



CITY OF VANCOUVER

POLICY REPORT URBAN STRUCTURE

Date: July 07, 2005
Author: Phil Mondor
Phone No.: 604.873.7727
RTS No.: 05373
CC File No.: 5304
Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Director of Current Planning in consultation with Director of Real Estate Services

SUBJECT: 1120 West Georgia Street: CD-1 Text Amendment (Height and Density)

RECOMMENDATION

- A. THAT the application by James KM Cheng Architects Ltd. to amend CD-1 By-law No. 8943 (# 426) for the site at 1120 West Georgia Street (Lot G, Blk 18, Plan LMP 1597, DL 36), to increase the maximum floor space ratio and maximum building height, be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law amendments, generally as presented in Appendix A;
 - (ii) plans prepared by James KM Cheng Architects Ltd. received June 30, 2005, represented in Appendix E; and
 - (iii) the recommendation of the Director of Current Planning to approve the application, subject to approval of conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law for consideration at Public Hearing, including a consequential amendment to the Sign By-law to include a provision that a facia sign above a height of 137 m above grade will not be permitted.

- B. THAT the application by James KM Cheng Architects Ltd. to amend the CD-1 By-law for the site at 1120 West Georgia Street be referred to the Urban Design Panel for further advice prior to Public Hearing regarding proposed alterations to the roof form and proposed tower lighting and signage.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- Central Business District Policies, as amended to February 7, 1997;
- General Policy for Higher Buildings, approved May 6, 1997;
- View Protection Guidelines approved in December 1989 and last amended December 11, 1990; and
- Financing Growth (Community Amenity Contribution) Policy amended to June 24, 2003.

PURPOSE AND SUMMARY

Application has been submitted to amend the height and floor space provisions of the CD-1 By-law for the site at 1120 West Georgia Street (*Shangri-la*, now addressed as 1100 West Georgia Street).

The original rezoning for the site in 2003 approved a tower of 183 m (600 ft.) to the top of the uppermost habitable floor (as set out in the Zoning and Development By-law), and “total building height” of 195.1 m (640 ft.), i.e., including all rooftop mechanical rooms, and architectural or decorative appurtenances. The developer now wishes the City to allow an additional floor generally within the approved building envelope (total building height) to counter some of the impact of having a high building across the street at 1133 West Georgia Street, in a climate of escalating construction costs.

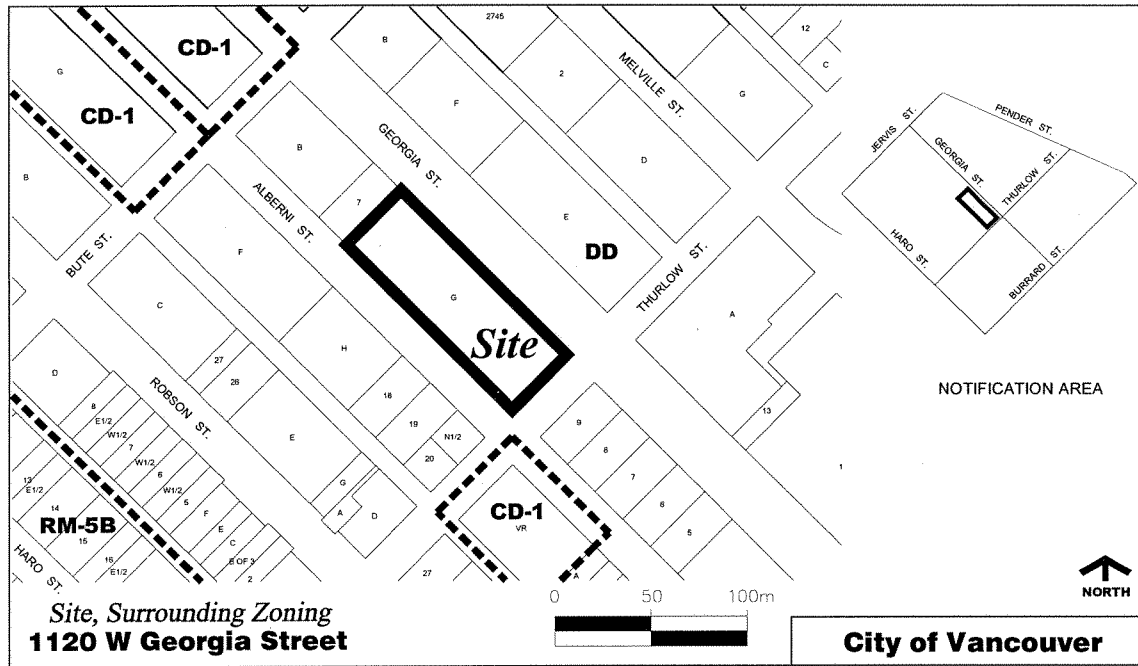
During rezoning and development application processing in 2003 and 2004, a tower of similar height was not anticipated at 1133 West Georgia Street. The developer states that sales have been extremely slow since that proposal went public in early 2005. The view and marketing implications, which did not exist when the developer gave the City a Community Amenity Contribution of \$ 12.9 million (representing 94 % of land lift), impacts his ability to pass on cost increases to unsold units and also the ability to deliver an extraordinary project without compromising on architectural, urban design and public amenity excellence.

The original application for a higher building on the subject site was assessed in terms of skyline form and distant views, public views to North Shore mountains (View Protection Guidelines), other public and private views, shadow impacts, architectural excellence and sustainability. Staff have assessed the present application in terms of how it would affect assessment of these criteria that led to approval of the original rezoning.

Staff concluded that the 1.83 m (6 ft.) increase in “total building height” and related changes do not affect any of the criteria. Staff are therefore supportive of the application, provided that the alterations to the roof form are reviewed by and satisfactory to the Urban Design Panel, prior to Public Hearing, and without any further increase in height. It is also recommended that the Panel consider the tower’s lighting and signage, given the visual prominence of this building on the Vancouver skyline.

BACKGROUND

Figure 1. Site and Surrounding Zoning



Background information about the original rezoning (including enhanced Urban Design Panel review), subsequent CD-1 text amendment, and development permit DE408377 (including further Urban Design Panel review) is included in Appendix C.

Development permit and building permit were issued earlier this year for a 57-storey mixed-use tower on this site, which will be the tallest in the city. Excavation is now in process, and the pouring for the concrete footings is scheduled to begin in early August. The foundations need to be adjusted to accommodate the load of the added floor, and this will be done at the developer's risk should Council refer this application to a Hearing in the fall.

Following recent unanimous support by the Urban Design Panel of a rezoning application for the site at 1133 West Georgia Street, staff assessment has recently been completed and approval is recommended in the report "1133 West Georgia Street: Rezoning from DD to CD-1" dated July 8, 2005, and tentatively scheduled for Public Hearing this fall.

Proposed CD-1 Amendments: The application requests amendments to the floor space ratio (FSR) and height regulations in the CD-1 by-law for this site to enable one floor to be added to this proposed 57-storey building, through the following alterations: (See plans in Appendix F and statistics in Appendix G.)

- adding a 7-unit live-work floor with floor area of 1 088.8 m² (11,720 sq. ft.) adding floor area of 1 031.4 m² (11,102 sq. ft.) net of remaining development potential on the site,
- raising the 'top of uppermost habitable floor' by 8.8 m (29 ft.), by raising the roof garden slab by 3.96 m (13 ft.) and by converting to habitable use the mechanical floor area already counted in FSR, thereby increasing "building height" (as defined in the Zoning and Development By-law) from 183 m (600 ft.) to 191.7 m (629 ft.), and
- raising the height of the mechanical room by 1.83 m (6 ft.) above the height of the perimeter curtain wall, increasing from 195.1 m (640 ft.) to 196.9 m (646 ft.) the "total building height" (which includes rooftop mechanical room, and architectural or decorative appurtenances). The mechanical room which occupies 30 percent of the roof top area would be increased slightly in size, to 34 percent.

These changes would increase the maximum floor space ratio established in the CD-1 By-law from 13.20 to 13.41, and the maximum building height from 183 m (600 ft.) to 191.7 m (629 ft.).

DISCUSSION

Tower Height: The application proposes an 8.8 m (29 ft.) increase in building height, from 183 m (600 ft.) to 191.7 m (629 ft.), entirely within the previously approved building envelope which extends to 195 m (640 ft.).

The application proposes a further increase in total building height or building envelope. The approved envelope includes a 12.2 m (40 ft.) roof form that contains the rooftop mechanical (elevator) room and a surrounding roof garden, which are enclosed by free-standing curtain-wall on the building perimeter which extends above the uppermost habitable floor (i.e., above the 57th storey).

The application proposes to increase the height of the mechanical room, with no change to the height of the perimeter curtain wall. The mechanical room would thereby rise by 1.8 m (6 ft.), and increase the total building height to 196.9 m (646 ft.).

The increase in height from the 450 ft. maximum to 600 ft. in the original rezoning application was assessed under the provisions of the General Policy for Higher Buildings in terms of skyline form and distant views, public views to North Shore mountains (View Protection Guidelines), other public and private views, shadow impacts, architectural excellence and sustainability. Staff have assessed the present application in terms of how it would affect the assessment of the criteria that lead to approval of the original rezoning.

Staff concluded that the 1.83 m (6 ft.) increase in "total building height" and related changes do not affect any of the criteria. Staff are therefore supportive of the application, provided that the alterations to the roof form are reviewed by and satisfactory to the Urban Design Panel, prior to Public Hearing, and without any further increase in height.

Tower Roof Form: During assessment of the original rezoning application, the tower's rooftop was a matter of considerable interest, given the visual prominence in the downtown skyline which this building will have.

A rezoning approval condition required further design development at development (DE) application stage to refine the tower's roof form, including its landscaping. The DE application subsequently submitted proposed a "garden crown at the top of the tower (which) reflects the natural surroundings of Vancouver and the North Shore Mountains, preserved by the View Cone."

The DE application was unanimously supported by the Urban Design Panel, and later approved by the Development Permit Board, with a condition that the "architectural character of the roof façade needs to be better integrated into the overall design." This was appropriately addressed prior to development permit issuance.

Because the changes now proposed by the applicant would alter this roof form, staff believe the application should be referred to the Urban Design Panel for further advice, prior to Public Hearing, to ensure that architectural excellence is maintained, and perhaps further enhanced. And given the tower's prominence and visibility in the downtown skyline, staff also believe that the tower's lighting and signage would benefit from review as these elements can significantly affect the tower's appearance.

Additional Density: The proposed additional storey results in a net increase in floor area of 1 031.4 m² (11,102 sq. ft.), 1.6 percent. Given that the small increase in height is supported, staff supported that the additional floor area can be accommodated.

The additional floor area would be General Office Live-work use, whereby units can be in office use, residential use or any combination of the two. About 45 percent of the total floor area in the development is proposed to be in live-work use. These units have been designed to meet Vancouver Building By-law requirements for both residential and office occupancy. Regarding property tax valuation and assessment issues which have been raised regarding live-work units, it is anticipated that when construction of the tower is completed in several years time, these issues will have been resolved.

Parking and Loading: The additional floor area is subject to Parking By-law requirements for parking (additional 7 spaces required), loading and bicycle parking. A preliminary review indicates that the minimum vehicle parking requirements can be met within the provisions already approved. Additional bicycle parking requirements are quite small relative to the spaces now provided, and well within the margin within which relaxation of requirements can be considered.

COMMUNITY AMENITY CONTRIBUTION (CAC)

The Financing Growth Policy anticipates a CAC for any rezoning which seeks land uses, density or building height not available through existing zoning. By contrast to 'standard' rezonings elsewhere in the city which are generally subject to a flat rate CAC (\$3.00 per sq. ft.), rezonings in the downtown peninsula (including the West End)

are 'non-standard' for which the CAC is determined through a negotiated approach taking into account, among other things, development economics.

In the original rezoning for this site, the increase in land value was estimated by staff at about \$13.7 million, and a combined CAC and DCL contribution of about \$16.9 million was negotiated and has been committed to the City. The CAC commitment of about 94% of the land lift is very high compared with what has been achieved in other major projects. The CACs are in the form of:

- the designation and restoration of the "B" Vancouver Heritage Register building on the adjacent site at 1160 West Georgia Street (\$4.8 million),
- the provision of a sculpture garden and associated space in the proposed development, with an endowment to fund three annual exhibitions, to be managed and curated by the Vancouver Art Gallery (\$7.1 million), and
- a contribution to the City's Affordable Housing Fund (\$1 million).

Real Estate Services staff estimate land value increases in one of two ways, depending on the circumstances of the proposal. A market comparison approach is typically utilized, relying primarily on snapshot-in-time market data, or a residual analysis which examines the specific projections of revenues and costs of the proposed development. Real Estate Services suggest that in the present climate of rapidly escalating construction costs, the overall profitability of the project is very likely reduced compared to the rate of return anticipated in 2003. Therefore the proposed density increase of roughly 1.6% in floor area is unlikely to generate an appreciable increase in land lift, but only a marginal improvement in the developer's rate of return which has likely been reduced considerably due to unprojected construction cost increases since the full analysis of this project was carried out in 2003. If anything, the increment will help increase the likelihood of success of the project which is presently jeopardized by the trend of escalating construction costs and by the reduced purchaser interest in residential units above the 450 ft. level because of the view implications of the project at 1133 West Georgia Street.

The developer has offered a cash CAC of \$33,300 based on the city-wide flat rate (\$3.00/sq. ft.). Based on the assessment provided by Real Estate Services, staff believe it is appropriate to conclude negotiations on this point, and recommend to City Council that this amount be accepted. It follows precedent, and the implication Financing Growth policy, that no rezoning is exempt from contribution of community amenities to address the costs of growth.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

APPLICANT COMMENT

The applicant has been given a copy of the report to review, and provides the following comment:

"We concur with the Planning Department report on our application and thank staff for their effort."

CONCLUSION

Staff assessment of this application concluded that the small increase in height and density are supported, subject to review by and satisfaction of the Urban Design Panel. The highest order of architectural excellence and urban design was previously demonstrated in an enhanced Urban Design Panel review, and further refined and supported in a second UDP review during development application processing. Because of ongoing concerns about the proposed roof form at all stages of the approval process, staff recommend further review by the Urban Design Panel prior to Public Hearing, including its lighting plan and signage given how visually prominent this building will be on the Vancouver skyline.

The Director of Current Planning recommends that the application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation of the Director of Current Planning that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the changes to the form of development as shown in revised plans and generally included here as Appendix F.

* * * *

1120 WEST GEORGIA STREET
DRAFT AMENDMENTS TO CD-1 BY-LAW

Draft CD-1 By-law amendments will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting, to the satisfaction of the Director of Legal Services.

1. In Section 5.2 (Density), change maximum floor space ratio from “13.20” to “13.41” and change maximum floor area from “63 660.6 m²” to “64 692 m²”.
2. In Section 5.3 (Density), change maximum floor area for General office live-work from “28 676” to “29 707” and for all dwelling and hotel uses from “49 546” to “50 635”.
3. In Section 6 (Building Height), change the maximum building height from “183 m” to “191.7 m”.
4. In Section 6 (Building Height), add the following provision:

“Mechanical rooms and architectural or decorative appurtenances may be permitted to exceed this maximum height, notwithstanding the provisions of sections 10.11.1 and 10.11.2 of the Zoning and Development By-law, except that total building height must not exceed 196.9 m (646 ft.), and subject to all policies and guidelines approved by City Council.” [Note: The west part of the site is subject to a height limit of approximately 100.6 m (330 ft.) under the provisions of the View Protection Guidelines.]

* * * *

**1120 WEST GEORGIA STREET
PROPOSED CONDITIONS OF APPROVAL**

Draft rezoning approval conditions will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to the finalization of the agenda for the public hearing, to the satisfaction of the Director of Legal Services.

FORM OF DEVELOPMENT

- (a) THAT the proposed amendment to the final form of development be approved by Council in principle, in plans generally as prepared by James KM Cheng Architects, and stamped "Received Planning Department, June 30, 2005", provided that the Director of Planning or the Development Permit Board, as the case may be, 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 final approval by Council of the amended form of development, the applicant shall obtain approval of a development application, or amendment to DE 408377, as the case may be, by the Director of Planning or Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT - GENERAL

- (i) design development to the tower roof to ensure the intended and approved architectural excellence, elegance, quality and character is achieved;
- (ii) provision of a lighting plan; and
- (iii) provision of a signage plan.

Note to Applicant: General Policy for Higher Buildings states that signage on higher buildings should not be located at a height which exceeds the current height limit in the surrounding district, in this case 137.2 m (450 ft.). The approved form of development and subsequent development permit do not include approval of signage. Signs are regulated under the Vancouver Sign By-law and require separate application and permits.

AGREEMENTS

- (c) THAT, given the property owner's offer of a cash Community Amenity Contribution of \$33,300, this contribution be accepted and secured to the satisfaction of the General Manager, on terms and conditions satisfactory to the Director of Legal Services.

* * * *

1120 WEST GEORGIA STREET BACKGROUND INFORMATION

Previous Rezoning: At Public Hearing of December 10, 2003, City Council approved the rezoning of the site at 1120 West Georgia Street from Downtown District (DD) to Comprehensive Development District (CD-1) to permit a 57-storey mixed-use commercial, live-work and residential development which would be the tallest building in the city. The CD-1 By-law (# 426), which was enacted November 2, 2004,

- allowed residential and General Office Live-Work uses in addition to the uses permitted in the DD (sub-area "A") District,
- increased the maximum building height from 137.2 m (450 ft.) to 183 m (600 ft.), and
- increased the maximum floor space ratio from 9.0 to 12.81.

The proposed development included retail uses (including a large grocery store), a public art site, and the tower lobbies at the ground level, a 90-room hotel up to the 10th floor (including restaurants and spa) with extended stay suites (42) on the next three floors, General Office Live-Work use (225 units) on floors 14 to 41 (27 floors), and dwelling units (61) on the upper 16 floors.

Community Amenity Contribution (CAC): For the rezoning application, the increase in land value resulting from the increased height, residential and live-work use, and increased floor area was estimated by the Real Estate Services Department to be \$13,738,000, and not including anticipated Development Cost Levy payment of \$4,013,300. The developer offered a CAC of \$12.9 million, representing 93 percent of land lift, which included:

1. designation, restoration and heritage-sensitive seismic upgrade of the "B" Vancouver Heritage Register at 1160 West Georgia Street Christ (Coastal Church) at an cost of \$4,427,000, and encroachment by the church building onto the subject site with value of \$365,000, for a total of \$4,792,000;
2. provision of a public art site and related space (to be dedicated to the City as a statutory right of way and to be managed and curated by the Vancouver Art Gallery) valued at \$2,311,000, with a cash endowment of \$1,768,250 for maintenance and public art program including three annual exhibitions. The Public Art Budget contribution, at a value of \$631,750, was added with staff approval to the endowment. Also added was a further endowment, in the form of annual payments of \$120,000 from future building owners with present value of \$ 2.4 million, for a total public art site and endowment value of \$7.1 million;
3. contribution of \$1 million to the City's Affordable Housing Fund; and
4. second-growth forest re-planting with estimated value of \$50,000.

These figures did not include any special costs for quality urban design or architecture or other normal City requirements for a rezoning of this kind, and none of the costs of achieving LEED certification.

Higher Building Review: During staff assessment of the rezoning application, the application was reviewed by an enhanced Urban Design Panel on June 19-20, 2003, as required by the “General Policy for Higher Buildings”.

Following completion in May, 1997 of the Downtown Vancouver Skyline Study and extensive public consultation, City Council adopted a preferred downtown skyline allowing several higher buildings to exceed existing height limits. The “General Policy for Higher Buildings” was also adopted, to be consulted by applicants and staff when discretionary approval is sought for buildings significantly exceeding the height limits established in the DODP.

The policy identifies at six probable sites in the CBD where there is opportunity to exceed the applicable maximum building heights of 91.4 m (300 ft.) or 137.2 m (450 ft.). It sets out several requirements to be achieved by proposed higher buildings:

1. it should respect all view corridors adopted by Council,
2. it should be on one of downtown’s three primary streets,
3. it should exhibit the highest order of architectural excellence,
4. it should achieve community benefits such as being a recipient site for density transfer or heritage density bonus, or providing a significant cultural or social facility or low cost housing,
5. it should include activities and uses of community significance such as a public observation deck, or other public amenity,
6. it should provide on-site open space which significantly adds to downtown green and plaza spaces, and
7. it should not contribute to adverse microclimate effects.

The General Policy for Higher Buildings, which identifies this site as one of seven probable sites for a higher building, states unequivocally that a proposed higher building should exhibit the highest order of architectural excellence. For this purpose, the application was reviewed on June 19 and 20, 2003 by an enhanced Urban Design Panel supplemented by two respected design leaders in the local community and two notable international architects. (See excerpts from the minutes of this special review in Appendix E.)

The special Urban Design Panel concluded that the application meets design excellence in many ways. This conclusion was reinforced in subsequent staff assessment of the applicant’s responses to Panel advice in a revised submission. In summary:

- the tower massing responds to the site’s view cone limitations in an exciting dynamic form which emphasizes the ceremonial character of West Georgia Street and will be a high quality landmark within the downtown;

- the high quality taut glass skin tower character has subtle changes that respond to the different orientations, different internal uses and includes vertical greening and sky gardens;
- the lower base has a strong pedestrian scale with extensive opportunities for pedestrian space and movement across and over it and is well landscaped with both trees and water;
- the ground plane is well landscaped and comfortable for pedestrians, with the highlight being the Sculpture garden at the centre of the development which will become a significant public meeting place for Vancouver citizens;
- the built form and scale of the base presents a good neighbourly relationship with the adjacent heritage church building and has a high quality of landscaping and building detail that respects and enhances that relationship; and
- the emerging sustainability aspects of the overall proposal are planned to meet high environmental standards (discussed further below).

CD-1 Text Amendment: A year following initial rezoning approval by City Council, an application to amend the CD-1 By-law was approved at Public Hearing of December 14, 2004, to add floor area of 1 881.2 m² (20,250 sq. ft.) for service rooms and back-of-house functions for the hotel use, for large hotel balconies as part of the greening concept for the building, and storage area for the public art site, as follows:

- 1 232.7 m² (13,270 sq. ft.) on Parking Levels P1 and P6 for service rooms and back-of-house functions for the hotel use;
- 611.2 m² (6,580 sq. ft.) for large hotel balconies which are located below the view corridor and serve as shading devices for the southeast hotel rooms as a part of the greening concept for the building; and
- 37.1 m² (400 sq. ft.) in the loading dock area to serve as storage for the Vancouver Art Gallery's public art site.

This additional floor area increased the floor space ration (FSR) from 12.81 to 13.20, representing an increase of 3 percent.

This amendment was supported, and undertaken by staff, and with no CAC from the property owner, on the basis that a standard FSR provision common to most CD-1 By-laws had been omitted from the original By-law, a clause that specifies outlines the floor areas that must be included in the calculation. During development (DE) application processing, the applicant found that some areas previously assumed to be excluded, are in fact included.

Staff considered that there were no changes to the floor areas in question when comparing DE drawings and the rezoning plans. Given that most of the floor space in question was either underground or part of the project's greening concept, no changes were required to the building envelope expressed in the form of development as illustrated in the drawings posted at the initial Public Hearing of December, 2003.

Development Permit (DE408377): Development permit was issued on February 17, 2005 for the proposed tower, following unanimous support by the Urban Design Panel on May 26, 2004 and Development Permit Board (DPB) approval on July 5, 2004.

On July 5, 2004, the DPB approved the application to construct a 600 ft., 58-storey mixed-use tower with a three storey podium and open space at the base. The proposed tower will include eight floors of hotel, 27 floors of general office live/work space, a service floor, 17 floors of dwelling units and a rooftop garden, all over six levels of parking and below-grade mezzanine hotel/residential arrival area. Proposed for the ground floor and podium are the tower lobbies, a large grocery store, four restaurants and a public sculpture garden and associated open space. A total floor area of 684,515 sq. ft. and an FSR of 13.18 are proposed.

The development application was unanimously supported by the Urban Design Panel on May 26, 2004. (See UDP minutes in Appendix F.) During development application, in response to a design development condition approved at Public Hearing, refinement of the tower's roof form was one of several matters given special attention, given the visual prominence of what will be one of Vancouver's tallest buildings. At UDP review, staff and applicant requested advice from the Panel in regard to the roof top expression and treatment (particularly on the southwest side). The Panel offered this advice:

- “needs to be more of a jewel at the top;
- roof can continue with design development - not quite as elegant;
- barely perceive planting on the top of building;
- roof public space is sparse;
- if there is no public access, people will look at top and wonder what the mystery is;
- needs more ‘comfort’ zones;
- support simplicity of glass screen, rather than something that says, “I am roof”;
- lath could be a strong colour statement or fade into the skyscape; and
- scale of lath needs to be lower.”

In their subsequent report to the DPB, staff concluded that the further design development recommended at rezoning was achieved in the development application:

“DESIGN DEVELOPMENT - GENERAL

- (i) design development to refine the overall tower building character to respond better to the context and achieve a building of excellence;
Note to Applicant: aspects to review include, among other things: how the major facades respond to their different contexts; how the internal uses are reflected externally; and refinement to the tower roof form including its landscaping.

Applicant response: “The tower is intentionally shaped to respect the View Cone alignment. The angled form opens the site to sunlight and acknowledges the contextual relationship to the Robson corridor.

The tower expression is intended to reflect different orientations:

- The reserved, taught glass skin expression on the Georgia and Thurlow Street facades reflects the business nature of the CBD and respects the historic ceremonial nature of Georgia Street. The quiet simplicity

of these two facades speaks to the flexibility of the uses behind, rather than emphasizing their differences. The majority of the tower houses the Live/Work function which can be both office and residential or any combination of the two. On these facades, the building expression hints at the internal uses in the same manner as other office buildings.

- In contrast, the animated expression on the angled View Cone façade reveals more of the mixed-use nature of the tower and the emerging residential character on Alberni Street. The Hotel and lower Live-work floors are more textural in expression on this south-facing façade. Linear planters on deep slab balconies reference the greening at base level and provide shading to the units. This texture runs up the tower to the View Cone height limitation. Linear planters also exist on the southwest corner balconies of the Live-work and Residential floors, running vertically up the length of the tower.
- The garden ‘crown’ at the top of the tower reflects of the natural surroundings of Vancouver and the North Shore Mountains, preserved by the View Cone.”

Staff Comment: staff considers the condition fully met although noting there is on-going aesthetic and technical refinement to the skin.”

In their report to DPB, staff stated “This will be one of the most exciting and innovative building in Vancouver and will fully meet the design excellence aspirations of the City and the Higher Building review process. Staff is encouraged to see an on-going design refinement process and note there are no significant outstanding issues.”

At DPB meeting, one DPB member stated: “This is a fairly amazing building and an amazing process to get to this stage noting it has a significant public amenity package and is a very complex development. He commended staff and the applicant team. The Higher Building review process was clearly also very important which confirms its value to the process. The very positive collaboration that has occurred on this project is somewhat unusual and also warrants acknowledgment.”

Another DPB member stated: “This is a rare opportunity to be a part of the approval process for not only an architecturally significant building but one that will pursue LEED designation. It will be the first of its kind in Vancouver and has significant challenges.”

Sustainable Development: The project is targeting a LEED certification with a goal of Silver rating. There will be many energy conscious aspects to this project within the building systems that, although important to energy conservation, are not conspicuous in the overall design. There will also be sustainable approaches integral to the urban and building design concept. The intent is to incorporate these elements in a thoughtful way and establish a design synergy between architectural design and sustainability.

The sustainable criteria for the project are based on a LEED Scorecard System involving several categories of building design and development:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation & Design Process

The development was approved with the condition that the applicant should “Submit a preliminary LEED score card showing proposed strategies for attainment of LEED silver and arrangements for subsequent submission to LEED BC, to the satisfaction of the Director of Planning.”

* * * *

1120 West Georgia (DE408377)
URBAN DESIGN PANEL
May, 2004

The development application (DE408377) was unanimously supported in a review by the Urban Design Panel on May 26, 2004.

“EVALUATION: SUPPORT (8 - 0)

Introduction: Jonathan Barrett, Development Planner, offered background information for the project and provided an update on the project’s progress since its rezoning was approved. He described it as mixed use, residences, live/work, hotel, urban fair, sculpture court, with restaurants, open space and adjacent to a heritage building. It was noted that, at the time of rezoning, design conditions seen as refinements included:

- character of tower;
- overall relationship between tower and lower portion;
- refinement of the ‘skin’;
- micro climate analysis;
- design development of the sculpture court for higher presentation to public;
- roof garden improvements; and
- enhancement of sustainability characteristics.

Staff requested the Panel’s comments on the continuity of street trees and had no design issues to discuss.

Applicant’s Opening Comments: James Cheng, Architect, reviewed three models of the project that demonstrated the design development from the rezoning stage to the current proposal, noting that the building’s shape was restricted by view corridor requirements. He advised that the revised project addressed some initial concerns of the UDP regarding ground plane treatment, and described folding the bulk of the base towards the street level and the creation of a bridge in order for the ground plane and second floor to work efficiently together. Elevators are in glass to bring light down to the entry plaza.

The building comprises a hotel, live/work units and residential with three penthouses. Wind tunnel testing has been completed and people will be able to enjoy the outdoors in comfort at any level. The exterior finish will be of translucent quality with some lighting for colour change at night and there are some innovative solar powered lighting solutions incorporated, e.g., the vents to each unit will be treated as square ‘buttons’ with a ‘glow’ material that will illuminate at night. Other changes have been to bury the food store and to allow six feet to the heritage building for buttresses that exaggerate its seismic improvements. Landscaping provides for a very flexible courtyard treatment and the pavers could be removed to allow soft landscaping. The project is striving to obtain LEED™ certification with the goal of silver.

Chris Phillips, Landscape Architect, noted amenities at ground floor that combine intensive and extensive roofs and a series of treatments on walls for green walls as

well as green roofs. A bamboo grove creates a green transition between the heritage and project sites with a connecting metal walkway floating above the bamboo. The project has responded to Engineering concerns with no drop-off area on Georgia.

The applicant requested input from the Panel in regard to the roof treatment, specifically the colour of the lath 'room'.

The applicants responded to questions regarding exterior finishes, tree plantings between the 48th and 53rd floors, the use of bamboo, the relatively tight sidewalk on Thurlow, the outdoor sculpture gallery, and the grid pattern to the east and north elevations.

Summary of Key Issues:

- design development to the floating metal tread plate stairs at the northwest corner on the site leading to the heritage building;
- design development to the roof top expression (particularly on the southwest side); and
- design development to the handling of sidewalk and building entrances at the corner of Thurlow and Georgia and along Thurlow Street.

The Panel was undecided about the street trees, with some members in favour of retaining regular intervals between trees and others considering the removal of more trees for better exposure of the art exhibitions.

Panel Comments: The Panel strongly supported the design of the project.

Ground Plane

- axial slash through the site is positive and takes a private walkway into a public domain;
- unacceptable stair at church (northwest end termination) and walkway needs to be more usable by public;
- as you come off Georgia the stair is too muted, narrow and skewed; a suggestion is to reconsider widening the stair to have it perpendicular to Georgia with some scissor treatment;
- the terminus is tight and unresolved; don't mind width of stairs; would like room to move to terraced area;
- stair at corner - create a raised podium plaza or other solution;
- south and east treatments offer an opportunity to eat or meet;
- issue of flooding with the pavement coming out over the sidewalk;
- bamboo at this scale is a dynamic element and will add animation;
- bamboo court could be very sensuous space;
- public space may need more pedestrian movement, not more seating as there is a place to stop at the podium level;
- engaged by galleria and sculptural design to public area;
- roof gardens seem less verdant, the sense of lushness is less intense;
- Thurlow, Georgia, and Alberni Streets may be too busy; recommend the elimination of retail on Thurlow creating views through to the hotel lobby, the retail component is not really characteristic of what exists on Thurlow;

- the way in which the structure hits the ground could be simplified;
- regarding public seating on the stairs and considering the sun pattern - are there more opportunities for seating to get the sun; and
- wheelchair access transition should be easier.

Exterior Skin

- sorry for loss of translucent veil that lent a calmness to Georgia;
- double height box on the high northeast corner is out of context;
- the pop out works well in terms of form, but trees may not be long lasting - to take it in an abstract direction would be more interesting;
- corrugated treatment needs work;
- interesting treatment of lighting, button highlights;
- these are interesting ideas for treatment of the top of the tower, but it doesn't really match the building; and
- mock up of 'skin' is required including the junctures where the two types of systems meet.

Roof Treatment

- needs to be more of a jewel at the top;
- roof can continue with design development - not quite as elegant;
- barely perceive planting on the top of building;
- roof public space is sparse;
- if there is no public access, people will look at top and wonder what the mystery is;
- needs more 'comfort' zones;
- support simplicity of glass screen, rather than something that says, "I am roof";
- lath could be a strong colour statement or fade into the skyline; and
- scale of lath needs to be lower.

Other comments:

- building is elegant in simplicity - pop out corners (residential in nature) could stay or go;
- mid-height arboretum breaks otherwise monolithic tower;
- trees planted at great height could be surreal rather than real;
- for the cost and size of the units, the elevator lobbies are too tight and am amazed that residents will step out of elevators and look into recycling and mechanical closets. This treatment is not warranted and lobby area could be put to better use;
- pop out subtle and on one edge is fun element; and
- hope the trees can be maintained in condition.

* * * *

1120 West Georgia Street
URBAN DESIGN PANEL
June, 2003

The rezoning application was supported in a review by the Urban Design Panel on June 19 and 20, 2003. (See excerpts below. Complete minutes are on file in the Planning Department.)

“EVALUATION: SUPPORT (8 - 5)

2.3 Height: With one exception, the Panel supported the proposed height.

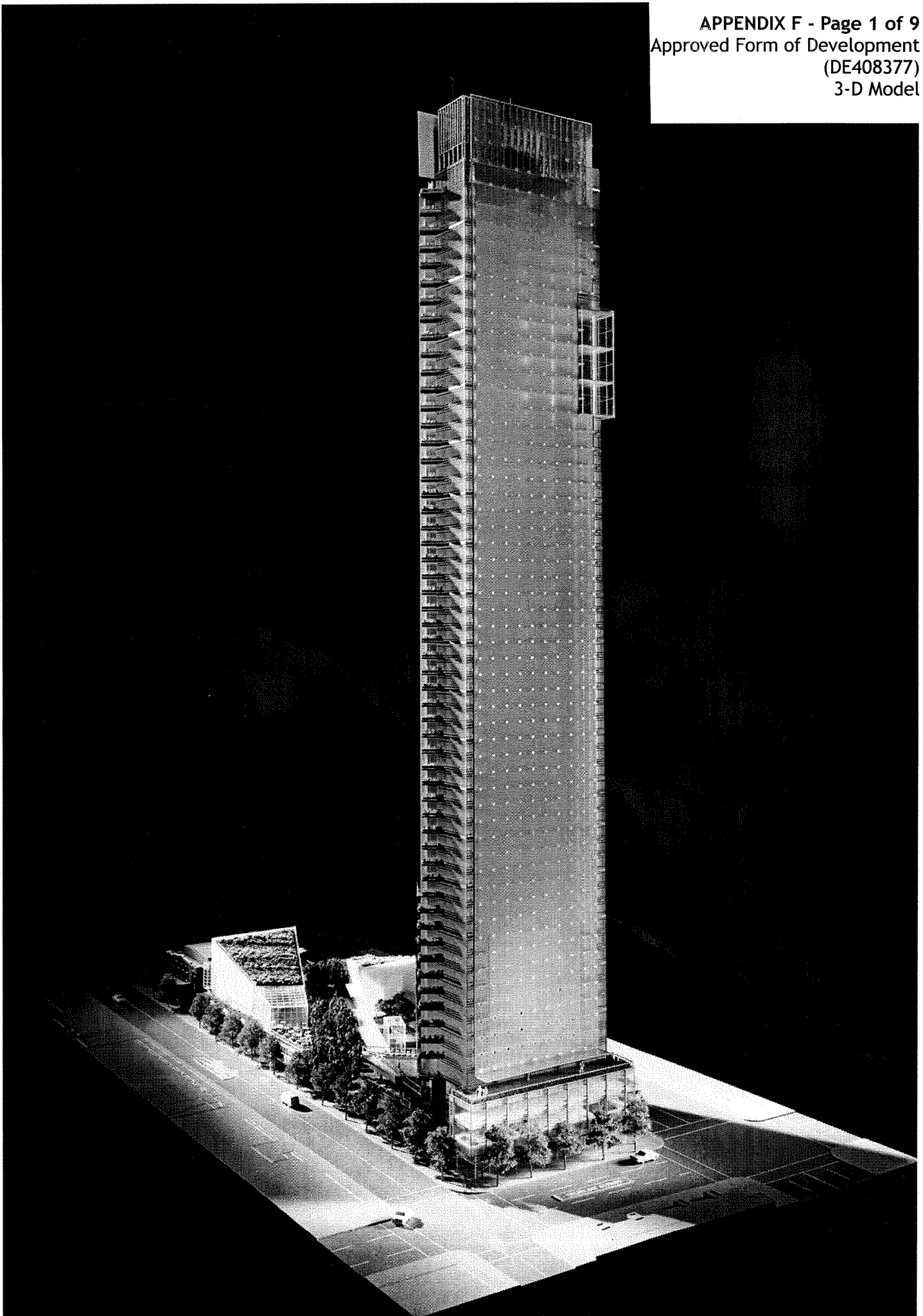
- it's fantastic that we're trying to break through the height limit;
- not sure that this tower will create the domed skyline but eventually, if there are a couple of other towers built over the next ten or twenty years, it will create a bit of a dome - you have to start somewhere;
- don't think Vancouver needs an icon tower and I don't see this tower as trying to be an icon; it's a very simple, classic shape;
- like the idea of Vancouver becoming a domed skyline;
- concern about the view from Cambie Bridge. It may be too high in that it visually interferes with the view of the Lions and is very close to the ridge of the north shore mountains. Support height beyond 450 ft. but not sure it deserves to go up to 600 ft.;
- the height is absolutely acceptable, probably desirable and maybe could even be a little higher;
- the height is appropriate given the view corridors limit the opportunities for other buildings to create a significantly different skyline;
- raising the point of the dome to 600 ft. is probably going to be adequate to help to create a more interesting dome-like skyline to the city;
- because it will have such a major influence on the downtown and the city, the City should revisit the established view cone criteria and the dome affect after this building constructed;
- this building, because of its height and location, is going to be an icon, whether we want it or not. That's why applying the highest order of architectural excellence to this site is critical. It's going to be an icon so it should be treated as an icon;
- I like the dome approach but whether you like it or not you won't get the dome effect straight away. It will be a landmark building until other buildings get built around it. In that sense this building will have a major impact on the city;
- If it's going to affect the city I don't think you should do things in a reticent way but do something bold - do it bravely or not at all;
- for this project to do well there should be no half measures but make it something that the city will instantly be proud of, not something that is demure and insignificant;
- why 600 ft.? Why not 602, or 605, or 700 ft.?
- whether you like it or not, this building will be iconic, no matter what it looks Like. It will give identity to the city. Think seriously about it because it will be seen around the world;

- at some point the view cone policy need to be reviewed and reassessed as to whether we are achieving our goals or whether it is actually negatively impacting what could happen downtown; and
- I don't quite understand how the city is going to achieve its dome objective, except in the extremely long term which probably requires demolishing buildings on other sites.

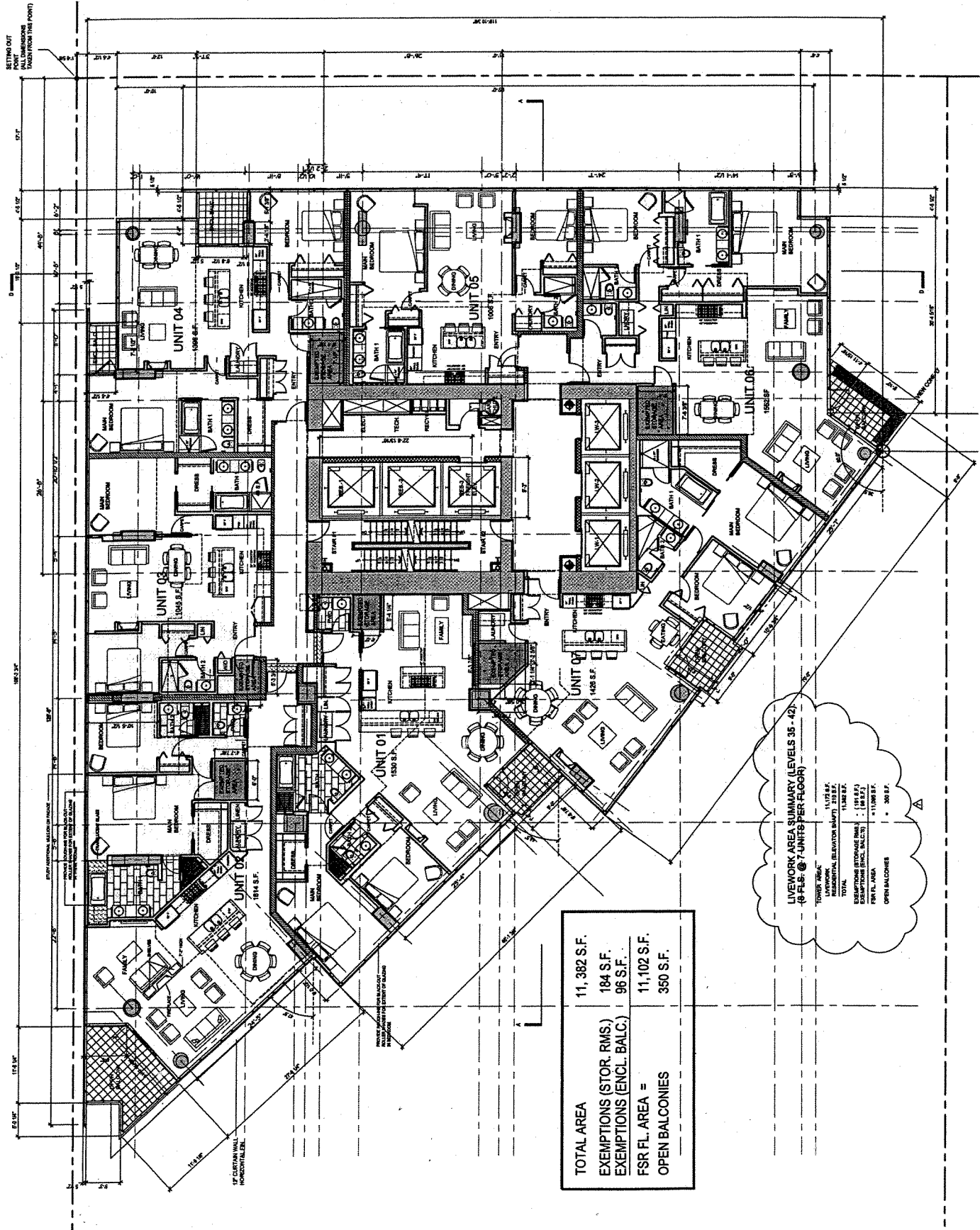
2.5 Rooftop:

- with the dome concept a significantly different top would probably not be appropriate;
- I evaluate rooftops as either framing or piercing the sky in some level, and having a sense of inhabitation. An elevator penthouse doesn't do that but a great illuminated room does. With detailed development, this could potentially be what I would consider to meet the criteria of a great rooftop;
- it will be difficult to achieve in a residential tower, but a great public benefit for the tallest building in Vancouver would be to allow the public to get to the top. Anything that could be done to integrate some sort of public space at the higher levels of the building would be a good public benefit for Vancouver residents and tourists;
- the greenery moving up through the building is interesting and intriguing; question whether the landscape at the top will be successful;
- it can go further than extending the glass and hiding trees at the top of the building and putting some light up there;
- it should be accessible by the public;
- I quite like the idea that the mechanical penthouse is concealed completely and becomes more of beacon of light;
- wind issues can be mitigated and I like the idea of the roof garden;
- public access will probably require a dedicated elevator;
- it should be more than just a garden but a park in the sky. It's not easy to do because of the wind speeds at the top of the tower;
- the building could be a flat top but the idea of a park in the sky is really powerful concept. Maybe it could be two or three levels of park in the sky;
- when this building is complete everyone will want to go to the top, so provision for public access will become inevitable. This could be the public benefit;
- maybe provide a dedicated high speed lift to access it - it could be something attached to the outside;
- consider putting a gallery there or some unconventional use which does not have a commercial return but would give pleasure to people when they go to the top of the building;
- I agree that people will want to get to the top of this building and I think there should be some consideration given to the roof being a public space in the sky;
- this building is going to exist in two eras. In its initial era it will be a sort of signature tower but in the future, when more taller buildings are developed, it will become just part of the family which makes up the dome. So it does have to address its initial state as a signature tower and then its future state as part of the dome. For that reason, the top of the building should not be some kind of spire and it is appropriate that it is relatively muted;

- for the most part, the city's tower tops are seen as places of privilege, not as places for the public, which is a shame. There are bigger and greater cities than ours that have a better attitude towards this and I think we could benefit from it."



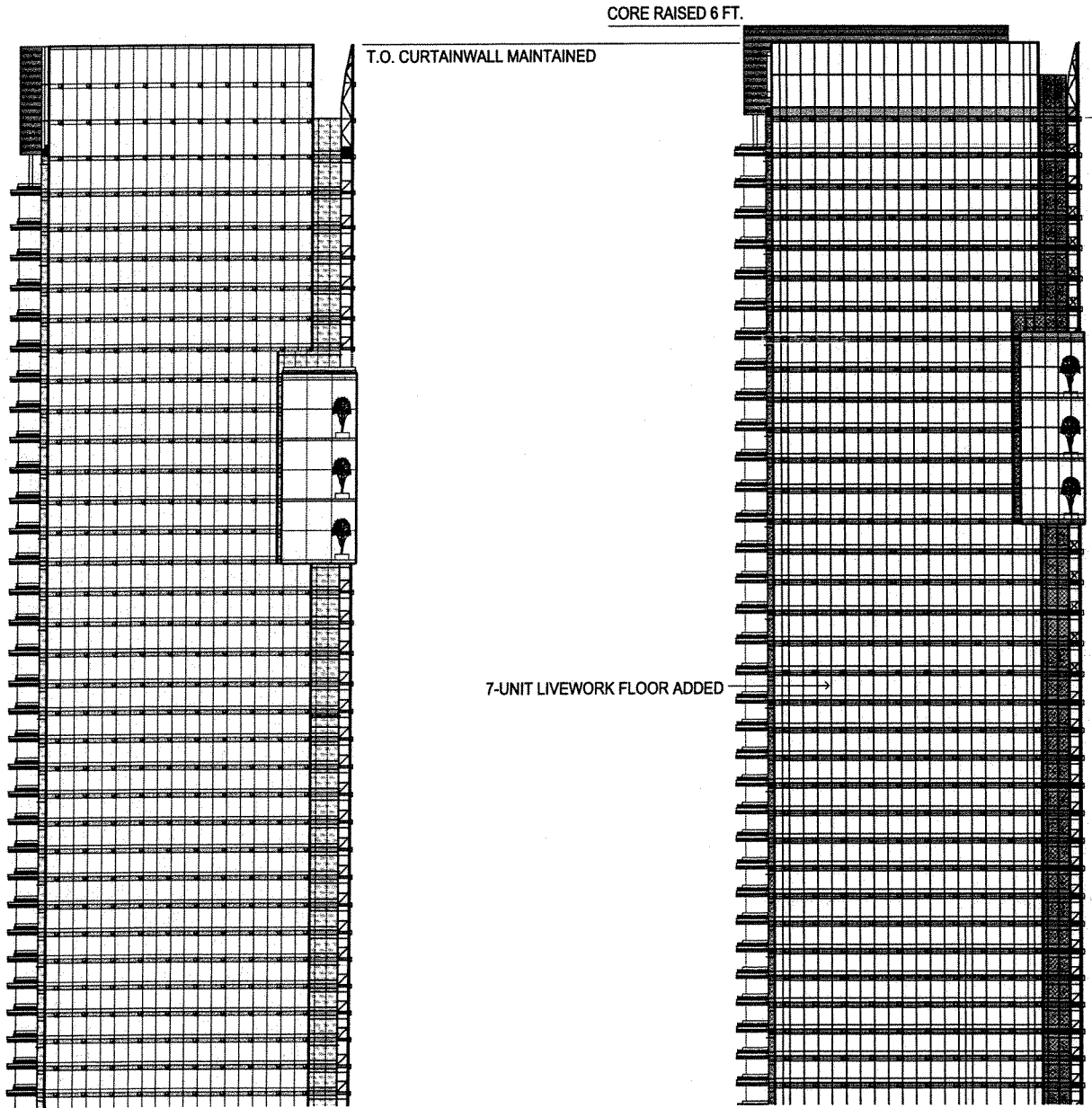
BUILDING ORIENTATION TO GEORGIA ST. PROPERTY LINE



**LIVEWORK AREA SUMMARY (LEVELS 35-42)
- (8 FLS. @ 7 UNITS PER FLOOR)**

TOWER AREA	11,172 S.F.
RESIDENTIAL (ELEVATOR SHAFT)	212 S.F.
TOTAL	11,382 S.F.
EXEMPTIONS (STOR. RMS.)	- 184 S.F.
EXEMPTIONS (ENCL. BALC.)	- 96 S.F.
FSR FL. AREA	11,102 S.F.
OPEN BALCONIES	+ 350 S.F.

TOTAL AREA	11,382 S.F.
EXEMPTIONS (STOR. RMS.)	184 S.F.
EXEMPTIONS (ENCL. BALC.)	96 S.F.
FSR FL. AREA =	11,102 S.F.
OPEN BALCONIES	350 S.F.



CURRENT THURLOW ELEVATION

PROPOSED THURLOW ELEVATION

JAMES KM CHENG | ARCHITECTS INC



Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1H6
 Tel 604.873.4333 Fax 604.876.7587
 E-mail info@jamescheng.com

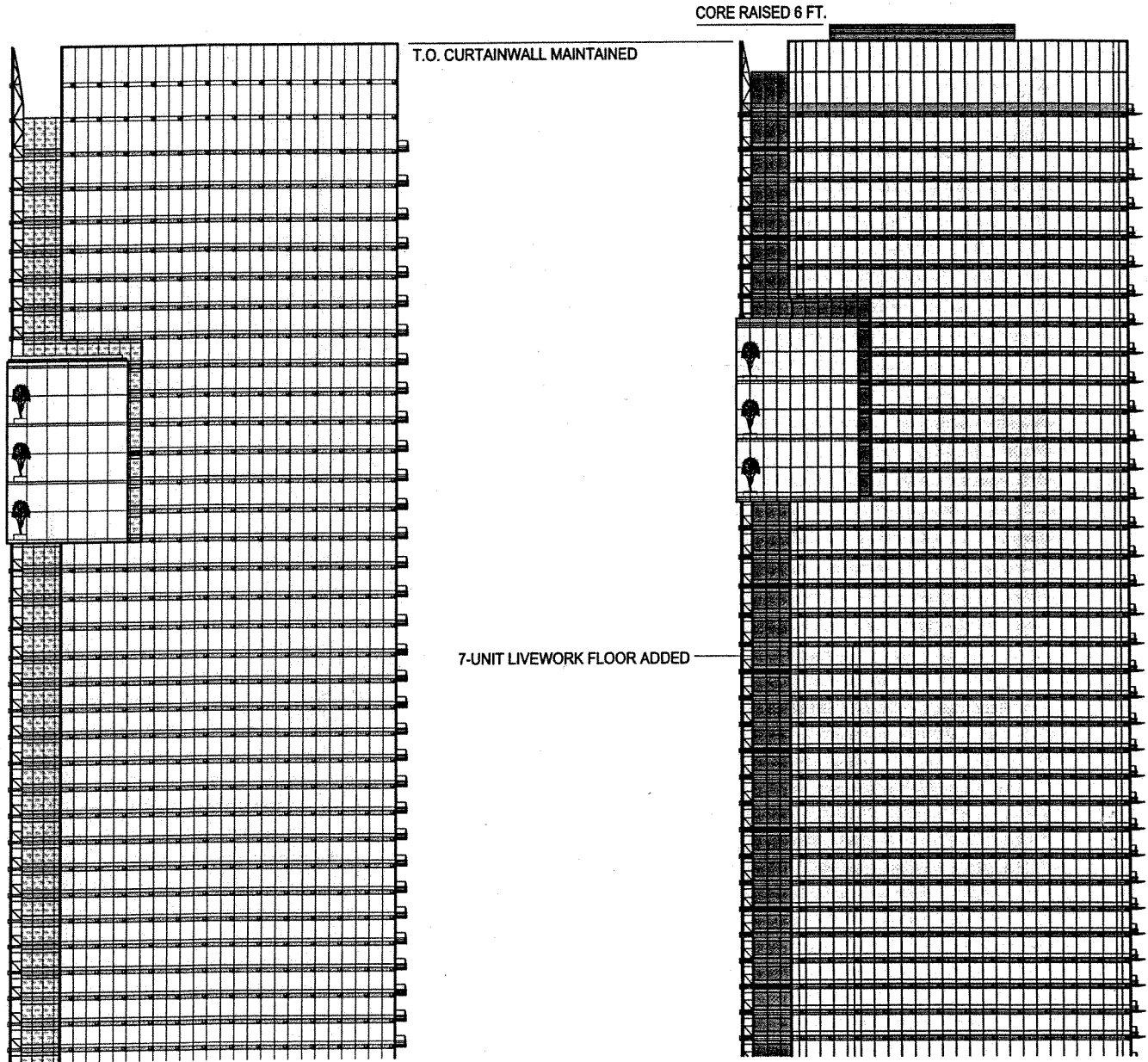
1100 W GEORGIA
 VANCOUVER, BC

PROJ. NO. DATE SCALE DR. REV.

02-808 30JUNE05 NTS

PARTIAL ELEVATION - THURLOW ST.

TA-1



CURRENT GEORGIA ELEVATION

PROPOSED GEORGIA ELEVATION

JAMES KM CHENG | ARCHITECTS INC



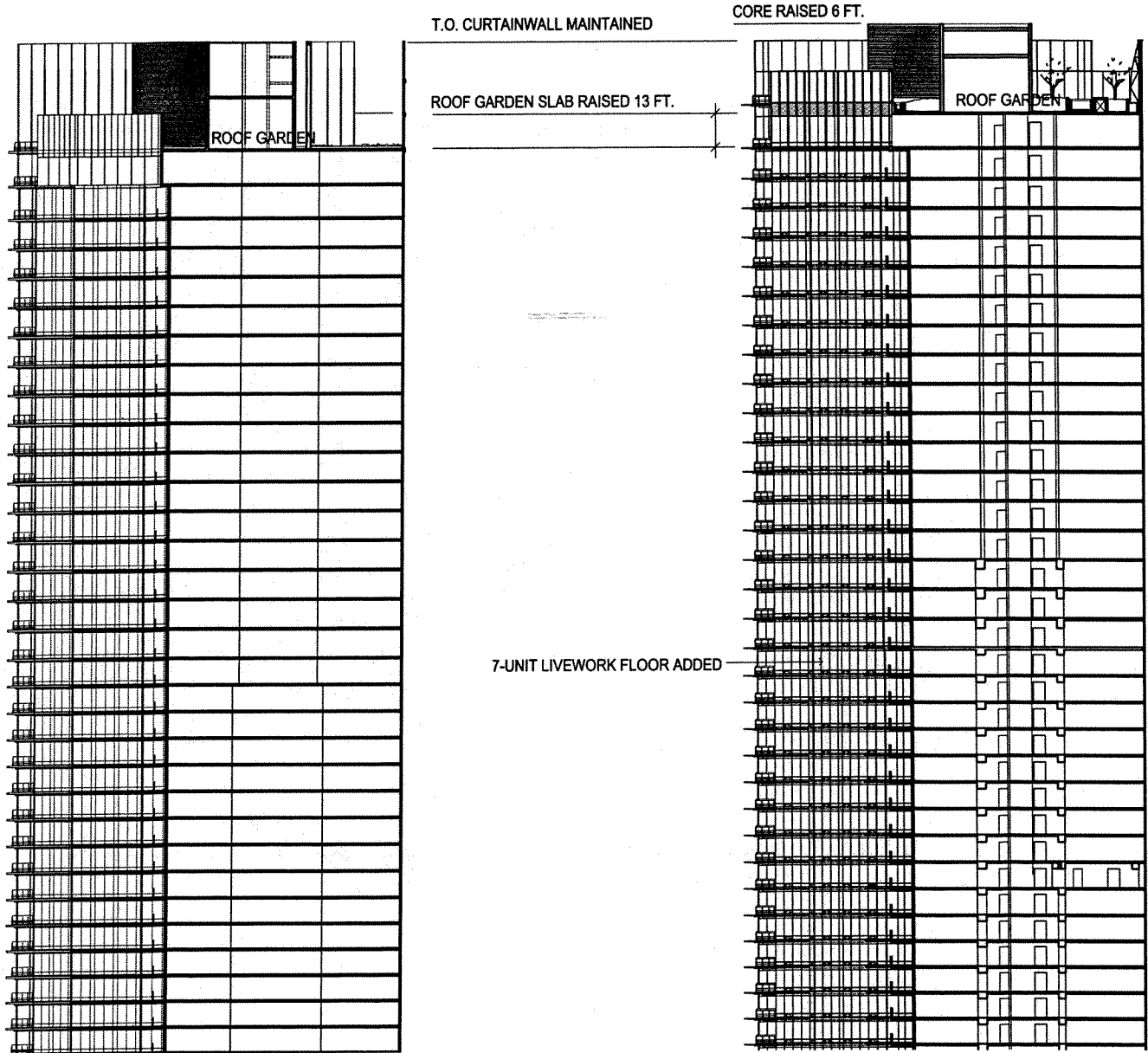
Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 Tel 604.873.4333 Fax 604.876.7587
 E-mail info@jamescheng.com

1100 W GEORGIA
 VANCOUVER, BC

PROJ. NO.	DATE	SCALE	DR.	REV.
02-808	30JUNE05	NTS		

PARTIAL ELEVATION - GEORGIA ST.

TA-2



CURRENT SECTION - TOP OF TOWER

PROPOSED SECTION - TOP OF TOWER

JAMES KM CHENG | ARCHITECTS INC



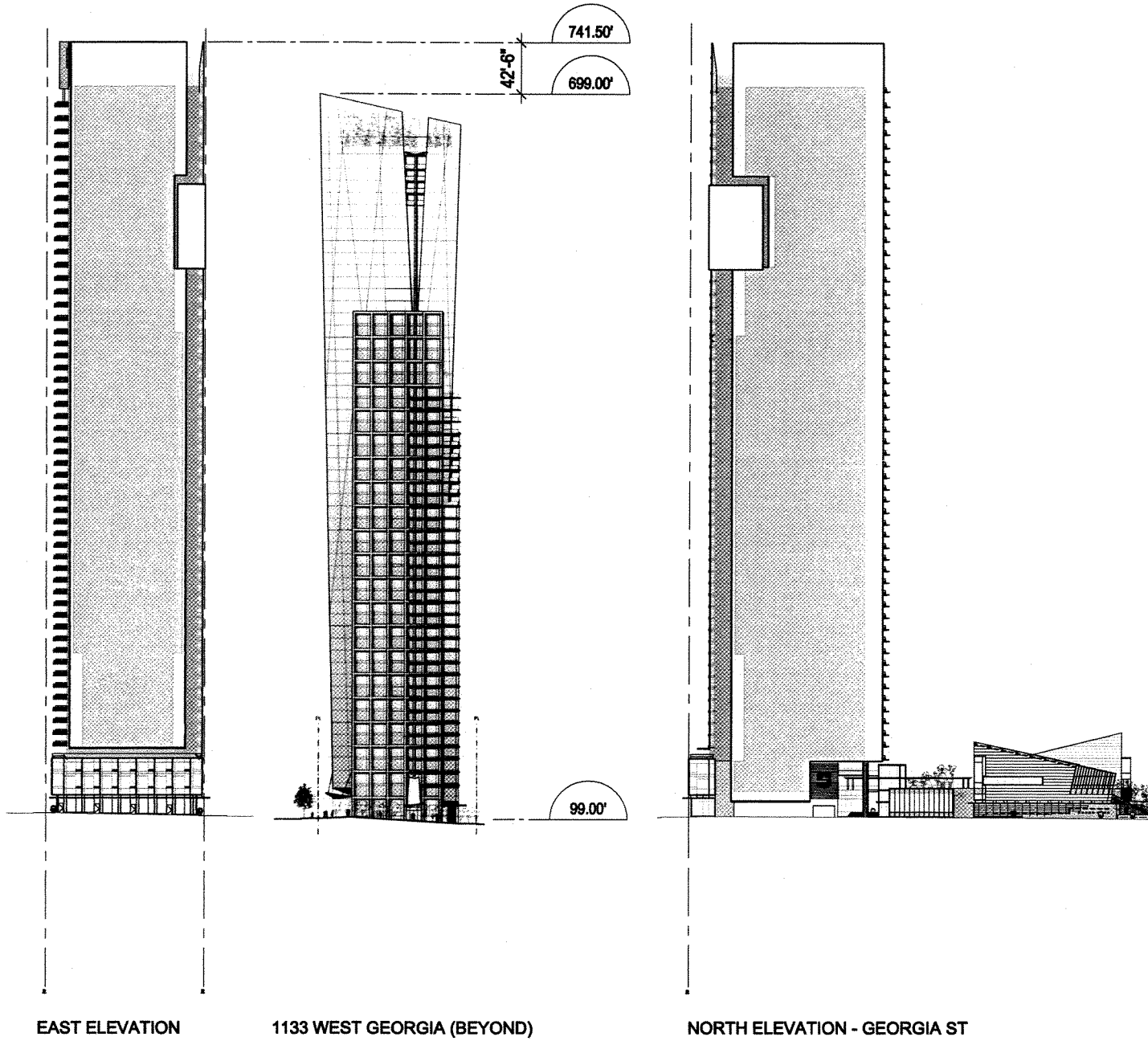
Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 Tel 604.873.4333 Fax 604.876.7587
 E-mail info@jamescheng.com

1100 W GEORGIA
 VANCOUVER, BC

PROJ. NO.	DATE	SCALE	DR.	REV.
02-808	30JUNE05	NTS		

TOP OF TOWER SECTION

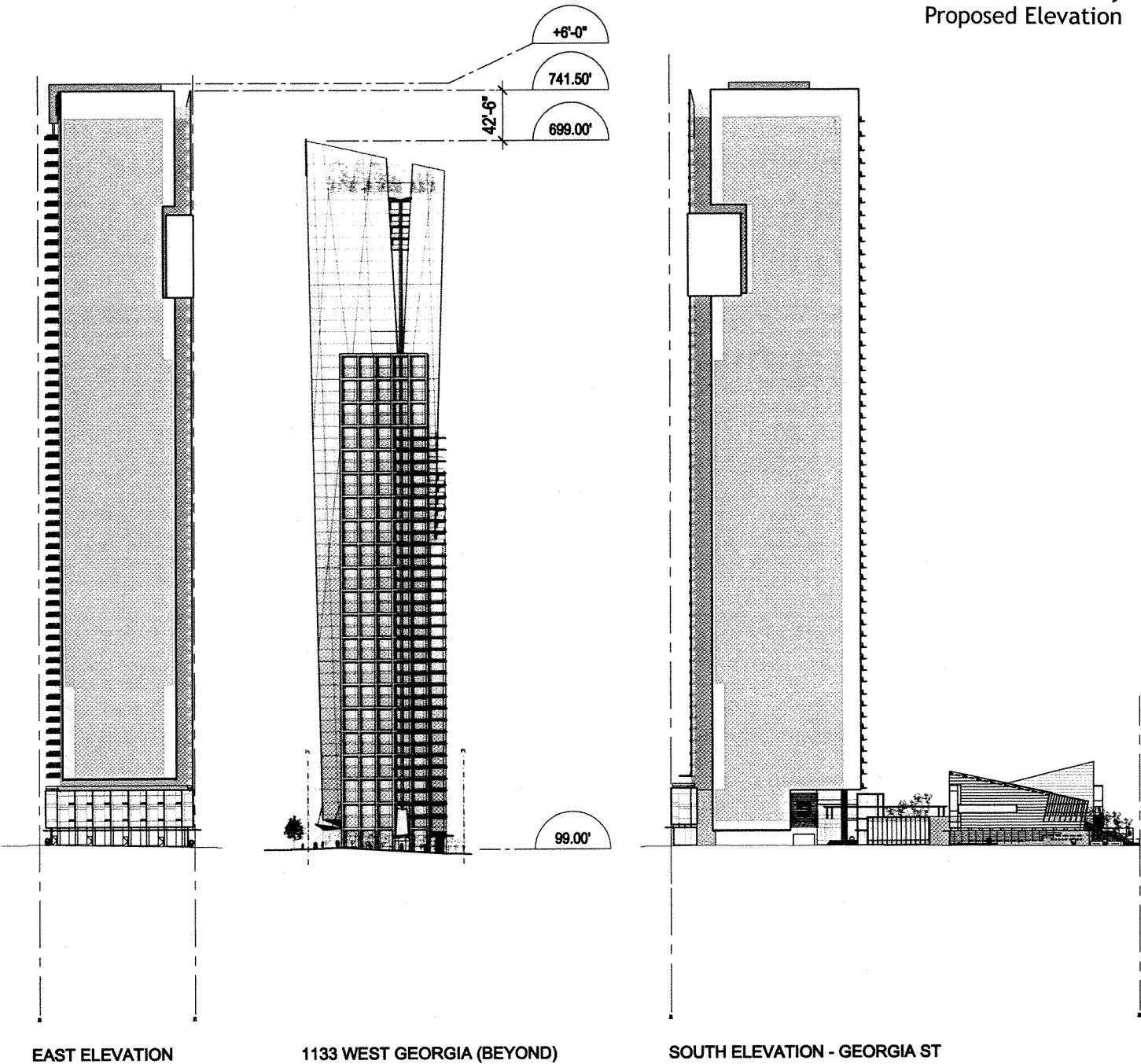
TA-3



EXISTING

JAMES KM CHENG | ARCHITECTS

1100 W. GEORGIA ST.



ADD (1) LIVE/WORK LEVEL
MAINTAIN CURTAIN WALL FOIL AT EL741.5'
CORE 6 FT ABOVE CURTAIN WALL

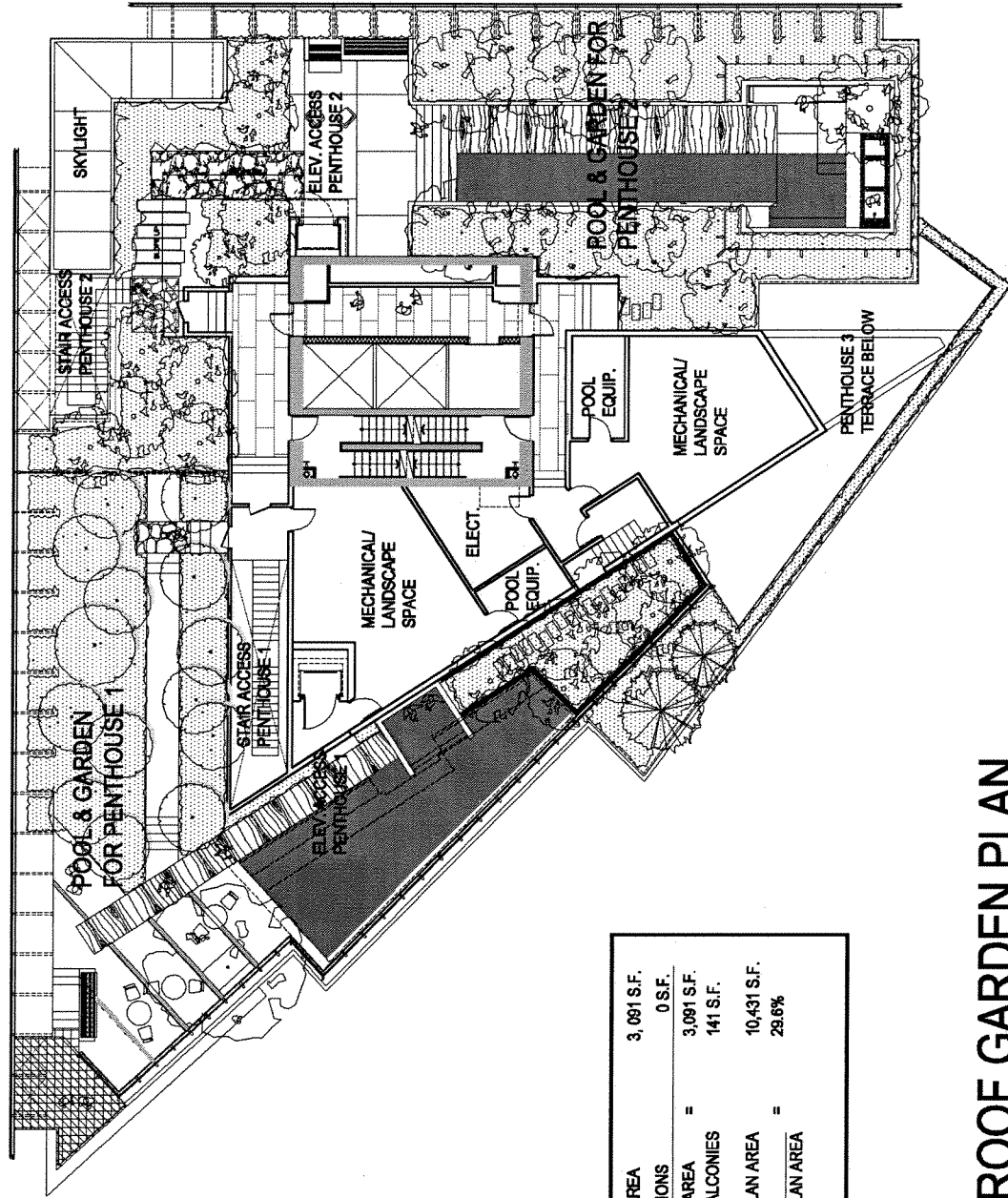
OPTION 1

ELEVATION STUDY

Scale: 1/128"=1'-0"
May 2, 2005

Architect
 1000 Pennsylvania Ave
 Suite 1000
 Philadelphia, PA 19107
 Tel: 215-592-1000
 Fax: 215-592-1001
 www.jacobsonarchitect.com

JACOBSON ARCHITECTS
 1000 PENNSYLVANIA AVENUE
 SUITE 1000
 PHILADELPHIA, PA 19107
 TEL: 215-592-1000
 FAX: 215-592-1001
 WWW.JACOBSONARCHITECTS.COM



TOTAL AREA	3,091 S.F.
EXEMPTIONS	0 S.F.
FSR FL. AREA	= 3,091 S.F.
OPEN BALCONIES	141 S.F.
ROOF PLAN AREA	10,431 S.F.
FSR	= 29.6%
ROOF PLAN AREA	

DP ROOF GARDEN PLAN

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	1120 West Georgia Street (now addressed as 1100 West Georgia Street)	
Legal Description	Lot G, Block 18, Plan LMP 1597, DL 39	
Applicant	James KM Cheng Architects (Dawn Guspie is project architect)	
Property Owner	KBK No, 11 Ventures Ltd. (Vancouver)	
Site Area	4 823.3 m ²	(51,919 sq. ft.)
Width	120.70 m	(396 ft.)
Depth	39.93 m	(131 ft.)

Development Statistics

	Existing	Proposed	Recommended
Zoning	CD-1 Comprehensive Development District	CD-1 Amended	as proposed
Uses	Cultural, Recreational, Dwelling, General Office Live-work, Institutional, Office, Retail and Service Uses	n/c	n/c
Maximum FSR	13.20	13.41	as proposed
Max. Floor Area			as proposed
Residential	17 750 m ² (191,066 sq. ft.)	n/c	
Live-work	28 676 m ² (308,676 sq. ft.)	29 707 m ² (319,778 sq. ft.)	
Hotel	3 120 m ² (33,584.5 sq. ft.)	n/c	
Commercial	14 114 m ² (151,926.8 sq. ft.)	n/c	
Total	63 660.6 m ² (685,259.4 sq. ft.)	64 692 m ² (696,361.4 sq. ft.)	
Maximum Building Height	183 m (600 ft.)	191.7 m (629 ft.)	as proposed
	Note: "Maximum building height" is measured to the top of the uppermost habitable floor.		
Total Building Height	195 m (640 ft.) as per DE408377	196.9 m (646 ft.)	n/a
	Note: "Total building height" is measured to the top of the building including all rooftop mechanical and architectural appurtenances.		
Storeys/Floors			n/a
Residential	17	17	
Live-work	27	28	
Mechanical	1	1	
Hotel	10	10	
Podium	2	2	
Total	57	58	