m / 160,395 sq. ft.  Hotel/Retail/Services: 7,763.6 sq. m / 83,567 sq. ft.  Balcony area over 12% of total residential floor area exemptible per 5.6(c) of CD-1: 673.5 sq. m/7,250 sq. ft.	Total: 22,664.8 sq. m/243,962 sq. ft.  Residential: 14,901.2 sq. m /160,395 sq. ft.  Hotel/Retail/Services: 7,763.6 sq. m / 83,567 sq. ft.  No balcony overage is permitted.										
<b>Max. Height</b>	DD - C3 137.2 m (450 ft.) Subject to view cones	87.2 m (286 ft.) /29 storeys  (subject to verification that no part of the building shall protrude into any approved view cones)	--										
<b>Unit Mix</b>	--	<table border="0"> <tr> <td>One-bedroom</td> <td>42 (32%)</td> </tr> <tr> <td>Two-bedroom</td> <td>71 (54%)</td> </tr> <tr> <td>Three-bedroom</td> <td>18 (14%)</td> </tr> <tr> <td><b>Total</b></td> <td><b>131 (100%)</b></td> </tr> </table>	One-bedroom	42 (32%)	Two-bedroom	71 (54%)	Three-bedroom	18 (14%)	<b>Total</b>	<b>131 (100%)</b>	--		
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<b>Total</b>	<b>131 (100%)</b>												
<b>Parking Spaces</b>	Per Parking By-law: Residential Min 106 Hotel Min 38 Max. 58  Small Car Max. 36 Disability Min. 11	<table border="0"> <tr> <td>Residential</td> <td>198</td> </tr> <tr> <td>Hotel</td> <td>48</td> </tr> <tr> <td><b>Total</b></td> <td><b>246</b></td> </tr> <tr> <td>Small Car</td> <td>63</td> </tr> <tr> <td>Disability</td> <td>11</td> </tr> </table>	Residential	198	Hotel	48	<b>Total</b>	<b>246</b>	Small Car	63	Disability	11	--
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<b>Total</b>	<b>246</b>												
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<b>Loading</b>	Per Parking By-law	<table border="0"> <tr> <td>Class A</td> <td>4</td> </tr> <tr> <td>Class B</td> <td>2</td> </tr> </table>	Class A	4	Class B	2	--						
Class A	4												
Class B	2												
<b>Bicycle Spaces</b>	Per Parking By-law	<table border="0"> <tr> <td>Class A</td> <td>174</td> </tr> <tr> <td>Class B</td> <td>6</td> </tr> </table>	Class A	174	Class B	6	--						
Class A	174												
Class B	6												