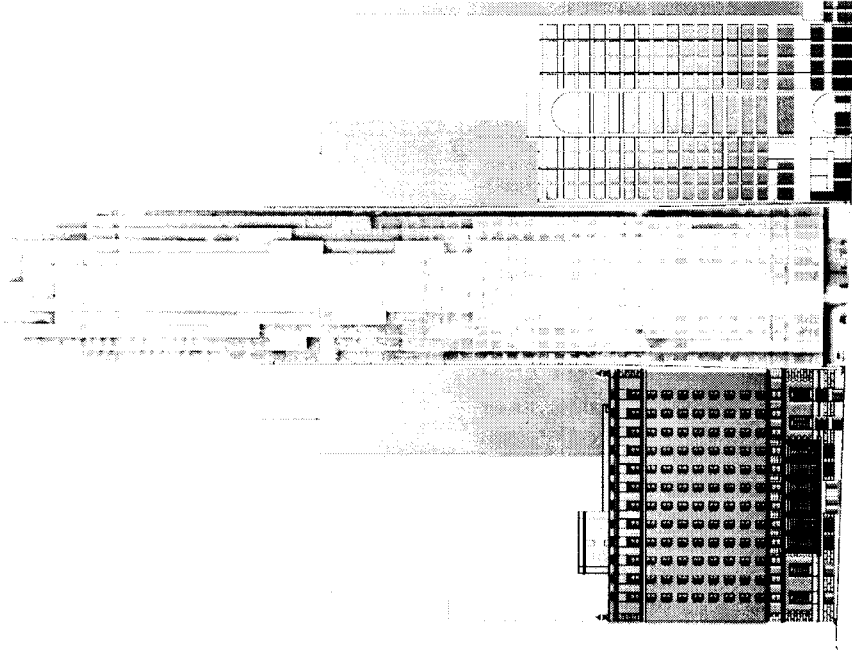


APPENDIX B

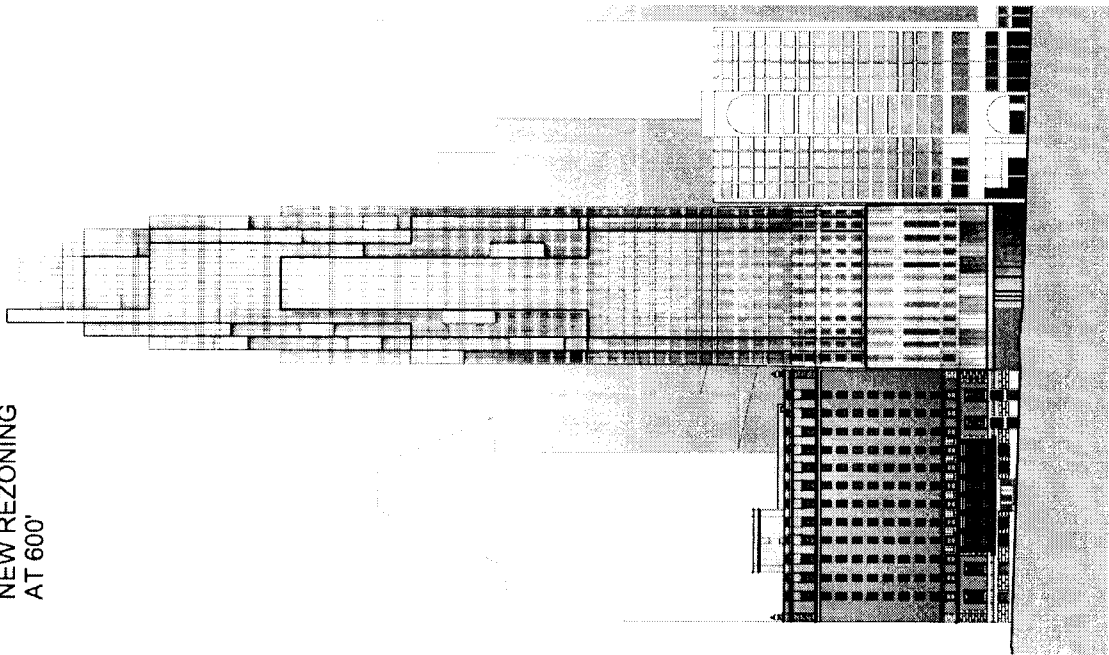
Page 1 of 1

Approved and Proposed Tower Heights

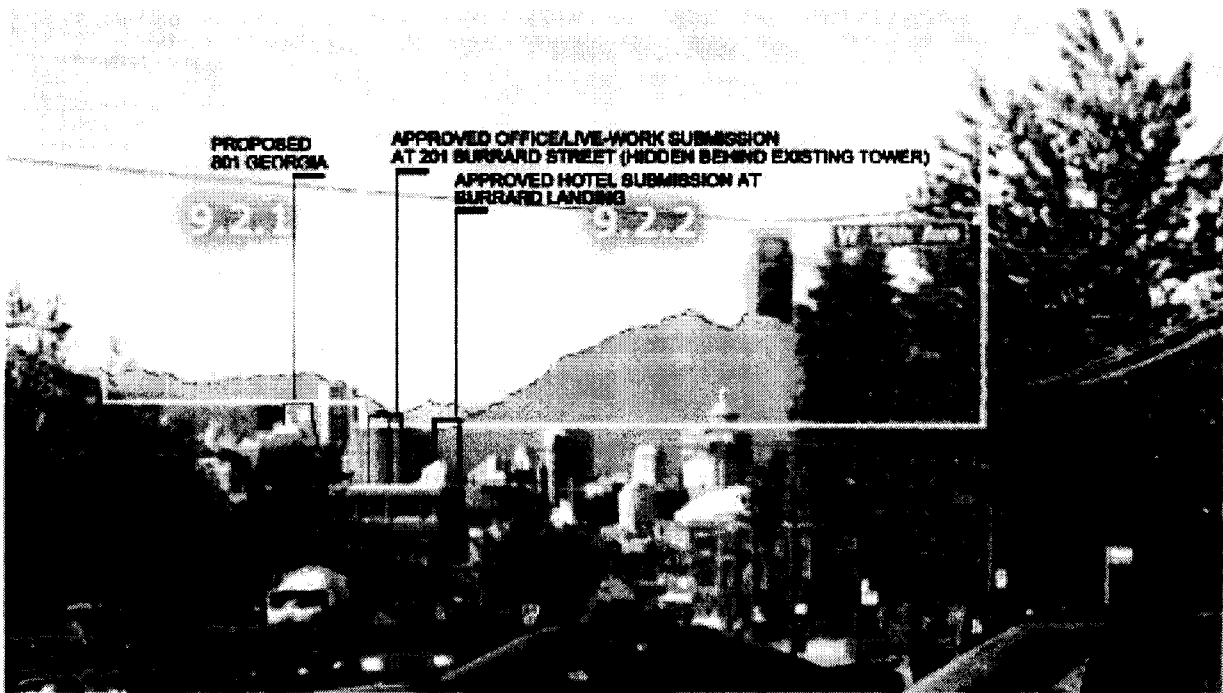
PERMITTED REZONING
AT 506.6'



NEW REZONING
AT 600'



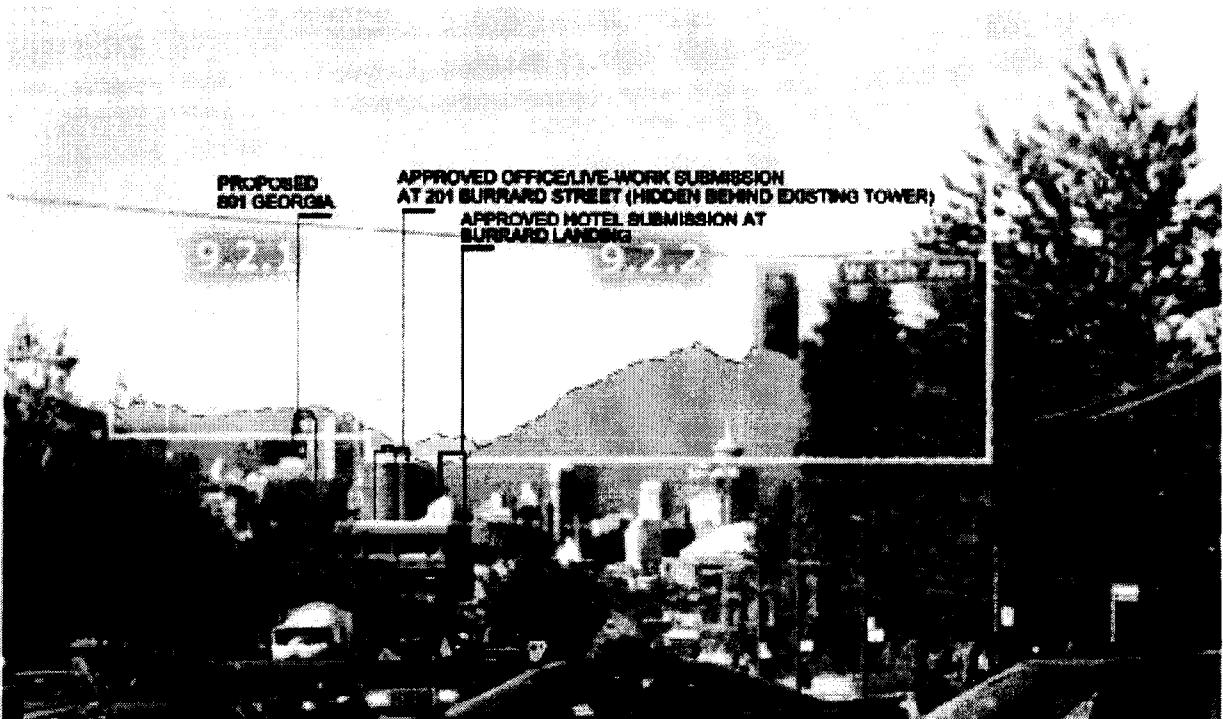
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CAMBIE STREET & 12TH AVE VIEWCONE 9.2

**PERMITTED REZONING
AT 506.6'**

PHOTOGRAPH IS REFERENCED TO
APPENDIX E, PAGE 13 OF 18 OF POLICY
REVISION URBAN STRATEGIC PLAN, MARCH 9
2001.



CAMBIE STREET & 12TH AVE VIEWCONE 9.2

**NEW REZONING
AT 600'**

PHOTOGRAPH IS REFERENCED TO
APPENDIX E, PAGE 13 OF 18 OF POLICY
REVISION URBAN STRATEGIC PLAN, MARCH 9
2001.

On June 13, 2002, Vancouver City Council unanimously approved a rezoning application for 801 West Georgia. This subsequent application arises as a result of a desire to significantly improve the project, address various issues which have been raised by Planning, and to provide an additional new public amenity to enhance both the project and the public realm; the Hotel Georgia Roof Garden. As Council has already approved a "Higher Building" as defined by the General Policy for Higher Buildings in this report, the relevant questions to be asked are:

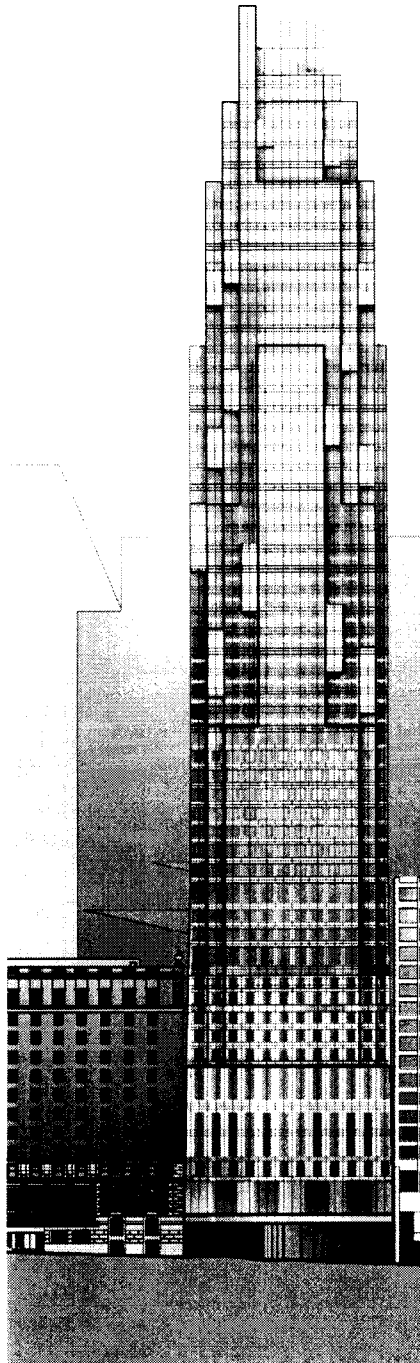
- Does the additional height requested make for a better building?
- Is the additional height acceptable within designated view corridors?

As we have described in our detailed studies, the answer to the first question is an unquestionable "yes". As only *one* of the 19 designated view cones is affected, we believe that the answer to the second question is also "yes". In fact while only affecting one view cone, this application greatly enhances the City skyline; the primary objective of the City's Tall Building Policy. This is a rare opportunity for the City to encourage a highly innovative project that will attract international attention. We believe therefore, that it is important for this case to be considered on its own merits. The City has demonstrated a willingness to approach unique projects in this manner, and we ask that the City consider this application based on a complete and comprehensive review and understanding of this project.

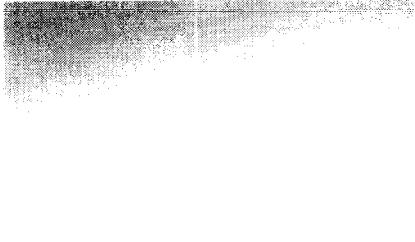
This project has already been enthusiastically received by authorities and the local community. This support was based on recommendation from the Director of Planning, an appreciation for the goodwill as a result of the Hotel Georgia's Heritage Designation, and considerable enthusiasm for the project from a number of groups:

Enthusiastic Urban Design Panel Support

The Panel "unanimously supported this application and was quite excited about the tower in terms of its potential as a stunning piece of architecture in the downtown." Furthermore, "height was not an issue for the Panel"... "virtually irrelevant in terms of its impact on the 12th and Cambie view corridor". In



Howe Street Elevation



View to English Bay

addition, "many panel members strongly supported the tower being even higher and were disappointed that the floor to ceiling heights were being compromised to keep the overall height down."

Full Vancouver Heritage Commission Support

On March 11, 2002 the approved application was reviewed and enthusiastically supported by the Vancouver Heritage Commission. The Commission unanimously supported the proposal which secures the seismic upgrading of the Hotel Georgia.

Unanimous CBD Business Community Support

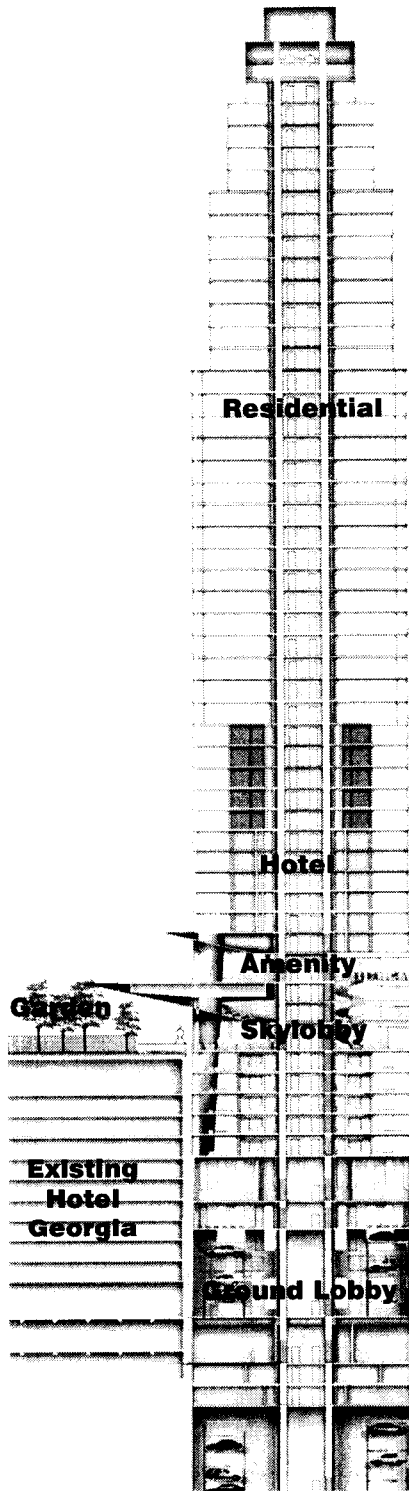
The rezoning was strongly and unanimously supported by various downtown business associations, including BOMA, UDI, DVA, DVBA, and the VBOT. Indeed a number of groups encouraged the design team to enhance the building's presence in the city. In addition, these groups applauded the coordinated effort between Planning and the design team to maintain a minimum of 9.0 FSR for commercial development on the site.

The Georgia Project tall building proposal represents a rare and unusual opportunity for the City of Vancouver to take a bold step forward. This site is the last remaining site on the Art Gallery Square and also the last remaining development site which defines the living room of Vancouver; the Robson Square Precinct. In addition, this site is highly significant for its historical value as the old City Hall Square and geographic location as one of the highest points of Georgia Street and the Central Business District. This is the reason why this site was chosen as one of only six tall building sites in the City's Tall Building Policy recently adopted by Council.



Robson Square 'Living Room'

Based on the merits of the proposed architectural design, the importance of the project as a major Vancouver landmark at the Central Business District and at the Robson Square precinct, we submit this rezoning application that seeks an increase in building height to the previously approved concept. This request is a result of additional design development and a response to prior-to conditions related to building design and livability. The request is for additional height only, and is a result of our attempt to address the following rezoning conditions authorized by Council under the approved rezoning scheme:



Proposed Building Section

- Enhanced Ground Plane
- Hotel Skylobby
- Public Roof garden
- Enhanced Project Livability
- Improved Massing

Design Development to Ground Floor

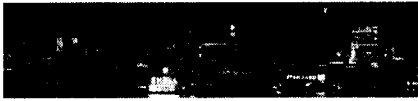
The Planning Department as well as the Heritage Committee have commented on the compromised nature of the tower as it addresses Howe Street as well as the adjacent Georgia Hotel. Specifically, the lobby elevations seem stunted and lack articulation. This application seeks to remedy this condition through the increase in height of the ground floor area to maximize pedestrian interest along Howe Street. In addition this height will improve the relationship between the lobby and the tower above.

Design Development to Improve Massing and Articulation

While the approved tower articulation is elegant, the rezoning conditions suggest that the upper portion of the building should further emphasize slimness. The tall tower proposal greatly improves the slenderness of the tower through increased modelling. As the density will remain the same as the original application, the additional height is used to create a more slender profile.

Design Development to Improve Residential Livability

The Planning Department has raised a number of suggestions to improve the livability of the residential component. Specifically, the provision of air conditioning has been required as a means to mitigate potential noise impacts on the units from traffic, and entertainment uses. Similarly, the adjacency of the lower five residential floors to the HSBC tower might be improved upon by re-orienting the suites. The tall building application seeks the addition of height to the residential service suite and residential levels to improve ceiling heights to accommodate air conditioning. The additional height does in turn, greatly improve the adjacency condition between the residential component and the HSBC Tower.



Vancouver Skyline from the 30's to the 80's

Conclusion

This tall building application meets all significant criteria established by the General Policy for Higher Buildings. This site is identified as one of five tall building sites under the policy. The site is on Vancouver's most prominent street, Georgia Street, and this application contributes to the retention of the Georgia Hotel as a heritage asset. While the increase in overall building height raises issues about the City's policies for high buildings in the downtown, this modest height increase results in a significant enhancement to the project and permits the introduction of a new rooftop garden.

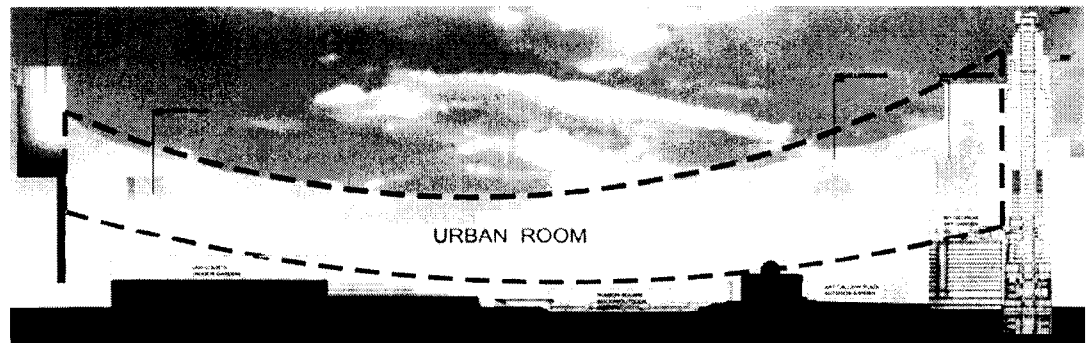
To better understand the impact of additional height for this proposal, we prepared three studies in a detailed report to the Planning Department:

- City Skyline Analysis: The result of this study suggests that the City Skyline will be dramatically enhanced by the addition of this tall building.
- Urban Context Analysis: The result of this study illustrates that out 19 designated view cones, *only one* is affected, while numerous others are greatly enhanced by the addition of a tall tower.
- Building Design Analysis: This study indicates that the building design and livability are greatly enhanced by introducing additional height to the tower.

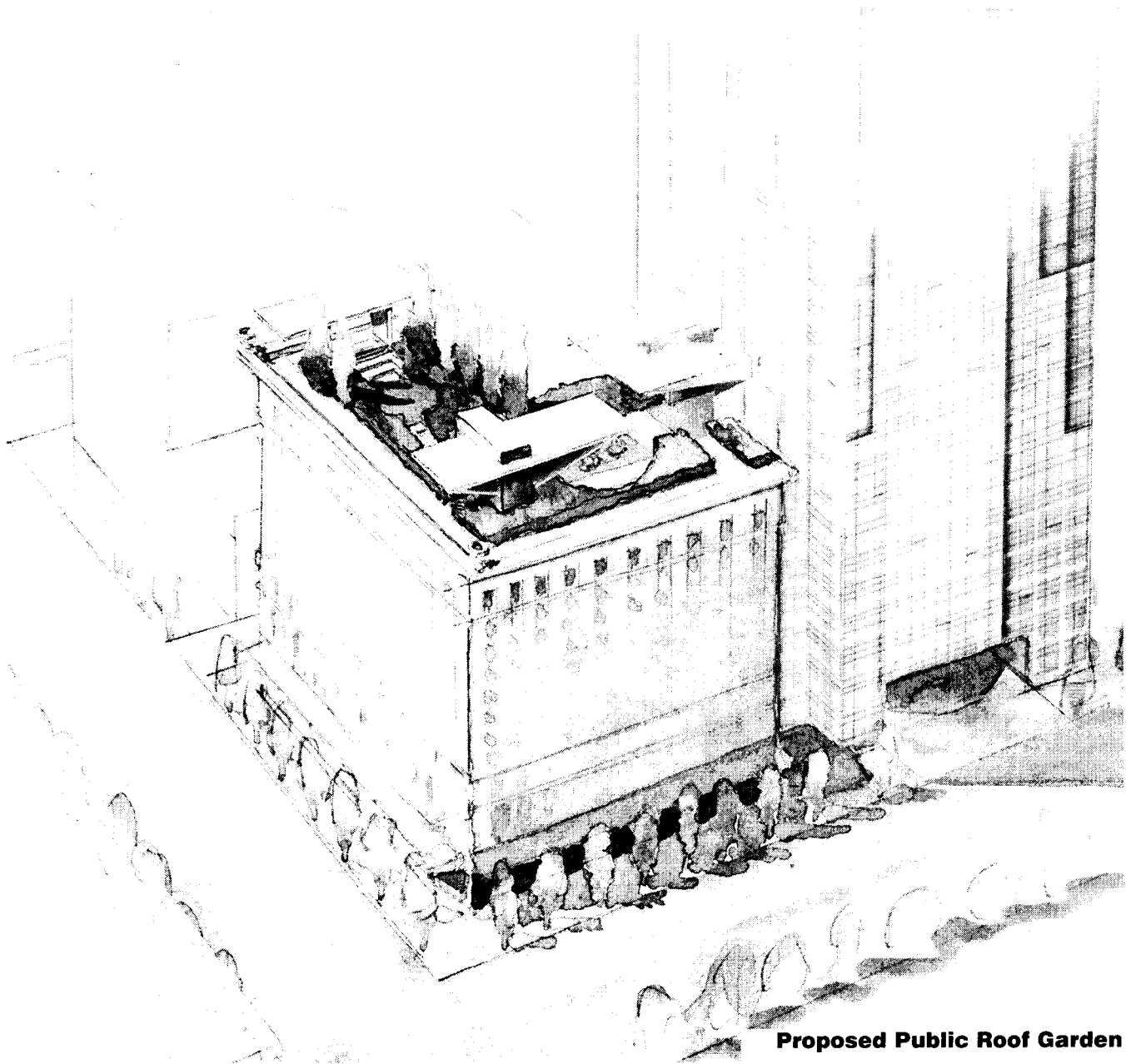


Enhanced City Skyline

Section showing how the proposal completes the Urban Living Room of the Robson Square Precinct



The conclusion of these studies suggests that the best way to accommodate the conditions set by Council is through an increase in building height from 465' to 561.2'. Such an increase generally enhances the various City High Building policies. Only one issue arises concerning the Cambie Street (12th Ave.) view cone. We have set out a detailed refinement of the nature and benefits of the view cone and suggest that in the broader context of the views, the impact of the additional height is at worst, minor, and at best, an improvement. It is for these reasons, that we are seeking Council's approval for additional height.



Proposed Public Roof Garden