

CITY OF VANCOUVER



POLICY REPORT URBAN STRUCTURE

Date: July 08, 2005
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Phone No.: 604.873.7727
RTS No.: 5295
CC File No.: 5304
Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Director of Current Planning in consultation with the Director of Legal Services

SUBJECT: 1133 West Georgia Street: Rezoning from DD to CD-1

RECOMMENDATION

- A. THAT the application by Musson Cattell Mackey Partnership Architects on behalf of West Georgia Holdings Ltd. to rezone 1133 West Georgia St. (Lot F, Block 17, DL 185, PLAN LMP14977) from DD (Downtown District) to CD-1 (Comprehensive Development District) be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A;
 - (ii) revised plans prepared by Musson Cattell Mackey Architects and received June 2, 2005, represented in Appendix F; 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 by-laws for consideration at the Public Hearing, including a consequential amendment to the Downtown Official Development Plan to remove the site from all map figures;

- B. THAT, if the application is referred to a public hearing, the applicant be advised to make application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E (assigned Schedule "B" (DD)), including a provision that a fascia sign above a height of 137 m above grade will not be permitted, and that the application be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing;

- C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include this CD-1 in Schedule A; and
- FURTHER THAT the Director of Legal Services be instructed to bring forward the enactment to the Noise Control By-law at the time of enactment of the CD-1 By-law;
- D. THAT Recommendations A to C 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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing recommendations A to D.

COUNCIL POLICY

- Downtown District Official Development Plan (DODP) as amended to November, 2003 (maximum FSR 9.0 and maximum height of 450 feet),
- Central Area Plan: Goals and Land Use Policy, adopted in December 3, 1991,
- Central Business District Policies as amended to February 7, 1997,
- General Policy for Higher Buildings, approved May 6, 1997 - these guidelines are to be consulted when seeking approval for buildings significantly exceeding the height limits established in the DD ODP,
- View Protection Guidelines, approved in December 1989 and last amended December 11, 1990 -- to protect selected threatened public views (14 False Creek View Corridors and 12 Outlying Area View Corridors),
- Downtown (Except Downtown South) Design Guidelines as amended to December 14, 1993,
- DD (Except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions, as amended to December 4, 2003 (see Character Area G - Georgia Street),
- West Georgia Street Tree and Sidewalk Design Guidelines, approved May 14, 1998,
- Public Art Policies and Guidelines as amended to November 22, 1994, and
- Financing Growth (Community Amenity Contribution) Policy as amended to June 24, 2003.

PURPOSE AND SUMMARY

This report presents the staff assessment of an application to rezone the site at 1133 West Georgia Street from DD (Downtown District) to CD-1 (Comprehensive Development District). Rezoning is requested to permit residential use in a non-residential commercial district, to increase maximum density, and to increase maximum building height. Rezoning approval would allow the redevelopment of the site as follows:

- demolish the 9-storey partially-constructed office building (and its underground parking) which has been vacant and derelict for many years;
- develop a 56-storey mixed-use tower with floor area of 40 932 m² (440,600 sq. ft.) and floor space ratio (FSR) 16.85, with a hotel (180 rooms) in the lower 25 floors (FSR 9.0) and residential use (210 units) in the 31 floors above (FSR 7.85);
- achieve a building height of 178 m (584 ft.) which respects the view protection height limit on the west part of the site, demonstrates architectural excellence, and meets other requirements; (Note: Total building height, including mechanical room and architectural appurtenance, reaches 182.9 m (600 ft.).)
- provide a large public 'green court' open space, with connection to mid-block pedestrian system to the north, and a large glass enclosed 'Palm Court' on the west part of the site which will form part of the hotel use; and
- achieve a high level of sustainable development through aiming for LEED Silver certification.

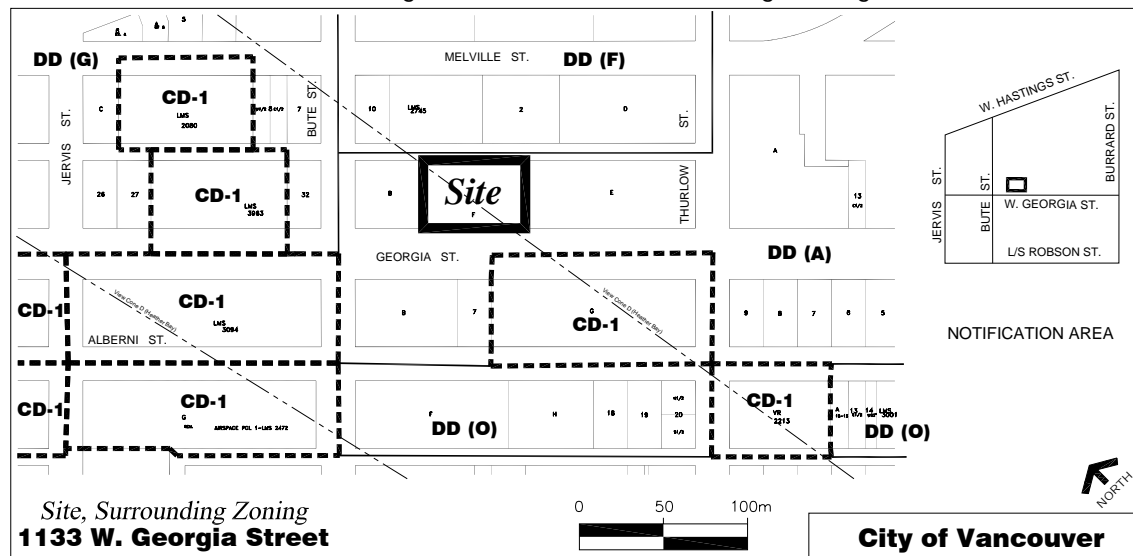
In response to the City's Financing Growth Policy, the applicant offers a community amenity contribution comprised of a transfer of heritage density from a suitable donor site, and contribution to the City's affordable housing and social/cultural objectives. As the negotiations in respect of these matters are not concluded, staff will report their recommendations at the Public Hearing.

Staff have assessed the application and are generally supportive of the residential use, density and building height. Staff recommend that the application be referred to a Public Hearing, together with a draft CD-1 By-law with provisions generally as shown in Appendix A and a recommendation of the Director of Current Planning that it be approved, subject to conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in revised plans received June 2, 2005 and generally included here as Appendix G.

BACKGROUND

Site: The mid-block site is located on the north side of West Georgia Street, between Thurlow and Bute Streets. (See map diagram in Figure 1 below) It has a frontage of 60.35 m (198 ft.) and a depth of 40.20 m (131.9 ft.), for a total site area of 2 426.2 m² (26,116.2 sq. ft.). The rear lane is 10.06 m (33 ft.) in width. The site is developed with a partially constructed 9-storey office building which has been vacant and derelict for several years. A development application was submitted for a 27-storey office in 1996, but was eventually withdrawn.

Figure 1. Site and Surrounding Zoning



The site is in sub-area 'A' of the Downtown District, the core Central Business District (CBD), in which residential use is not permitted, the floor space ratio maximum is 9.0, and building height is limited to 137.2 m (450 ft.). The site is located within a Council-approved view cone (False Creek View Cone D which originates on the seawall on the south side of False Creek at Heather Bay with a view to the Lions). The view cone limits development to approximately 100.58 m (330 ft.) on the westerly portion of the site. (See, on map diagram, the view cone which bisects the site.)

Context: The site is surrounded by a variety of buildings. On the abutting site to the east at 1111 West Georgia Street is the Terasen Centre (former BC Gas), a 24-storey office building with retail at grade. To the north across the lane at 1138 Melville Street is a recently completed 17-storey office building and at 1166 Melville Street is a 27-storey residential building with 14 townhouses at grade (8 are fronting the lane). There are mid-block pedestrian connections, between the lane and Melville Street, on both sides of this building.

On the abutting site to the west, at 1185 West Georgia Street, is a 16-storey office building with retail uses at grade. Across Georgia St. to the south is a 20-storey office building at 1188 West Georgia Street and Coastal Church (former First Church of Christ, Scientist) at 1160 West Georgia Street, a "B" Heritage Register building undergoing restoration. Next door, presently undergoing excavation, is the site of the new, 57-storey mixed-use tower at 1100 West Georgia Street (Shangri-la, previously addressed as 1120 West Georgia St.).

Policy Context - Residential Use in the CBD - In 1997, Council approved amendments to the Central Area Plan to reshape the downtown peninsula's major office zoning district into a compact, high-amenity central business district (CBD), centred on transit. Council also approved criteria for rezonings in the CBD which seek to convert commercial potential to residential. While this rezoning application does not involve such a conversion, the criteria are informative as background for considering the additional residential density which is proposed.

1. an inventory of commercial-zoned land in the entire CBD is to be maintained sufficient to meet an ongoing projected 20-year new commercial (including hotel) space demand;
2. residential rezonings are generally not considered in the core CBD unless they facilitate heritage retention or provide a business support function; and
3. residential rezonings in the CBD should be for adult-oriented housing, and should be considered only where the character of the precinct is conducive to residential liveability and the proposed housing is compatible with adjacent land uses.

Policy Context - Increased Building Height: Following completion of the Downtown Vancouver Skyline Study and extensive public consultation, in May, 1997 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 articulates the circumstances in which a higher building may be considered and identifies probable sites in the CBD where, at the time the policy was adopted, there was a clear opportunity to exceed the applicable maximum building heights of 91.4 m (300 ft.) or 137.2 m (450 ft.), as the case may be. While some probable sites are identified, there is no limit on other sites that might be considered if they meet the policy parameters.

The policy 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 the 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.

City Council subsequently advised it wished to add a further requirement that higher buildings also achieve a LEED Silver rating. A report back from staff has not yet occurred.

Proposed Development: On January 5, 2005, a rezoning application was submitted to allow residential use in addition to the uses permitted in this district, and to increase the building height and density. Following non-support by a special Urban Design Panel review on March 16, 2005, a revised application was submitted on June 2nd by Musson Cattell Mackey Architects, with collaboration by Arthur Erickson Design Consultant and Davidson Yuen Simpson Architects.

The application proposes an increase in maximum height, from 137.2 m (450 ft.) to 178.0 m (584 ft.) to the top of habitable space, and further to 182.9 m (600 ft.) in total building height (including all rooftop mechanical and architectural appurtenances). The maximum floor space ratio would be increased from 9.0 to 16.85. (See plans in Appendix F and statistics in Appendix G.)

The mixed-use, 56-storey tower, which would be the second tallest building in the city after the Shangri-la across the street, would have several components:

- the tower's 2-storey base, with mezzanine, would contain hotel and residential lobbies and related functions, and also a small amount of retail space;
- hotel use would occupy the tower's lower 25 floors, with floor area of 21 887 m² (235,600 sq. ft.), FSR of 9.0 and approximately 180 rooms. Floor area in commercial uses (hotel, retail, and service) would be 53.4 percent of the total;
- residential use would occupy the upper 31 floors, with floor area of 19 045 m² (205,000 sq. ft.), FSR of 7.85 and approximately 210 dwelling units. Floor area in residential use would be 46.6 percent of the total; and
- the open space plaza, or 'green court' will have floor area of 725 m² (7,800 sq. ft.). The 'Palm Court', which will be a semi-public amenity operated by the hotel, will have a floor area of 502 m² (5,400 sq. ft.) The enclosed and open spaces combined have total area of 1 226 m² (13,200 sq. ft.), which is 50 percent of the site area of 2 426.2 m² (26,116.2 sq. ft.).

A total floor area of 40 932 m² (440,600 sq. ft.) is proposed to be developed on the 2 426.2 m² (26,116.2 sq. ft.) site. The total FSR is 16.85.

DISCUSSION

1. **Land Uses:** The proposed land uses are allowed in this district, except for residential use which is subject to Central Business District (CBD) rezoning policy. The application responds to and satisfies the policy criteria, as follows:

- All the commercial potential on the site (9.0 FSR) is proposed to be developed, primarily in hotel use. The residential floor area would be in addition to this commercial space.
- There being no heritage resources on the site, the applicant proposes to facilitate heritage conservation through a heritage density transfer from a suitable donor site.
- The dwelling units, which would range in size from 46.45-92.9 m² (500-1,000 sq. ft.), would be for adult-oriented housing. The surrounding precinct is conducive to residential uses given the proximity to transit, shopping, and amenities. The residential use being in the upper storeys of a mixed-use tower with hotel use in the lower storeys will be compatible with adjacent land uses. The property owner of the subject site also owns the largest office building nearby, adjacent the site at 1111 West Georgia Street.

Staff support the proposed residential use in addition to the commercial space proposed. The draft CD-1 By-law which is recommended provides that approval of residential floor area will require concurrent or prior approval of 9.0 FSR in commercial floor area.

2. **Density:** The application requests an increase in FSR from 9.0 to 16.85, almost twice the maximum in this DD sub-area, a floor area increase of 19 096 m² (205,555 sq. ft.), or 87.5 percent. As discussed immediately below, staff analysis concluded that the proposed form of development accommodates the proposed density increase.

3. **Higher Building in Downtown Skyline:** The proposal meets all the criteria for sites where a higher building might be considered for enhancing the downtown skyline, and it also meets all the requirements for a taller building.

At the pre-application stage, it was essential to determine how much additional height was acceptable in terms of downtown skyline views. Staff reviewed alternative building heights relative to the eight views of the preferred downtown skyline which was adopted in 1997, and taking account of the approved higher building at 1120 West Georgia Street (Shangri-la). As the tallest building in the city, the 57-storey Shangri-la has a total height of 196.9 m (646 ft.). Also significant was the fact that the floorplates of the two towers are very different: 966 m² (10,400 sq. ft.) at the Shangri-la as compared to 715 m² (7,700 sq. ft.), 35 percent less, for a typical floorplate in this proposed rezoning. Staff determined that the preferred domed downtown skyline would be best achieved by a maximum height for habitable floors between 152.4 m (500 ft.) and 167.6 m (550 ft.), and a 'total building height' of 167.6 m (550 ft.) to 182.9 m (600 ft.), which includes all rooftop mechanical and architectural appurtenances above the top of the uppermost habitable floor.

The applicant proposes a total building height of 182.9 m (600 ft.) which honours the maximum identified by staff, but found a way to modestly increase the height of habitable floors within this envelope, to 178 m (584 ft.) instead of 167.6 m (550 ft.), thus resulting in a smaller rooftop appurtenance. Staff support this since the total height of 182.9 m (600 ft.) does not exceed the maximum identified by staff and it is this total height which is significant in skyline analysis. At this height, the proposed tower is prominent from most of the eight viewpoints to the downtown skyline and is compatible with the desired skyline and respectful of mountain views. A tower height within this range would also achieve an appropriate relationship with the 195.1 m (640 ft.) Shangri-la tower across the street, providing an essential height differential of 12.2-15.2 m (40-50 ft.) between the two.

Staff assessed the application in terms of skyline form and distant views, public views to North Shore mountains (View Protection Guidelines), other public and private views, shadow impacts, and architectural excellence. The application meets all relevant principles and criteria, and also satisfies the other requirements of the General Policy for Higher Buildings, including sustainability (discussed further below).

4. **Form of Development:** Staff analysis concluded that the proposed form of development is supported. Detailed urban design analysis of the proposed form of development and tower height is included in Appendix C.)

The proposed tower is described as having a triangular form, truncated at the corners to provide balconies, which rises from a base that is oriented to Georgia Street and then gradually twists as it rises, turning 45 degrees from Georgia Street at the uppermost level

where its south-facing façade falls along the view cone boundary and is oriented to the north. The tower form is a hyperbolic paraboloid structure which responds to the street grid at grade and the view protection guideline above.

Shadowing: The applicant's shadow studies, for the standard times of spring/fall equinox (March 21st and September 21st) and summer solstice (June 21st), illustrate that no additional shadowing is cast on public open space in the downtown.

Private Views: Regarding the impact of the proposed height increase and tower location on neighbouring residential development, staff recognized that any development on the subject site to maximum height presently allowed will have some impact on private views, and sunlight access, of surrounding development. The tower is well-separated from high-rise residential development in the neighbourhood, including 720 Bute Street, 1120 West Georgia Street (Shangri-la), 1166 Melville Street and 1239 West Georgia Street. The 30.5 m (100 ft.) separation between the proposal and the residential building across the lane at 1166 Melville Street, is well above the minimum 24.4 m (80 ft.) separation typically sought.

Open and Green Plaza Space: The ground plane of the proposed development includes two significant elements: (see Site/Landscape Plan in Appendix F, page 2)

- the forecourt of the development is a sizeable public plaza or 'green court' which respects the theme implemented in many developments along West Georgia Street. In addition to providing public access to the hotel and residential lobbies as well as the Palm Court, it includes a diagonal route which connects to a mid-block pedestrian system leading down to Coal Harbour; and
- a double-height Palm Court on the west part of the site responds appropriately to the scale and form of the base of developments east and west of the site. It has large sliding doors that open up for the summer months and a major water feature. The Palm Court will be part of the Hotel use but will be a programmable, semi-public amenity in which restaurant use will not be permitted except for coffee kiosk and similar activities to enhance the public enjoyment and use of the space.

The application also proposes a non-standard sidewalk treatment and street tree concept, and an upgrading of the entire length of the lane with new landscaping and surface materials. The Georgia Street public realm treatment can not be supported. The proposed lane treatment should be deferred for separate application to Engineering Services at development (DE) stage. The Georgia Street public realm is required to meet the West Georgia Street Tree and Sidewalk Design Guidelines. This was a significant issue for the rezoning across the street, where it was necessary to insist that the guidelines be met. It is vital to have continuity of public realm design along our premier ceremonial street, and it is essential that the treatment of its sidewalks not give the impression that they have been privatized.

Architectural Excellence: The higher building policy states unequivocally that a higher building should exhibit the highest order of architectural excellence. To judge and advise on this, pursuant to policy, a special Urban Design Panel (UDP) review was convened on March 16, 2005, with the Panel supplemented by two respected design leaders in the local community and two notable international architects, appointed by Council. This initial review concluded that the proposed land uses, height and density could be supported, but not the form of development. Among other things, architectural excellence was not achieved, the sustainability strategy did not appear to be integral to the design, and a proposed public

observation deck did not provide adequate 'publicness'. (Minutes of the special review are on file in the Planning Department.)

The revised application proposed a lower floor space ratio, a small increase in height, and an enlarged open space plaza and programmable Palm Court to replace the rooftop public observation deck initially proposed. On June 8th, the Panel provided unanimous support for the revised application and commended the applicant for a very well-considered response to the Panel's previous concerns. Some of the comments:

- the revised proposed is "not so much an evolution but a revolution of the design, which holds great promise for achieving the architectural excellence sought for a building of this stature";
- the project is "bold, decisive and evocative";
- it has "an apparent simplicity but with a deceptive complexity which makes it very interesting architecturally";
- "its conception is quite unique and dynamic in the way it responds to the two city grids";
- it is "very dramatic and works well with the adjacent Shangri-la tower";
- the way the building addresses West Georgia Street is supported and the project's contribution to the sequence of green courts along Georgia Street is recognized;
- the revised landscape plan and the assembly of public open spaces at ground level is enthusiastically endorsed;
- the diagonal connection through the site to be "well placed and well handled"; and
- the proposed Palm Court is "beautiful and delightful".

The Panel was unanimous in its opinion that the building achieves architectural excellence, acknowledging that this must be fully secured through further detailing and refinement of the design at the DE stage. It was further emphasized that the level of excellence must be carried through by continuity of the architectural team through to the detailed design stage.

The Panel identified some elements needing improvement:

- the exterior skin and envelope of the building, including of vents, spandrel areas, operable window details, need to achieve the simplicity and elegance suggested in the model;
- the tower base needs to better exhibit the elegance of the rest of the building, particularly the hotel lobby, the West Georgia streetwall and the relationship to the adjacent Terasen building;
- the transparency and purity of the Palm Court needs to achieve the highest level of public access and openness, and the quality of landscape materials needs to be ensured; and
- a stronger commitment to sustainability is needed, noting this is a unique opportunity to set a new standard, particularly in the resolution of the exterior skin of the building.

Staff have assembled these and other recommendations for further design development at the development application stage in conditions of approval listed in Appendix B.

5. **Pedestrian and Vehicular Circulation, Parking and Loading:** Staff support the parking and loading provisions which generally do not depart from Parking By-law requirements, but with several recommendations regarding design and layout to be addressed at DE stage. Staff propose a reduced residential parking standard, as has been approved for other recent downtown rezonings, and also parking relaxation whereby co-operative vehicles and associated parking spaces might be substituted for required parking spaces.

6. **Servicing:** Engineering Services staff advise that upgrading of the sewer (storm and sanitary) and water systems might be necessary to meet the demands of this development. Flow monitoring, at the applicant's expense, is necessary to determine upgrading needs, and is now underway.

7. **Sustainability:** Sustainability philosophy and principles inform all aspects of the revised application. The application team includes LEED-certified professionals, with the goal of achieving a LEED Silver certification for the project. (See the applicant's proposed sustainability strategy and preliminary LEED scorecard in Appendix D.)

Sustainable criteria are based on the LEED Scorecard System involving the several categories of building design and development:

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

The applicant advises that the project is committed to the fundamentals of sustainability as measured by LEED. The LEED rating system will be used for the further development of the sustainable strategy outlined above and as a way of communicating the performance and success of this strategy.

Staff recommend that at development (DE) application stage the applicant submit a preliminary LEED score card showing proposed strategies for attainment of LEED Silver, and make arrangements for subsequent submission to CAGBC (Canada Green Building Council).

PUBLIC INPUT

Two rezoning information signs were installed on the site on January 31, 2005 and a notification letter dated January 20, 2005 was mailed to the 1,565 surrounding property owners (including 213 multiple property owners) and downtown business groups. The notification area is bounded by the West Hastings Street on the north, Burrard Street on the east, the lane south of Robson Street on the south, and Jervis Street on the west.

The application has generated very little comment from surrounding property owners and other citizens. Two telephone calls and one e-mail were received in opposition to the application, citing loss of views. One resident at 1200 West Georgia Street expressed concern that policing to deal with increased thefts and street people is not keeping pace with increasing densities. Several e-mail expressed support for the existing derelict structure on the site being replaced by new development.

75 people signed in at an Open house held Thursday, June 30, 2005, of which 38 percent live downtown and 92 percent work downtown. 42 comment forms were submitted, all of them in support of the proposed land uses, density and height.

PUBLIC ART

A public art budget will be required, estimated to be \$418,570.

DEVELOPMENT COST LEVIES (DCLs)

DCLs apply to all new construction (payment is a condition of building permit issuance). The city-wide rate for the net increase in developed floor space in residential, commercial and all other uses is \$64.58 per m² (\$6.00 per sq. ft.). The proposed development will be subject to DCLs estimated at \$2,643,600 at BU stage.

According to City policy, these funds would be distributed as follows:

housing (32%)	\$845,952
parks (41%)	\$1,083,876
daycare (5%)	\$132,180
transportation (22%)	\$581,592

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 regulations. 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 response to policy, staff anticipate that the developer, West Georgia Holdings Ltd. (Holborn Group), will offer a CAC comprised of a heritage density transfer from a suitable donor site and a cash contribution for pursuit of City social/cultural and affordable housing objectives. The negotiations in respect of these matters are still in process and therefore staff will report a recommendation at the Public Hearing.

FINANCIAL IMPLICATIONS

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

PUBLIC BENEFITS

In response to City policies which address changes in land use, density and building height in the Downtown, the application proposes a number of public benefits:

- a higher building demonstrating architectural excellence and enhancing the downtown skyline,

- realization of considerable CBD commercial capacity,
- a transfer of considerable heritage bonus density from a suitable donor site,
- contribution to City social/cultural and affordable housing objectives,
- the prospect of a sustainable development achieving LEED Silver certification, and
- removal of a long-standing vacant and derelict building on the site.

APPLICANT COMMENT

The Applicant has been given a copy of the staff report to review and provides the following comments:

“We have reviewed the Policy Report and agree with its recommendation.”

CONCLUSION

Staff assessment of this application concluded that the proposed residential uses, increased density and increased height are supported. The highest order of architectural excellence and urban design has been demonstrated to the Urban Design Panel, sustainable development can be anticipated, and significant community benefits would be achieved both on and off the site.

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 form of development as shown in revised plans and generally included here as Appendix F.

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DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr./Dept. Head:

Report Dated: July 8, 2005

Author: Phil Mondor

Date:

Phone No.: 604.873.7727

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments:

Director of Legal Services

1133 West Georgia Street
DRAFT CD-1 BY-LAW PROVISIONS

A draft CD-1 By-law 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. Definitions

Words in this by-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below:

“Base Surface” means the base surface calculated from the official established building grades, except that for this sloped site “base surface” shall be deemed to be 30.4 m (99.81 ft.).

2. Land Uses

Subject to Council approval of the form of development and to conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses,
- (b) Dwelling Uses,
- (c) Institutional Uses,
- (d) Office Uses,
- (e) Retail Uses,
- (f) Service Uses [Note: Services uses include Hotel use.], and
- (g) Accessory Use customarily ancillary to any of the uses listed above.

3. Conditions of Use

Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

4. Floor Area and Density

The maximum floor area, based upon the calculation provisions of the Downtown Official Development Plan, must not exceed 40 932 m² (440,600 sq. ft.), except that approval of any floor area in dwelling use requires the concurrent or prior approval of at least 21 887 m² (235,600 sq. ft.) in office, retail, or service uses.

Floor area calculation will exclude floor area beneath building overhangs, floor area in double-height space which will be counted once only, and floor area in interior public space, including atrium or other similar space, provided that such floor area does not exceed 5 574 m² (6,000 sq. ft.) and if excluded public space is secured by covenant and right of way, in favour of the City, which set out public access and use.

5. Height

The building height, measured above the base surface and to the top of the roof slab above the uppermost habitable floor, must not exceed 178 m (584 ft.).

Mechanical appurtenances and decorative roof 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 182.9 m (600 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.]

6. Parking, Loading and Bicycle Parking

Any development or use of the site requires the provision, development and maintenance of off-street parking, loading, bicycle and passenger spaces in accordance with the applicable provisions of the Parking By-law, including those for relaxation, exemptions and mixed-use reduction, except as follows:

- a) for dwelling units, the following parking space requirements will apply:
 - (i) for dwelling units less than 44 m² of gross floor area, a minimum of 0.3 and a maximum of 0.5 parking spaces for each dwelling unit,
 - (ii) for dwelling units of 44 m² or more of gross floor area but less than 70 m², the number of required and permitted parking spaces is to increase at a rate of 0.025 space for each square metre above 44 m² gross floor area,
 - (iii) for dwelling units of 70 m² or more of gross floor area, the number of required and permitted parking spaces is to increase at a rate of 0.008 for each square metre, and
 - (iv) despite the preceding three clauses, each dwelling unit need have no more than 2 parking spaces and must have no more than 2.2 parking spaces per dwelling unit;
- b) for health club and spa uses, the following parking requirements shall apply:
 - (i) any portion of the spa or health club uses which operates as an amenity for the sole use of hotel guests or site residents shall have no parking requirement; and
 - (ii) any other spa use shall provide parking as specified in Section 4.3.1 of the Vancouver Parking By-Law; and
- c) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for the required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number, or such greater substitution of co-operative vehicles and associated parking spaces at such ratio and for such number of dwelling units as they may consider appropriate with respect to the site.

7. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is 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

* * * *

1133 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 form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Architects, and stamped "Received Planning Department, June 2, 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 form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, as the case may be, who shall consider the following conditions:

DESIGN DEVELOPMENT - GENERAL

- (i) design development to the overall building envelope and character, proposed exterior building materials and detailing to ensure the intended architectural excellence, elegance, quality and character is achieved;

Note to applicant: aspects to consider include, among other things: glass specifications, a comprehensive exterior building sample board, description of window systems including potential rhythm of spandrel and vent components, lighting plan and signage plan.
- (ii) design development to refine the tower base in relationship to the upper portions of the tower and the adjacent building to enhance the overall building character and presence on West Georgia Street;

Note to applicant: aspects to consider include, among other things: the architectural scale, rhythm and material specifications; and review of the internal spaces at the base to provide more elegant spaces.
- (iii) design development to strengthen the definition of the green court facing West Georgia Street to enhance its public character;

Note to applicant: aspects to consider include, among other things: richness of materials and detailing, and lighting; fully detailed landscape plans including, among other things, plant types and irrigations systems should be provided.

- (iv) design development and of the Palm Court to clarify its programming and 'publicness';

Note to applicant: aspects to consider include, among other things: providing an agreement regarding hours of operation, security and maintenance; providing moveable chairs and public washrooms; refining the waterfall with consideration of making it more sustainable; and provision of public art.

- (v) design development to provide amenity area for the residents;

Note to applicant: The provision of on-site residential amenities should be clarified.

- (vi) design development on the lane side to enhance livability for the townhouses across the lane at 1166 Melville Street;

Note to applicant: aspects to consider include, among other things: the visual and acoustic characteristics of the Palm Court and the loading and passenger loading functions abutting the lane.

DESIGN DEVELOPMENT - LANDSCAPE

- (vii) Provide a legal survey illustrating the following information:

- existing trees 20 cm calliper or greater on the development site, and
- the public realm (property line to curb), including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;

- (viii) Provide a full Landscape Plan;

Note to Applicant: Plan should have minimum scale of 1/8"=1'-0" illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, bike racks, benches and other street furnishings, etc. should be noted;

- (ix) Provide new street trees along Georgia Street in order to fill in the gap in the row of existing street trees

Note to Applicant: The West Georgia Street Tree and Sidewalk Design Guidelines will apply. New street trees should be spaced 8 m O.C and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board", on the Landscape Plan. Street tree spacing and quantity, and tree species will be determined in consultation with Engineering Services.

- (x) An irrigation system shall be specified in all common planted areas. Notation to this affect should be added to the drawing;

Note to Applicant: The irrigation system design and installation shall be in accordance with the Irrigation Association of B.C. Standards and Guidelines.

- (xi) Provide a Landscape lighting plan.

Note to Applicant: These lighting details can be added to the Landscape plan.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (xii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

- theft in the underground parking areas,
- providing full secure separation for residential uses and parking,
- residential break and enter,
- mischief such as graffiti and alcove areas, and
- increasing the defensibility of the ground level pathway.

PARKING, LOADING, BICYCLE PARKING AND PASSENGER LOADING

- (xiii) Provision of parking spaces to meet Parking By-law requirements regarding location, access and design; Note to Applicant: the following should be addressed:

- clarification of the number of parking levels that will have connections between this and the adjacent Terasen site is required;
- the parking design should include corner cuts for the provision of independent two-way traffic flow where 200 or more vehicles are being served; Note: the connectivity to the adjacent Terasen site will impact this requirement.
- the easterly angled parking space appears problematic;
- the development and provision of a suitable loading connection to the coffee shop and the café will require careful review, as the current layout requires traversing through hotel front desk areas; and
- a large coffee shop area with more than 16 seats may be required to provide parking and loading as a restaurant use.

- (xiv) Provision of loading spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:

- loading facilities are significantly inadequate. The hotel requires two Class B loading spaces and one Class A loading space;
- one residential loading space is required for the proposed 180 dwelling units;
- loading should be taken underground to meet the loading needs of the proposal, with full compliance of Class B loading spaces dimensional and overhead clearance requirements;
- the provision of 2 or more loading spaces will require a minimum unobstructed overhead clearance of 3.8 m or 12 ft. 6 in.; and

- the easterly courier space on P2 is obstructed by the service elevators and the tower structure.
- (xv) Provision of passenger spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:
- one Class C (tour bus) passenger space is required for a 180-room hotel; and
 - three Class A passenger spaces are required (1 space/every 50 rooms).
- (xvi) Provision of bicycle spaces and bicycle room to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:
- the bicycle room may not be large enough; and
 - arrangements to ensure access to the shower/change facilities in the fitness club/spa for Class A commercial bicycle parking will be needed as per the Vancouver Building By-law (section 3.7.4.10);
- (xvii) Provision of garbage facilities to meet City requirements; Note to Applicant: proposed garbage facilities appear to be significantly inadequate; clarification is needed.

SUSTAINABILITY

- (xviii) Submission of a preliminary LEED score card showing proposed strategies for attainment of LEED silver, and arrangements for subsequent submission to CAGBC (Canada Green Building Council), to the satisfaction of the Director of Planning.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, make arrangements for the following:

ENGINEERING

- (i) to the satisfaction of the General Manager of Engineering Services,
- a) clarification of charges shown on title (charge summary should be provided) and, if necessary, modification, release, extension or replacement of such charges;

Note to Applicant: The summary is to include both a description of the charges and description of any impacts they might have on this proposed development.

- b) reciprocal rights of way agreements for vehicular and pedestrian access to the adjacent Terasen Gas building;

- c) discharge of the existing crossing and canopy agreements charged to the title of the land;
- d) upgrading of the sewer (storm and sanitary) system and water system to meet the demands of this development;

Note to Applicant: The application lacks the details to determine the extent of upgrading. Flow demands are necessary to determine upgrading needs and a \$1000.00 fee should be submitted to run flow monitoring and to determine the extent of upgrading which may be required.

- e) undergrounding of all new utility services to this site from the closest existing suitable service point, including a review of any cabling that may be required to determine impacts on the neighbourhood;

Note to Applicant: All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

- f) completion of the Georgia Street Public Realm streetscape requirements adjacent the site;

Note to Applicant: The West Georgia Street Tree and Sidewalk Design Guidelines will apply.

- g) upgrading of the lane entries at Thurlow Street and Bute Street to "Downtown concrete lane entries" standard;

Note to applicant: a separate application to the General Manager of Engineering Services will be required for any special paving or treatments to the lane, beyond the lane entries requested.

SOILS

- (ii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (iii) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Confirmations of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection;

Note: Where the Director of Legal Services deems appropriate, the preceding arrangements and agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

Agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1133 West Georgia Street
URBAN DESIGN ANALYSIS

1. **Site:** This mid-block site is located on the north side West Georgia Street between Bute and Thurlow Streets. It has a frontage of approximately 61 m (200 ft.) and slopes approximately 3 m (10 ft.) from West Georgia Street to the lane. The lane is 10.06 m (33 ft.) wide. The site is developed by a partially constructed 8-storey former office building with one and a half levels of below grade parking.
2. **Context:** The context is varied with respect to building use and height. Significant adjacent development includes the following:



- a) 1185 West Georgia Street: 16-storey office
- b) 1201 West Georgia Street: 4-storey residential (heritage)
- c) 1239 West Georgia Street: 37-storey residential
- d) 601 Bute Street: 5-storey residential
- e) 1190 Melville Street: 7-storey office
- f) 1166 Melville Street: 27-storey residential with townhouses on street and lane
- g) 1138 Melville Street: 17-storey office
- h) 1100 Melville Street: 16-storey office
- i) 1075 West Georgia Street: 29-storey office
- j) 1111 West Georgia Street: 24-storey office (Terasen)
- k) 1120 West Georgia Street: 55-storeys, mixed-use (hotel, live/work, residential); DE approved
- l) 1160 West Georgia Street: Coastal Church (heritage)
- m) 1188 West Georgia Street: 20-storey office
- n) 720 Bute Street: 34-storey residential

3. **Uses:** The proposed commercial uses include a hotel (approximately 180 rooms) with support facilities such as restaurant and health club. Some retail uses are located along West Georgia Street. Residential uses start at level 25 and rise to level 56 and include approximately 210 units that range in size from 60 m² to 111 m² (650 - 1,200 sq. ft.).

The uses are generally consistent and compatible with adjacent uses noting there are residential uses across the lane at 1166 Melville Street and across the street at 1120 West Georgia Street (Shangri-la).

4. **Density:** The proposed density (FSR) is 8.81 FSR commercial and 7.85 FSR residential for a total of 16.66 FSR. The zoning for this sub-area of the downtown has maximum FSR of 9.0 for commercial and other non-residential uses.

5. **Tower Height:** The height proposed in the revised application is 167.64 m (584 ft.) with an additional 4.9 m (16 ft.) for rooftop mechanical and architectural appurtenances. The present zoning limits the height to 137.16 m (450 ft.). Therefore the request is to increase the height by 40.8 m (134 ft.). To determine whether this additional height is reasonable the following criteria were reviewed: skyline views, shadowing, and public and private views.

Skyline Views: Staff reviewed the proposal with respect to the eight recommended skyline views to determine whether the tower challenges the preferred skyline for the downtown which was approved in 1997. The proposal is prominent from most of the eight view points. Staff concluded the proposal is compatible with the desired skyline views.

Shadowing: The applicant prepared shadow studies for the standard times of spring/fall equinox (March 21st and September 21st) and summer solstice (June 21st). In summary the studies illustrate that no additional shadowing is cast on public open space in the downtown.

Public Views: The site is located within a Council-approved view cone which originates from Heather Bay on the south side of False Creek. The view cone would limit development to approximately 100.58 m (330 ft.) on the westerly portion of the site. No penetration into this view cone is permitted. The proposed tower is located on the easterly portion of the site to comply with this view cone.

Private Views: The primary concern is the potential impact of the proposed height increase and tower location on neighbouring residential development. Staff recognized however that any development on the subject site will impact private views to some extent, as for example a previously approved 91.4 m (300 ft.) building on the site. High-rise residential development in the neighbourhood includes 720 Bute Street, 1120 West Georgia Street, 1166 Melville Street and 1239 West Georgia Street. All are well-separated from the proposal with marginal view impact. The proposed separation of approximately 30.5 m (100 ft.) between the proposal and 1166 Melville Street, the location of the proposed tower, and the fact that the main private views from 1166 Melville Street are northerly water and mountain views, provides a reasonable private view relationship.

Tower height conclusion: Staff consider the proposed height is appropriate for this site.

6. Built Form: The architectural concept features a light glass Palm Court at the base with a glass tower above. The proposed built form is essentially a 56-storey tower that twists as it rises to its full height. The tower has been partly shaped by the limitations imposed by the View Cone. As the tower would be lower in height than the Shangri-la there is a successful height transition down toward the Coal Harbour waterfront. The general tower built form is appropriate in this context.

Lower Built Form: The base includes a double-height storey enclosed Palm Court which responds appropriately to the scale and form of the base of the existing westerly and easterly developments. The forecourt is a sizeable public plaza that respects the 'green court' theme existing along West Georgia Street.

7. Residential: Approximately 210 dwelling units are proposed from level 25 up to the building top, level 56. As the site is in a commercial district which is part of the core Central Business District, an assessment of the residential amenities is important.

On-site residential amenities: No on-site amenities are proposed for the exclusive use of tower residents. The hotel would have a spa, pools and meeting rooms which would be available to the residents.

Off-site residential amenities: There are a variety of residential amenities and functions that support residential in this location including, among other things: food and general retail shopping along Alberni and Robson Streets; and bus and Skytrain public transit. The one significant amenity not easily accessible is public open space; the closest being Coal Harbour Waterfront park which is 3-4 blocks away.

Overall staff considers the residential use is supported by sufficient amenities.

8. Landscape: The Palm Court and adjoining green court provide the two significant on-site landscape components.

Palm Court: A large glass Palm Court is located at grade. It has many desirable features such as large sliding doors that open up for the summer months and a major water feature. A question is raised about this semi-public amenity remaining in the public realm and not be privatized as a restaurant for example. That is not to say some commercial activity should not occur in the space such as a coffee kiosk to enhance the public enjoyment and use of the space. Careful public programming is needed for this space.

Green Court: A large public green court faces West Georgia Street. It includes: a diagonal route which connects to a mid-block pedestrian system that leads down to Coal Harbour; and also provides public access to the hotel and residential lobbies and Palm Court. The overall concept is successful. Staff recommends design development aspects including that the public definition of the public area of the green court could be stronger than that presented.

Landscape Conclusion: Overall the conceptual landscape components are successful but will need design refinement at the next stage. Staff particularly notes that a non-standard sidewalk treatment is illustrated on West Georgia Street and that the lane treatment should be discussed with Engineering.

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1133 West Georgia Street
SUSTAINABILITY STRATEGY

Introduction

This project is committed to the fundamentals of sustainability as measured by LEED. The LEED rating system will be utilized as the structure for development of the sustainable strategy for this project and as a way to communicate this strategy. (See LEED scorecard attached.)

The consultants involved have LEED accreditation and a track record of producing sustainable projects that are LEED certified or better. Several are assessors for Canada Green Building Council. LEED certification of this project will be sought as a baseline with LEED Silver as a goal.

While LEED is an important measurement tool for sustainability, it doesn't necessarily cover all aspects of sustainable design. This project will pursue sustainable design features in addition to those identified by LEED.

Sustainability is often associated with energy efficiency. While energy efficiency is important, sustainable building design encompasses much more: use of the site, water efficiency, materials/resources, and air quality. While the project's outward expression of energy efficiency and sustainability is subtle, many more less visual sustainable design aspects are incorporated including those listed below.

Energy and Atmosphere

Building Form/Orientation: While there are a number of sustainable influences on building character, the project's most distinctive feature, its sculptural form, is generated by aesthetic and urban design constraints. However, the material realization of that form makes an obvious statement about the response to solar heat gain in occupied spaces while harvesting the sun's radiation for reuse within the project.

The orientation of the triangular floor plan rotates through 45 degrees, one side parallel to West Georgia Street at its base and the other two sides locked into the city grid at the top. Solar heat gain will be controlled by glazing performance relative to each side's orientation:

- Northwest / North-clear Solarban 60 glass with low e on clear (shading coefficient: 0.44)
- Northeast / East -tinted Solarban 60 glass with low e on Solexia (shading coefficient: 0.42)
- Southwest / West-tinted Solarban 60 glass with low e on Atlantica (shading coefficient: 0.35)

Balconies are incorporated at the corners of the triangular floor plate and by virtue of their overhang provide a shading response to the sun.

Solar Hot Water Array: All the rotating glass walls culminate with locally manufactured solar tubes as a 'cornice'. The solar tubes through heat exchangers will preheat water for hot water use throughout the project. It is estimated that on average they will provide 8% of the annual capacity for domestic hot water in the building.

Geothermal: As a precedent in terms of soil suitability this system is being installed at 1120 West Georgia Street and will be utilized in this project employing wells below the excavation or within the walls of the parkade. Terasen may provide assistance as a demonstration project. This will create a 5% reduction in energy.

Heat Recovery: All modes will be pursued including plumbing, air handling and steam condensate.

Elevators: Utilization of energy reducing elevators that produce and store energy in the descending mode.

Appliances: All residential suites will have Energy Star appliances.

Daylighting: The narrow triangular floor plate increases the opportunity for daylighting.

Lighting Controls: Daylighting sensors in common areas, occupancy sensors in low occupancy areas.

Lighting: Compact fluorescent lights, LED signs, and high efficiency ballasts will be used so that minimum level of energy efficiency for building will be 15% less than ASHRAE 90.1.

HCFCs (HydroChloroFluoroCarbons): Refrigeration equipment will be free of HCFCs.

Optimization: All major systems will be commissioned by an independent commissioning agent. Controls for major systems will be metered and monitored in order to optimize their use.

Preliminary energy models have been produced for portions of the above, but in large part the consultants collective experience give us the confidence that energy levels will be reduced by at least 25% over the Model National Energy Code for Buildings through the application of the concepts above.

Site

Use: Tall buildings are inherently sustainable through efficient land use, mixed-use occupancy and proximity to mass transit.

Alternative Transportation: A co-op car pool made up of 'hybrid' cars will support 3% of the building occupants. Re-charge stations for electric cars will be provided. Hotel limousines will also be alternatives fuel vehicles.

Excavation: A construction storm water control plan will ensure that silt and dirty storm water runoff from the site does not enter the local storm water system.

Storm Water: Green roof areas reduce and help purify water run-off from impermeable surfaces. Excessive storm water is diverted to storage tanks and used to irrigate landscape.

Light Pollution Reduction: Outdoor lighting levels will be minimized on decks and balconies. Lights within 15 feet of a window will utilize dimmable-multiple wiring options. Exterior lighting will have low reflectance surfaces and low angle spotlights such that zero direct

beam illumination leaves the building site. Area lighting will be accomplished with more, lower mounted fixtures rather than taller pole mounted fixtures.

Water Efficiency

Landscaping: Plants selected for this project will need minimal amounts of water. In those instances that it is required, storm water will be utilized to provide irrigation.

Washrooms: Low flow fixtures for all areas and flow sensors on common area taps will be used.

Materials and Resources

Existing Structure: The site is currently an abandoned construction project with the only the concrete and steel superstructure complete. Deconstruction of the existing structure will include recycling the reinforcing steel and reusing the concrete which will be crushed offsite as aggregate for this or other projects.

Construction Waste Management: Despite the constrained nature of the site, we will work as a team to divert at least 75% of construction waste from landfill.

Recycled Materials: Utilize 40% high fly-ash content concrete in addition to 50% goal for recycled content.

Certified Wood: Use FSC (Forest Stewardship Council) wood in kitchen cabinetry for residential.

Durable Construction: Place major structural elements on the outside of floorplate for a clear span from core in order increase adaptability to other uses in the future.

Material Reduction: Develop 'bubble deck' precast (proprietary) structural system as an alternative structural system for bid in order to eliminate concrete form work, clearspan to exterior columns, and reduce material consumption.

Indoor Environmental Quality

CO₂: Reduce CO₂ in concrete production by using high fly-ash content concrete.

IAQ Management Plan: Develop and implement during construction and pre-occupancy.

Low-Emitting Materials: Low VOC (Volatile Organic Compounds) paints, adhesives, sealants, and agrifibre products will be used.

Controllability of Systems: All suites will have ample opening windows and lighting control to ensure that people not only have access to the outdoors but also can reduce their energy usage easily.

Daylight and Views: The narrow floorplate of the building will ensure that the building's occupants will have ample visual access to the outdoors and natural light. Common areas

with access to the outdoors will have daylighting sensors to ensure that the electric lighting is only used when necessary.

Operation

Water Management: Optional linen change for occupants; ozone laundry system; water efficient shower heads.

Recycling/Waste Reduction: In-room recycling for organic waste, metal, plastic, and paper.

Natural Materials: Avoidance of metals and plastics in favour of wool, cotton, FSC wood, etc. with Greenguard Certification.

Housekeeping: Use of environmentally-friendly toiletries and cleaning materials with reduction in the numbers of those materials.

Property Management: Use of environmentally-friendly cleaning solutions and organic fertilizers in landscape management.

Conclusion

Our sustainable design philosophy is inherent at all levels within the design of the proposed development - from the re-use and recycling initiatives of the demolition and excavation concept, the layout, materials selection and conservation ideas of the structural design, the strategies incorporated into the energy utilization model of the building systems, the solar-oriented response of the building skin, to the green roof and water conservation aspects of the landscape design.

See preliminary LEED Scorecard attached.

* * * *

LEED™ Scorecard

6		3		Sustainable Sites		Possible Points 14		Materials & Resources		Possible Points 13	
Y	?	Y	?	Y	?	Y	?	Y	?	Y	?
Y	Y	Prereq 1	Erosion & Sedimentation Control					Prereq 1	Storage & Collection of Recyclables		
		Credit 1	Site Selection	1				Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	1	
		Credit 2	Urban Redevelopment	1				Credit 1.2	Building Reuse, Maintain 100% of Existing Shell	1	
		Credit 3	Brownfield Redevelopment	1				Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non-Shell	1	
		Credit 4.1	Alternative Transportation, Public Transportation Access	1				Credit 2.1	Construction Waste Management, Divert 50%	1	
		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1				Credit 2.2	Construction Waste Management, Divert 75%	1	
		Credit 4.3	Alternative Transportation, Alternative Fuel Refueling Stations	1				Credit 3.1	Resource Reuse, Specify 5%	1	
		Credit 4.4	Alternative Transportation, Parking Capacity	1				Credit 3.2	Resource Reuse, Specify 10%	1	
		Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1				Credit 4.1	Resource Reuse, Specify 25%	1	
		Credit 5.2	Reduced Site Disturbance, Development Footprint	1				Credit 4.2	Recycled Content, Specify 50%	1	
		Credit 6.1	Stormwater Management, Rate and Quantity	1				Credit 5.1	Local/Regional Materials, 20% Manufactured Locally	1	
		Credit 6.2	Stormwater Management, Treatment	1				Credit 5.2	Local/Regional Materials, of 20% Above, 50% Harvested Locally	1	
		Credit 7.1	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1				Credit 6	Rapidly Renewable Materials	1	
		Credit 7.2	Landscape & Exterior Design to Reduce Heat Islands, Roof	1				Credit 7	Certified Wood	1	
		Credit 8	Light Pollution Reduction	1							

1		2		Water Efficiency		Possible Points 5		Indoor Environmental Quality		Possible Points 15	
Y	?	Y	?	Y	?	Y	?	Y	?	Y	?
Y	Y	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1		Prereq 1	Minimum IAQ Performance				
		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1		Prereq 2	Environmental Tobacco Smoke (ETS) Control				
		Credit 2	Innovative Wastewater Technologies	1		Credit 1	Carbon Dioxide (CO ₂) Monitoring				
		Credit 3.1	Water Use Reduction, 20% Reduction	1		Credit 2	Increase Ventilation Effectiveness				
		Credit 3.2	Water Use Reduction, 30% Reduction	1		Credit 3.1	Construction IAQ Management Plan, During Construction				
						Credit 3.2	Construction IAQ Management Plan, Before Occupancy				
						Credit 4.1	Low-Emitting Materials, Adhesives & Sealants				
						Credit 4.2	Low-Emitting Materials, Paints				
						Credit 4.3	Low-Emitting Materials, Carpet				
						Credit 4.4	Low-Emitting Materials, Composite Wood				
						Credit 5	Indoor Chemical & Pollutant Source Control				
						Credit 6.1	Controllability of Systems, Perimeter				
						Credit 6.2	Controllability of Systems, Non-Perimeter				
						Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992				
						Credit 7.2	Thermal Comfort, Permanent Monitoring System				
						Credit 8.1	Daylight & Views, Daylight 75% of Spaces				
						Credit 8.2	Daylight & Views, Views for 90% of Spaces				

6		2		Energy & Atmosphere		Possible Points 17		Innovation & Design Process		Possible Points 5	
Y	?	Y	?	Y	?	Y	?	Y	?	Y	?
Y	Y	Prereq 1	Fundamental Building Systems Commissioning			Prereq 1	Minimum IAQ Performance				
		Prereq 2	Minimum Energy Performance			Prereq 2	Environmental Tobacco Smoke (ETS) Control				
		Prereq 3	CFC Reduction in HVAC&R Equipment			Credit 1	Carbon Dioxide (CO ₂) Monitoring				
		Credit 1.1	Optimize Energy Performance, 20% New / 10% Existing	2		Credit 2	Increase Ventilation Effectiveness				
		Credit 1.2	Optimize Energy Performance, 30% New / 20% Existing	2		Credit 3.1	Construction IAQ Management Plan, During Construction				
		Credit 1.3	Optimize Energy Performance, 40% New / 30% Existing	2		Credit 3.2	Construction IAQ Management Plan, Before Occupancy				
		Credit 1.4	Optimize Energy Performance, 50% New / 40% Existing	2		Credit 4.1	Low-Emitting Materials, Adhesives & Sealants				
		Credit 1.5	Optimize Energy Performance, 60% New / 50% Existing	2		Credit 4.2	Low-Emitting Materials, Paints				
		Credit 2.1	Renewable Energy, 5%	1		Credit 4.3	Low-Emitting Materials, Carpet				
		Credit 2.2	Renewable Energy, 10%	1		Credit 4.4	Low-Emitting Materials, Composite Wood				
		Credit 2.3	Renewable Energy, 20%	1		Credit 5	Indoor Chemical & Pollutant Source Control				
		Credit 3	Additional Commissioning	1		Credit 6.1	Controllability of Systems, Perimeter				
		Credit 4	Ozone Depletion	1		Credit 6.2	Controllability of Systems, Non-Perimeter				
		Credit 5	Measurement & Verification	1		Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992				
		Credit 6	Green Power	1		Credit 7.2	Thermal Comfort, Permanent Monitoring System				
						Credit 8.1	Daylight & Views, Daylight 75% of Spaces				
						Credit 8.2	Daylight & Views, Views for 90% of Spaces				

27		9		Total Project Score		Possible Points 69	
Y	?	Y	?	Y	?	Y	?
Y	Y	Credit 1.1	Innovation in Design: Specific Title	1		Prereq 1	Minimum IAQ Performance
		Credit 1.2	Innovation in Design: Specific Title	1		Prereq 2	Environmental Tobacco Smoke (ETS) Control
		Credit 1.3	Innovation in Design: Specific Title	1		Credit 1	Carbon Dioxide (CO ₂) Monitoring
		Credit 1.4	Innovation in Design: Specific Title	1		Credit 2	Increase Ventilation Effectiveness
		Credit 2	LEED™ Accredited Professional	1		Credit 3.1	Construction IAQ Management Plan, During Construction

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

COMMENTS FROM THE PUBLIC
AND REVIEWING AGENCIES

Notification: Two rezoning information signs were installed on the site on January 31, 2005 and a notification letter dated January 20, 2005 was mailed to the 1,565 surrounding property owners (including 213 multiple property owners) and downtown business groups. The notification area is bounded by the West Hastings Street on the north, Burrard Street on the east, the lane south of Robson Street on the south, and Jervis Street on the west.

The application has generated very little comment from surrounding property owners and other citizens. Two telephone calls and one e-mail were received in opposition to the application, citing loss of views. One resident at 1200 West Georgia Street expressed concern that policing to deal with increased thefts and street people is not keeping pace with increasing densities. Several e-mail expressed support for the existing derelict structure on the site being replaced by new development.

75 people signed in at an Open house held Thursday, June 30, 2005, of which 38 percent live downtown and 92 percent work downtown. 42 comment forms were submitted, all of them in support of the proposed land uses, density and height.

Comments of the General Manager of Engineering Services: In a memo dated June 20, 2005, the General Manager of Engineering Services raised no objections to the proposed rezoning provided that the applicant complied with by-law provisions to be listed in Appendix A and approval conditions to be listed in Appendix B.

"This will refer to an application to rezone the property at 1133 W. Georgia Street from DD (Downtown District) to CD-1 to allow for a 56 storey mixed use development of hotel (FSR 8.81) and residential uses (FSR 8.5) and is seeking LEED silver accreditation.

"Engineering Services has reviewed this application and provides the following for inclusion in your report. Engineering Services has no objection to the proposed rezoning provided the following issues can be addressed prior to enactment of the CD-1 by law.

"Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, prior to enactment, for the following:

- Reciprocal rights of way agreements for vehicular and pedestrian access to the adjacent Terasen Gas building.
- Discharge of the existing crossing and canopy agreements charged to the title of the land.
- Upgrading of the sewer and water systems to meet the needs of the site. (The application currently lacks the details to determine the extent of upgrading.) Water system fire flow demands are necessary to determine water upgrading needs and a \$1000 fee is needed to run flow monitoring for the sewer system to determine the extent of upgrading.
- Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will

require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

- Completion of the Georgia Street Public Realm streetscape requirements adjacent the site.
- Contribution of \$250,000 of CAC funds for improvements to the Bute Street pedestrian realm between Robson Street and Cordova Street, pursuant to the policy of the Downtown Transportation Plan.
- Upgrading of the lane entries at Thurlow Street and Bute Street to “Downtown concrete lane entries” standard. Note: a separate application to the General Manager of Engineering Services will be required for any special paving or treatments to the lane, beyond the lane entries requested. Any specialty treatments that may be approved will require appropriate agreements for on-going maintenance of the lane.
- Certification of the backfill around the site and confirmation of compliance with City requirements for use of shoring in public property. (Due to failure of the Newport project certifications were never received.)

“Parking, loading, passenger loading and bicycle spaces to be provided, developed and maintained in accordance with the requirements of the Vancouver Parking By-Law, including the availability of relaxation, exemption and shared-use reduction provisions except that:

- for dwelling units less than 44 m² gross floor area, a minimum of 0.3 space per dwelling unit and a maximum of 0.5 space per dwelling unit,
- for dwelling units 44 m² gross floor area up to or equal to 70 m² gross floor area, the minimum and maximum number of parking spaces, as specified above, are to increase at a rate of 0.025 space per square metre above 44 m², and
- for dwelling units of more than 70 m² gross floor area, the minimum and maximum number of parking spaces, as specified above are to increase at a rate of 0.008 parking space per square metre above 70 m².
- except that in no case will more than 2.0 parking spaces per dwelling unit be required or more than 2.2 spaces per dwelling unit be permitted.

“For the health club and spa uses, the following parking requirements shall apply:

- any portion of the spa or health club uses which operates as an amenity for the sole use of hotel guests or site residents shall have no parking requirement; and
- any other spa use shall provide parking as specified in Section 4.3.1 of the Vancouver Parking By-Law;

“The following should be addressed at the development permit stage.

- The parking design should include corner cuts for the provision of independent two-way traffic flow where 200 or more vehicles are being served. Note: the connectivity to the adjacent Terasen site will impact this requirement.
- The provision of 2 or more loading spaces will require a minimum unobstructed overhead clearance of 3.8 m or 12ft. 6 in.”.
- One Class C (tour bus) passenger space is required for a 180 hotel room hotel
- Three Class A passenger spaces are required (1 space/every 50 rooms)
- Loading Facilities are significantly inadequate. The hotel requires two Class B loading spaces and one Class A loading space.

- One residential loading space is required for the proposed 180 dwelling units.
- Loading should be taken underground to meet the loading needs of the proposal, with full compliance of Class B loading spaces dimensional and overhead clearance requirements.
- The easterly courier space on P2 is obstructed by the service elevators and the tower structure.
- The easterly angled parking space appears problematic.
- The bicycle room may not be large enough.
- The development and provision of a suitable loading connection to the coffee shop and the café will require careful review, as the current layout requires traversing through hotel front desk areas.
- A large coffee shop area with more than 16 seats may be required to provide parking and loading as a restaurant use.
- Garbage facilities appear significantly inadequate, clarification is needed.
- Arrangements to ensure access to the shower/change facilities in the fitness club/spa for Class A commercial bicycle parking will be needed as per the Vancouver Building By-law (section 3.7.4.10).
- Clarification of the number of parking levels that will have connections between this and the adjacent Terasen site is required."

Urban Design Panel: The General Policy for Higher Buildings requires that applications for proposed height increases above the maximum permitted be the subject of an enhanced review process. This includes comprehensive assessment by staff, review by the Urban Design Panel - augmented with four world-renowned architects, and approval by the Development Permit Board. Special attention of the enhanced review is focused on ensuring that the application will achieve the highest order of architectural excellence.

On March 1, 2005, City Council approved the temporary appointment of four architects to the Urban Design Panel for the purpose of reviewing a proposed tower at 1133 West Georgia Street under the provisions of General Policy for Higher Buildings. The four architects recommended by the Architectural Institute of British Columbia and approved by Council were Peter Ellis of Skidmore Owings Merrill (Chicago), Matthias Sauerbruch of Sauerbruch Hutton Architects (Berlin), Bing Thom of Bing Thom Architects (Vancouver) and Jim Hancock of Hancock Bruckner Eng & Wright Architects (Vancouver).

In a special meeting held March 15 and 16, 2005, the Urban Design Panel concluded that it could not support the application: NON-SUPPORT (0-7) with 2 votes for deferral. Among several concerns, the consensus of the Panel was that architectural excellence was not achieved, and also that the sustainability strategy was not clear but seemed to be an add-on rather than conceptually integral to the design. (The minutes of this review are on file in the Planning Department.)

The Panel reviewed a revised application on June 8, 2005. Of the guest panellists which participated in the first review, James Hancock, Architect, was present for this review.

EVALUATION: SUPPORT (10-0)

- **Introduction:** Jonathan Barrett, Development Planner, presented this application, referring to the previous Panel review on March 16, 2005. The Panel did not support the application at that time. The Panel generally supported the proposed use and height but

had concerns about the density and form which it thought should be reconsidered. There were also questions about whether this smaller mid block site could accommodate the density being sought. Concerns about the design of the tower included a recommendation that the tower form should come down to the ground and that the façade should better identify the project as a “green” building. There was concern about the adequacy of the public access to the rooftop observation area and a recommendation for a stronger public element at grade. A stronger commitment to sustainability was also recommended.

The zoning for this area of the DD does not allow residential use, density is limited to 9.0 FSR and height is limited to 450 ft. This rezoning application, like the earlier submission, seeks approval to include the proposed residential use, to increase density to 16.66 FSR and to allow a height of 550 ft.

The General Policy for Higher Buildings seeks developments which exhibit the highest order of architectural excellence. Other community benefits should also be provided, e.g., being a recipient site for heritage density transfer, provision of cultural or social facilities, or provision of low cost housing. No input from the Panel is required on the community benefits component which is addressed in a separate process. The development should also include activities and uses of community significance (e.g., observation deck or other public amenity). The development should also provide significant public open space on site. A significant sustainability strategy is also required.

- **Applicant’s Opening Comments:** Mark Whitehead, Architect, introduced the project design team.

Arthur Erickson, Architect, briefly reviewed the concept of the tower form which reflects a hyperbolic paraboloid structure that allows the rigorous view corridor to be maintained. He noted the form takes advantage of existing open space, including the lanes and the roof of the adjacent building, and provides a lively public open space at the ground level and a glass covered “palm court” which allows chairs and tables to spill out onto the plaza. The lower half of the building contains hotel use, with residential above. This mix allows the residents to take advantage of the hotel services and facilities. With respect to the façade, Mr. Erickson noted the glazing will alter slightly on each of the three facades to respond to their orientation conditions. The top of the building will contain a stack of solar condensers which provide approximately thirty percent of the hot water requirements for the building. Mark Thompson, Architect, reviewed the geometry of the tower form in greater detail and referred to material samples of the proposed glazing. He noted that opening up the ground floor allowed the tower to be brought down to the ground, which involved major changes to the hotel program. He briefly described the public realm parti, including the mid-block connector.

The Landscape Architect, Jane Durante, reviewed the landscape design. She noted the lane provides the vehicular access to the hotel and will include special paving and a water feature to make it an elegant arrival and provide a buffer at grade for the townhouses. Ms. Durante stressed that the open space can be viewed as one or two spaces depending on the functions taking place and the palm court will also function as a winter garden. The third level contains a pool for residents and hotel guests and a children’s wading pool. Special fibre optic night lighting is proposed throughout the site. The top of the tower contains sky gardens for the penthouse residents and includes an extensive green roof and green walls for storm water management.

Mr. Thompson noted the drop-off and loading functions have been moved to the eastern end of the site, away from the townhouses. In addition to the diagonal mid block connection, there is a secondary, less public connection through the lobby which allows access from Georgia Street to the rear of the site. Mr. Thompson said they believe that moving the public amenity to the ground level makes it much more accessible than the previous scheme. It is also much larger and more versatile. He stressed they have tried to make sustainability inherent in every aspect of the project, including re-use of materials of the existing structure, structural systems, energy modelling, the building skin and glazing, green roof and water conservation.

The applicant team responded to questions from the Panel.

- **Development Planner's Summary:** Mr. Barrett noted the following areas in which the advice of the Panel is sought:
 - Use, particularly whether residential use is appropriate in this location;
 - Density: whether 16.66 FSR can be accommodated comfortably on this site;
 - Built form: how this tower (and as a pair with the adjacent Shangri-la) fits overall in the city; scale and height of the tower and its relationship to the immediate context; response to the view cone and whether this built form appropriately defines West Georgia Street;
 - Overall building character;
 - Landscape: the appropriateness of the materials and the publicness, visibility and definition of the palm court and green court;
 - Sustainability;
 - Overall architectural excellence; whether the design earns the requested height and density which will make it one of the tallest buildings in the city.
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The Panel emphasized the need to carefully consider the exterior skin and envelope of the building (e.g., coordination of vents, spandrel areas, operable window details, etc.) to achieve the simplicity and elegance suggested in the model;
 - Further resolution of the tower base which does not currently exhibit the elegance of the rest of the building, e.g., the hotel lobby and response to the West Georgia streetwall and relationship to the adjacent Terasen building;
 - The need to maintain the transparency and purity of the palm court to achieve the highest level of public access and openness and to ensure the quality of landscape materials;
 - Some suggestions to reconsider public access to the top of the building;
 - A stronger commitment to sustainability is needed, noting this is a unique opportunity to set a new standard particularly in the resolution of the exterior skin of the building.
- **Related Commentary:**

The Panel offered unanimous support for this application and commended the applicant for a very well considered response to the Panel's previous comments. The proposed solution was recognized as being not so much an evolution but a revolution of the design, which holds

great promise for achieving the architectural excellence sought for a building of this stature. It was described as bold, decisive and evocative.

The Panel unanimously supported the proposed uses. The mix of hotel and residential was considered to be very positive. There was one suggestion for more uses or to provide some flexibility in the uses for the long term as a contribution to sustainability, also noting the continuing erosion of the city's stock of commercial space in the downtown.

The Panel unanimously supported the proposed density which it thought was handled very well and accommodated with ease on the site.

The proposed height and scale of the tower were also strongly supported. It is very dramatic and works well with the adjacent Shangri-la tower. Some Panel members suggested it could be the same height as the Shangri-la and an observation was made that creating a twinning of the towers as a gateway would be a relevant statement for this location.

The Panel enthusiastically endorsed the revised landscape plan and the assembly of all the public open space at ground level. It was thought to be a significant public contribution. The Panel considered the diagonal connection through the site to be well placed and well handled. Panel members described the proposed palm court as beautiful and delightful.

The overall character of the landscape was strongly supported and its starkness and elegance was thought to work very well. However, it was stressed that the success of the public spaces will depend on careful attention being given to the materials in terms of their richness and durability. The ideas presented on the proposed lighting were supported and it was agreed that considering lighting at this early stage is important and appropriate.

Questions were raised about maintaining the publicness of the palm court in the long term, with a recommendation to ensure it is not easily compromised by the types of services it incorporates. It was stressed that it is important to make all members of the public feel welcome and comfortable in the space and that services such as public washrooms be included in the negotiations with the hotel operator. Movable chairs should also be provided. Noting that more and more public open spaces are being created in the downtown, one Panel member also recommended that both the City and the development community give greater consideration to how these spaces work so that the programming ensures they remain as welcoming as possible for the general public.

Some concerns were expressed by one Panel member about the water wall feature at the lane, in particular how it will be experienced in winter months. There was also a concern about the sustainability aspects of this feature and a recommendation to explore opportunities to recycle water and avoid heavy use of energy and chemicals to keep it functioning. Incorporating a green component at the lane and integrating it with the water feature was also recommended.

There was a suggestion to consider a triple row of trees to create a stronger triangular expression.

One Panel member regretted the loss of public access to the roof, noting there are few opportunities in the downtown for the public to get to the top of buildings to enjoy the views.

The Panel liked the way the building addresses West Georgia Street while also successfully responding the view cone restriction. The project's contribution to the sequence of green courts along Georgia Street was also recognized.

The Panel had a number of concerns about the building skin and questioned whether the transparency presented in the model can be achieved. In the elevational studies that will be necessary in the next stage of the design the applicant was urged to carefully consider such things as staggered columns, spandrel glass, mullions, and vents, all of which will have an impact on the appearance of the building. There was a suggestion to consider a more opaque building with a patterning of transparency where it can be controlled. There was also a suggestion that the choice of glazing is somewhat ordinary and could be improved upon.

The Panel found the base of the building on West Georgia Street and its relationship to the neighbouring Terasen building to be the weakest part of the project. It was recommended that the tower visibly come to the ground on Georgia Street, to consider pulling the base back somewhat and give the whole site more of the vocabulary of the palm court and tower. It was acknowledged that this is still at the rezoning stage but in general it was thought that the base is not as elegant as the tower and needs further design development. One Panel member questioned extending the expression of the Terasen building and thought the lower floors should be devoted to creating a grand lobby rather than the meeting rooms shown.

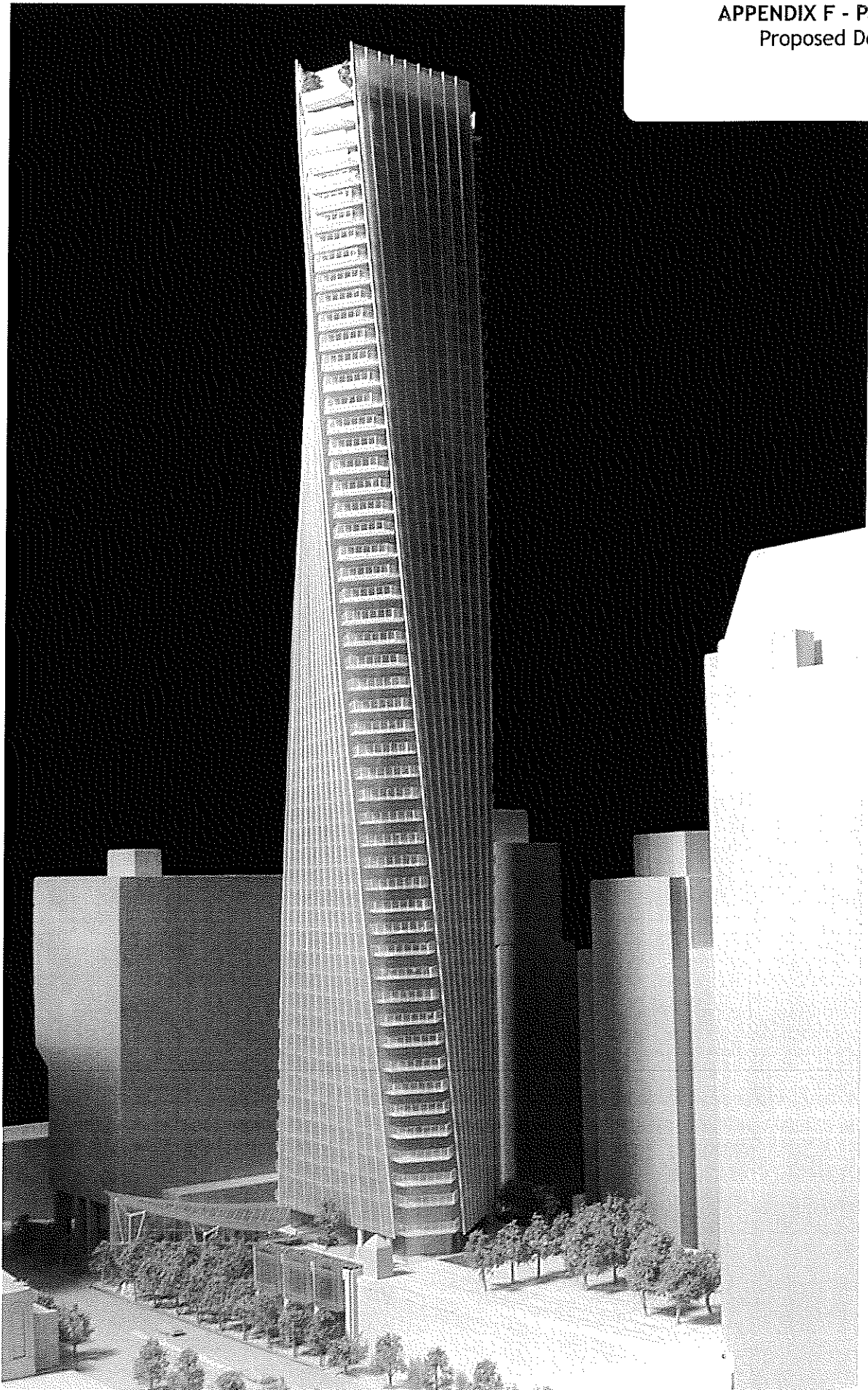
Another area of concern for the Panel related to sustainability and the applicant was urged to consider the 75 - 100 year life cycle of the building. One Panel member suggested increasing the height of the tower in order to put more resources into the skin of the building, noting this building could be a real masterpiece for Vancouver and make a significant contribution to the city as a destination for sustainability tourism. It was suggested there is an opportunity to do something much more special than single skin glass which is very difficult to treat from an operational point of view. There is also potential for generating natural ventilation. Involving the federal government in a sustainability pilot project for the building might also be explored. Several Panel members were not satisfied with the applicant's proposal to *strive* for a high level of sustainability and urged that achieving at least LEED silver should be a requirement. The Panel acknowledged the applicant is making the right gestures and the project has a much more integral response to sustainability than previously, however, it was thought that it can be pushed further.

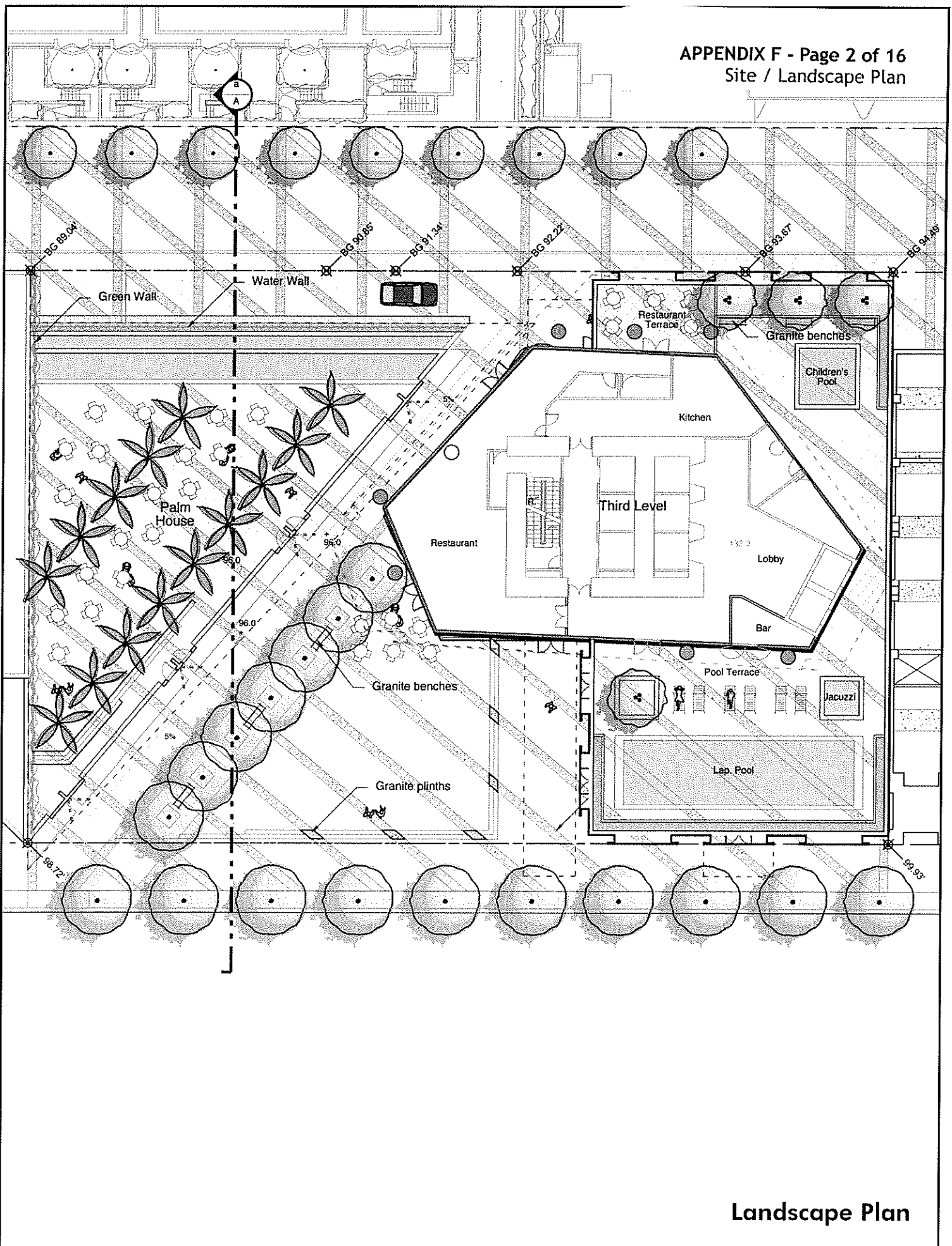
With respect to the proposed solar tubes on the roof, a comment was made that it is unfortunate the public will be unable to see them because they are very interesting and quite beautiful. It was recommended to explore a way for the public to be able to view this contribution to the building's sustainability.

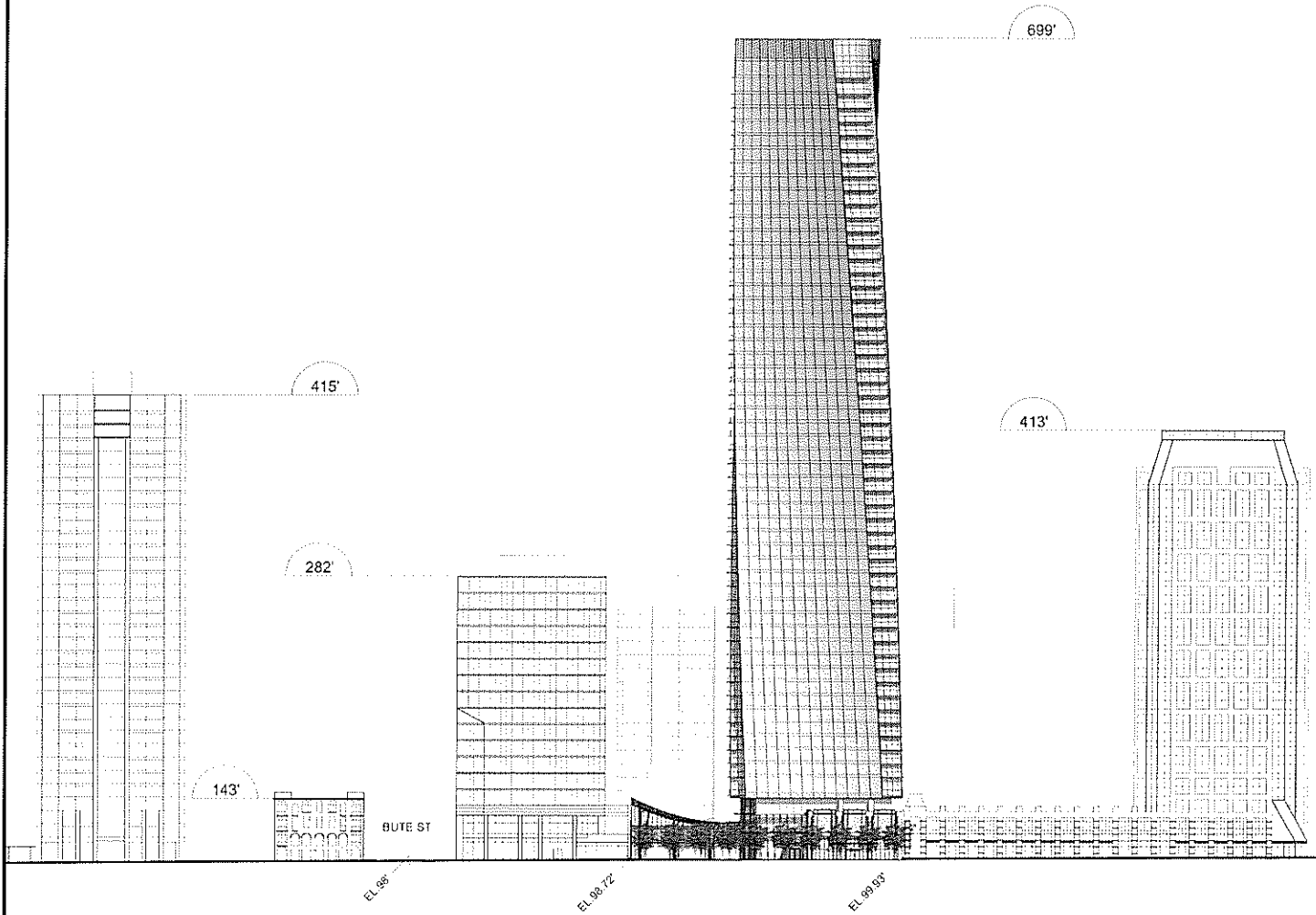
The Panel was unanimous in the opinion that the building achieves, or has the potential to achieve, architectural excellence. A comment was made that the project has an apparent simplicity but with a deceptive complexity which makes it very interesting architecturally. Its conception is quite unique and dynamic in the way it responds to the two city grids. It was stressed, however, that the level of excellence must be carried through in the detailed design.

Applicant's Response: Mr. Whitehead thanked the Panel for its comments and expressed appreciation for the recognition of the efforts made to respond to the earlier concerns. He assured the Panel that the next stage of design development will be approached with the same level of enthusiasm.

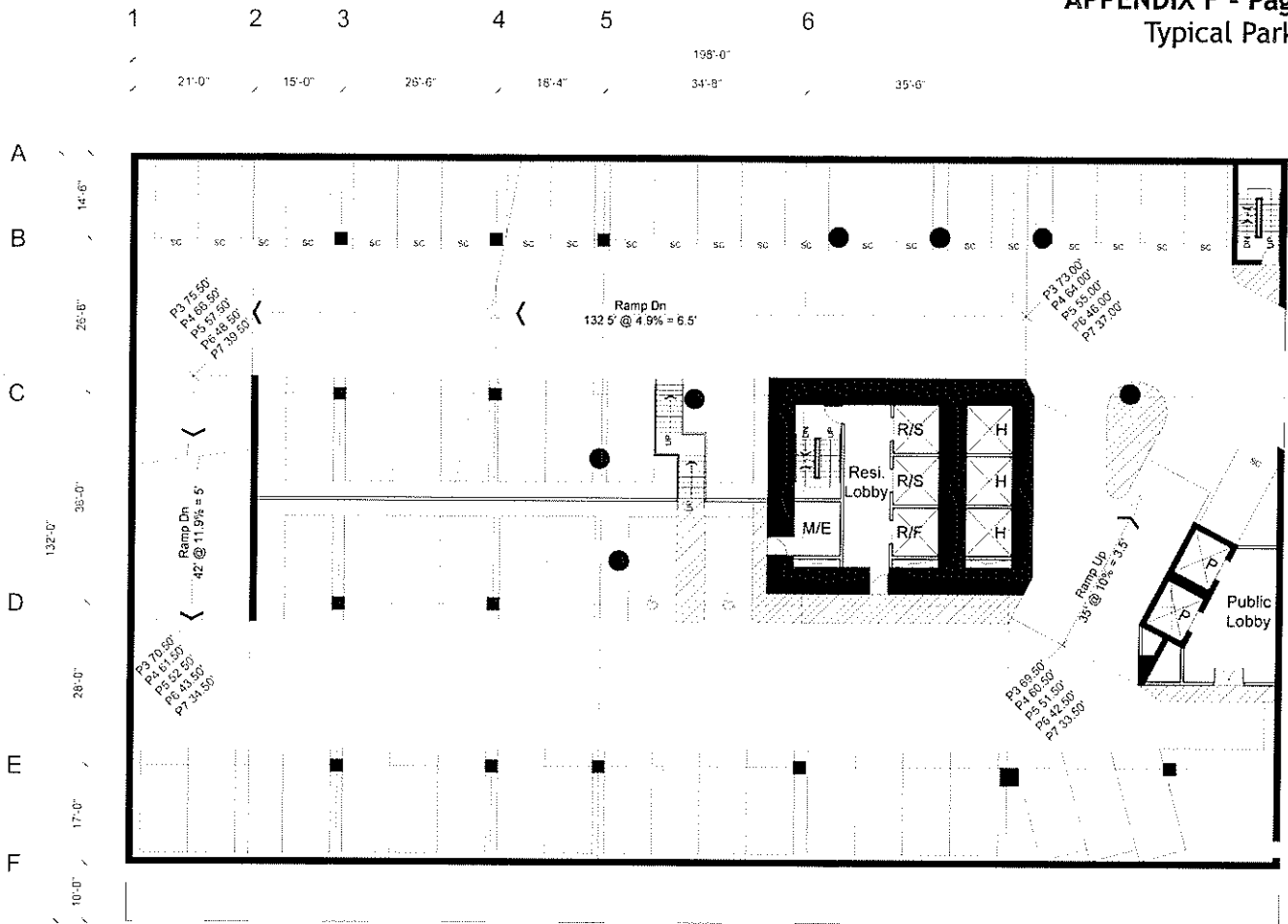
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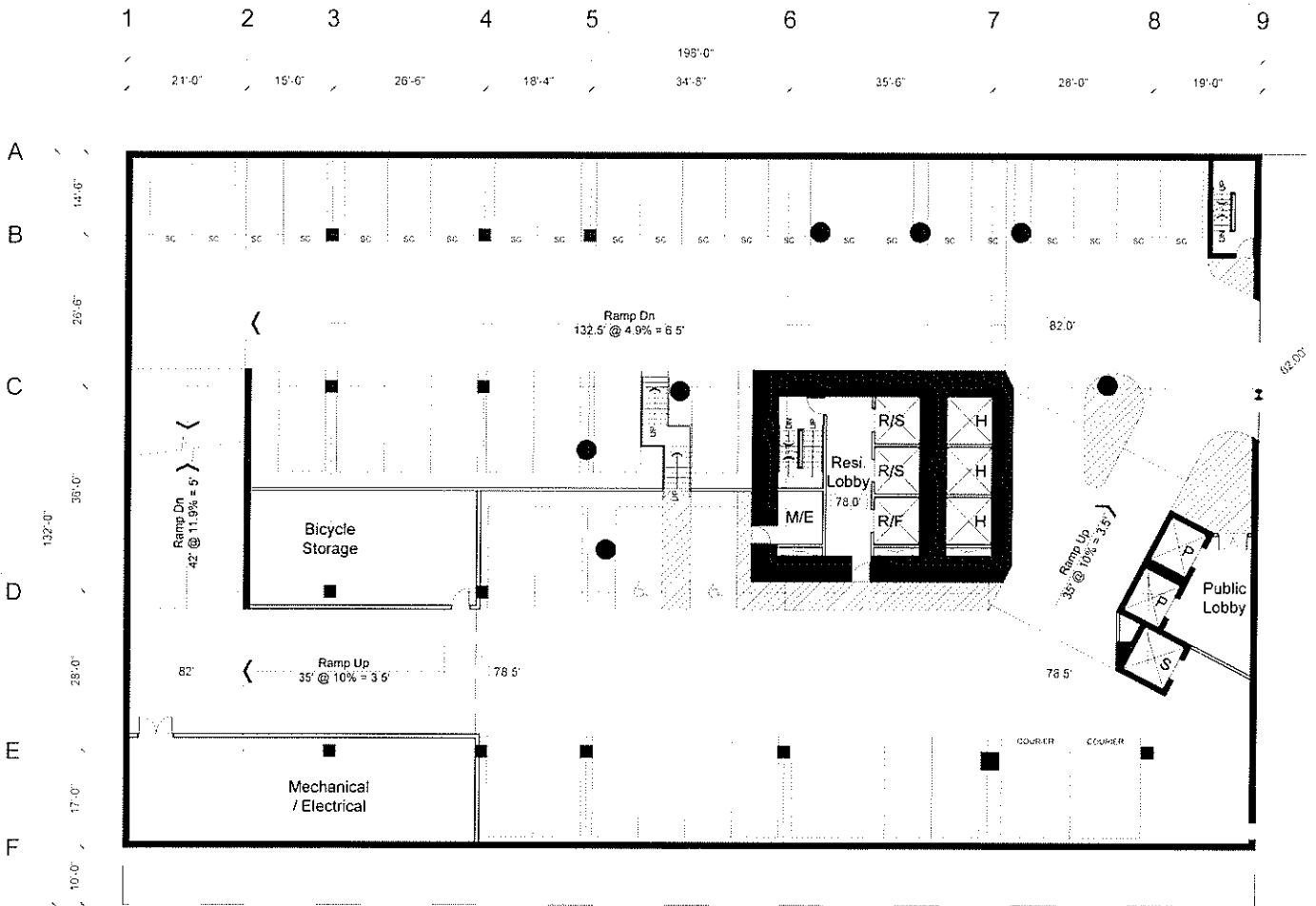




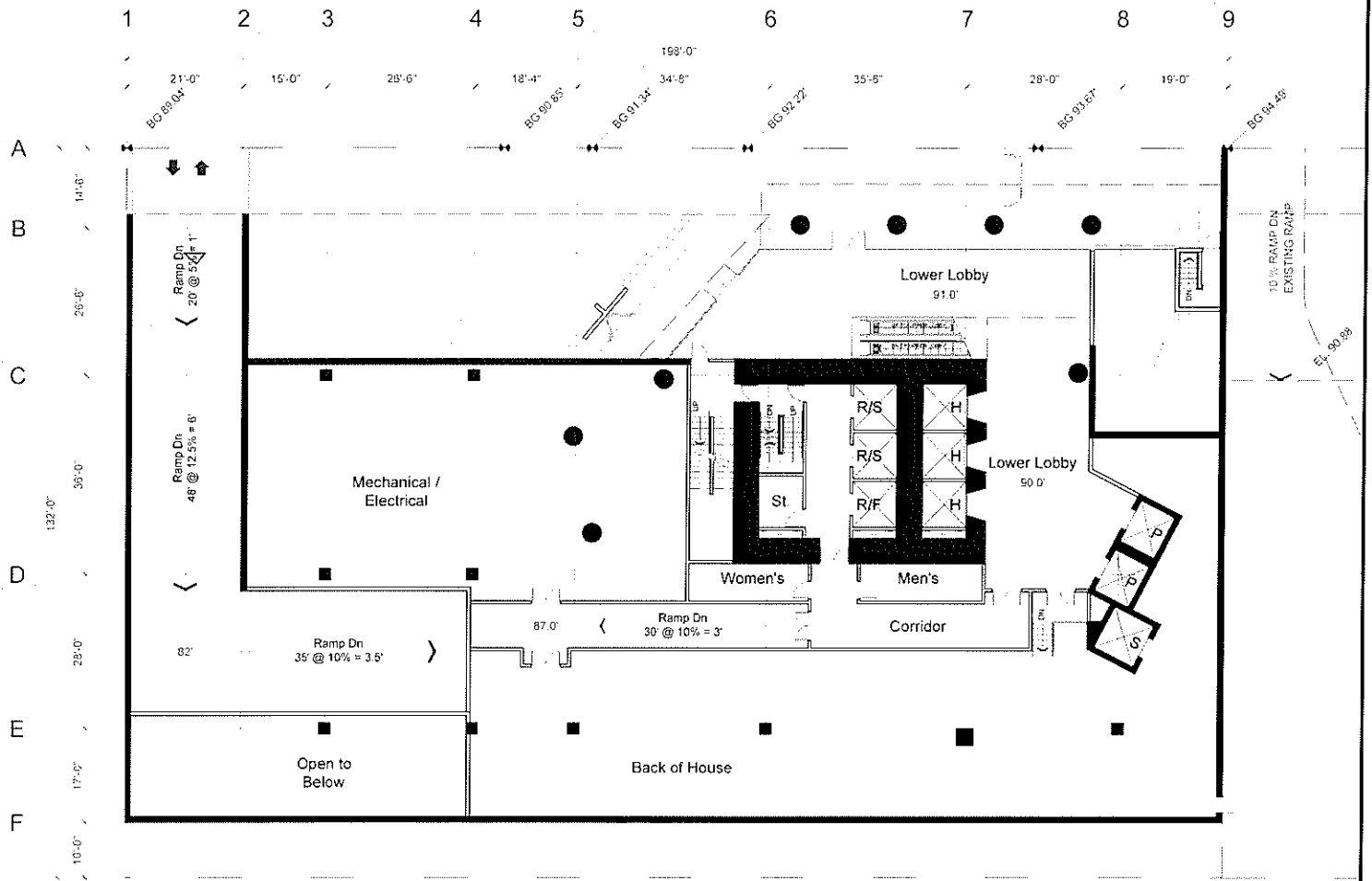
South Streetscape Elevation - W. Georgia St.



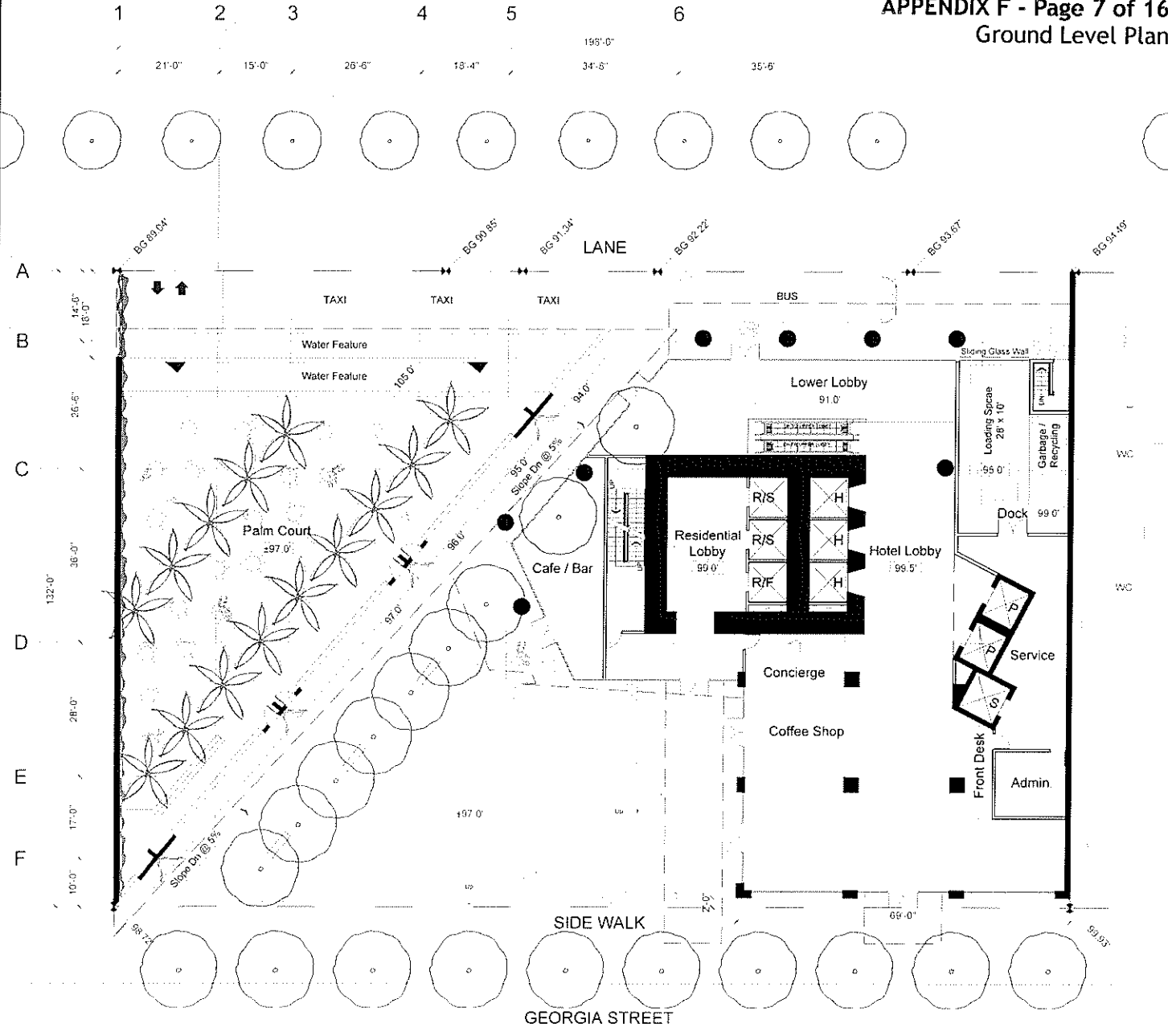
Parking Level - Typical
 60 Stalls



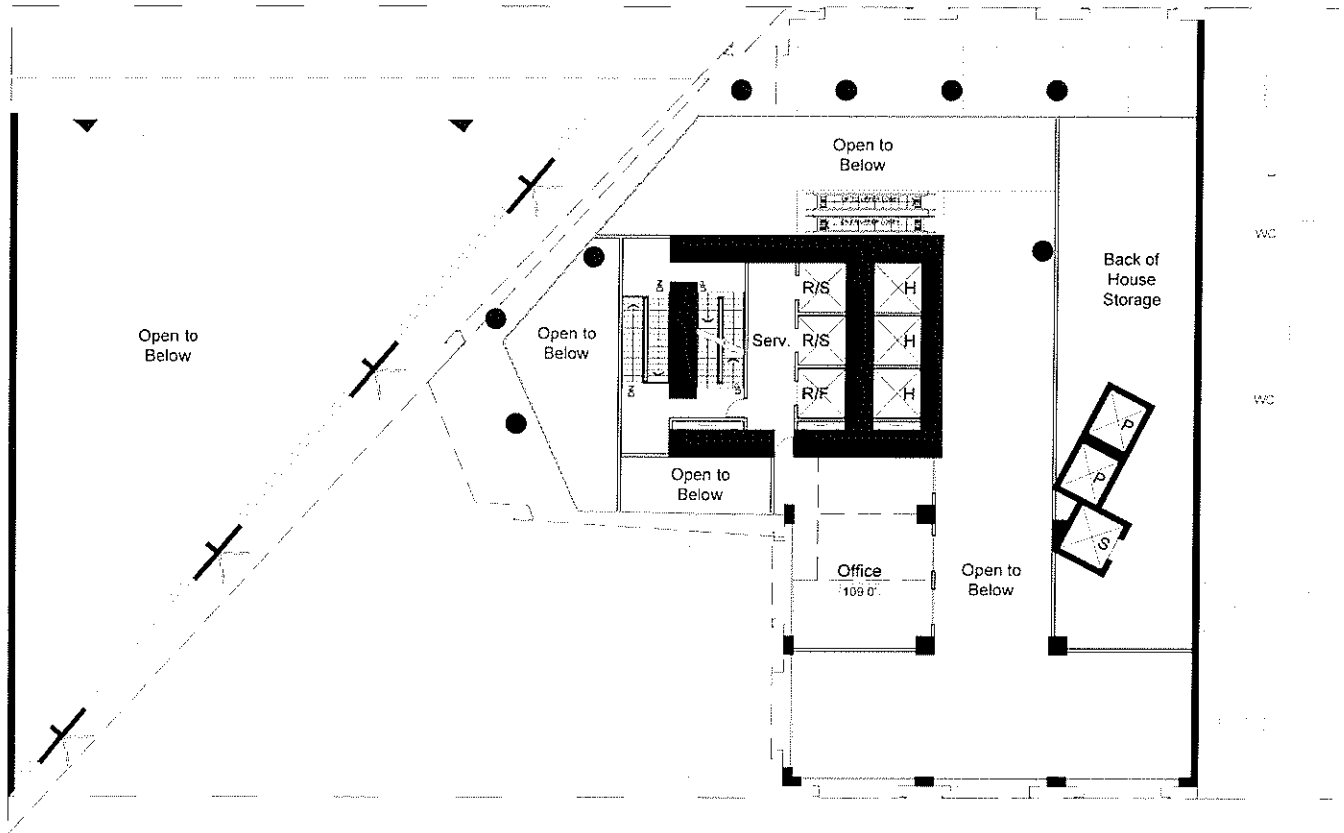
Parking Level - P2
 44 Stalls



Lower Lobby Level Plan
 FSR Area: 13,600 sf

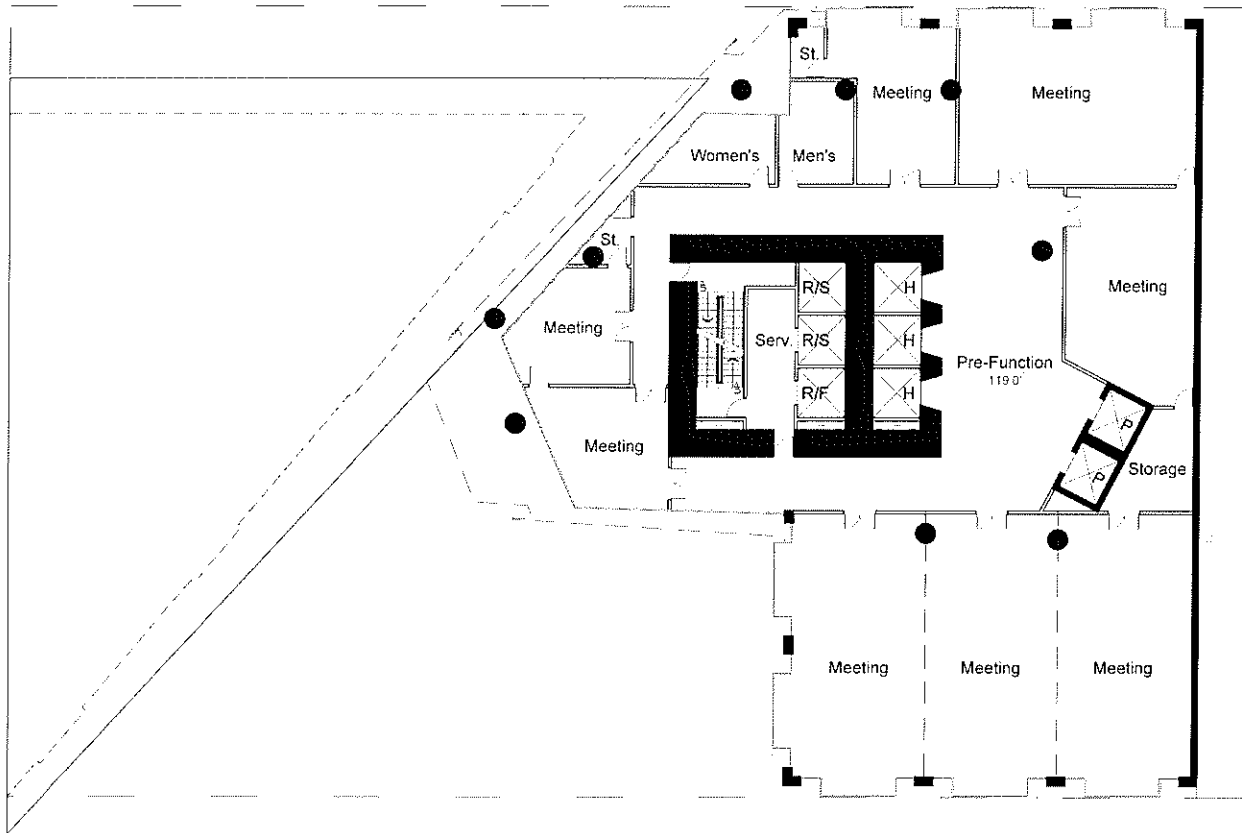


Upper Lobby Level Plan
FSR Area: 17,241 sf

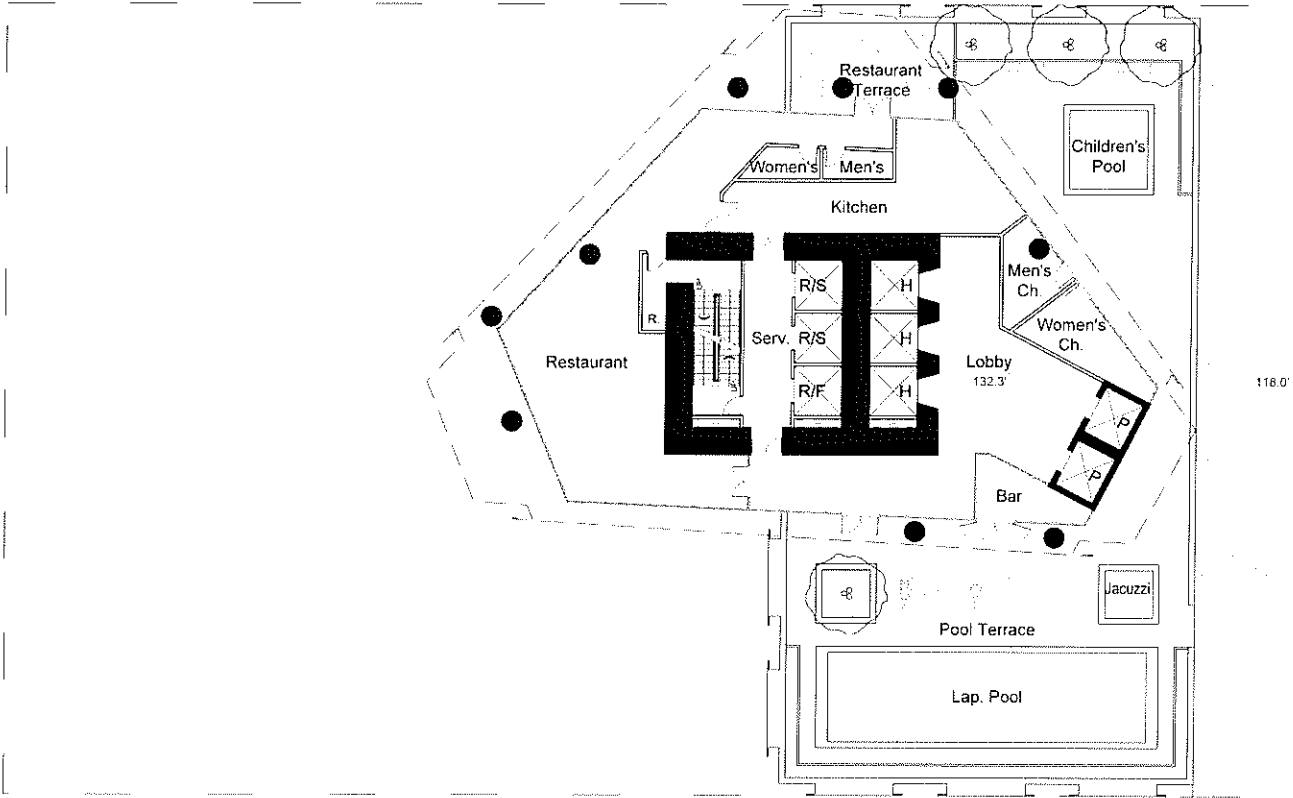


Mezzanine Level Plan

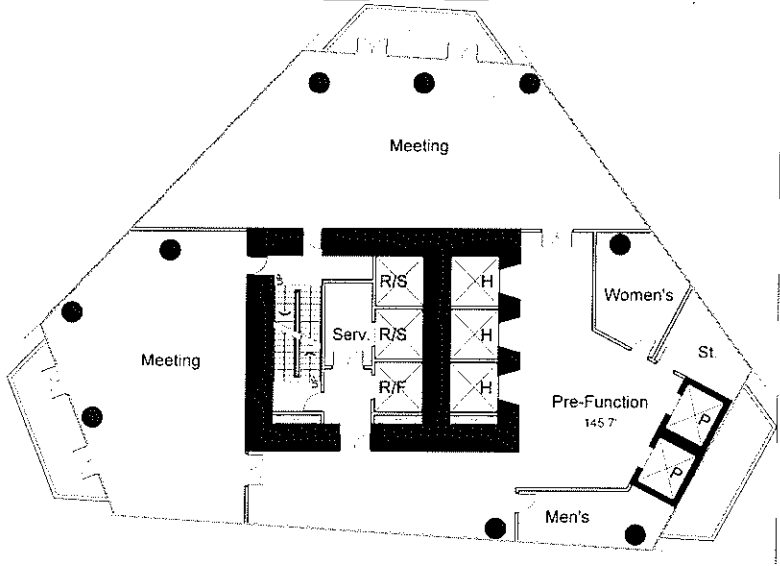
FSR Area: 12,000 sf



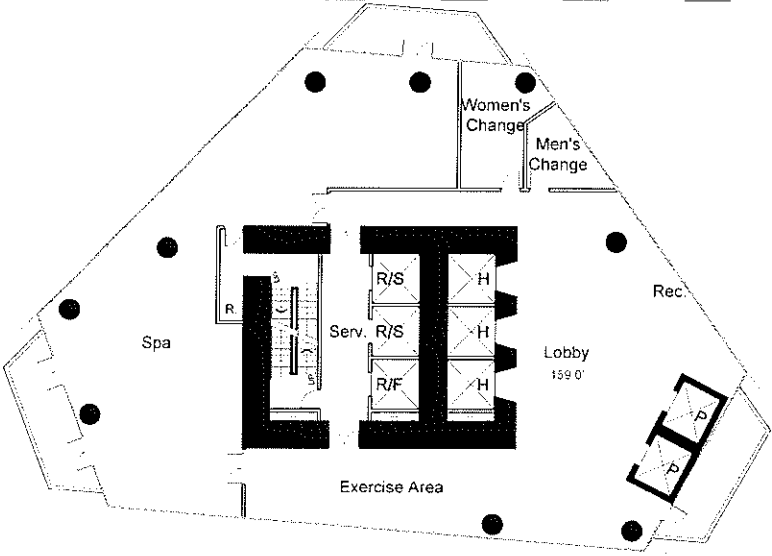
Second Floor Plan
FSR Area: 12,000 sf



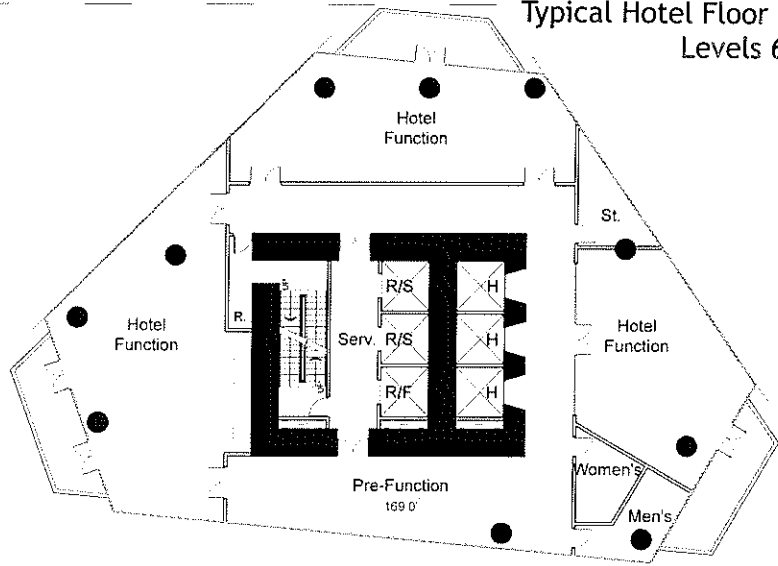
Third Floor Plan
FSR Area: 7,700 sf



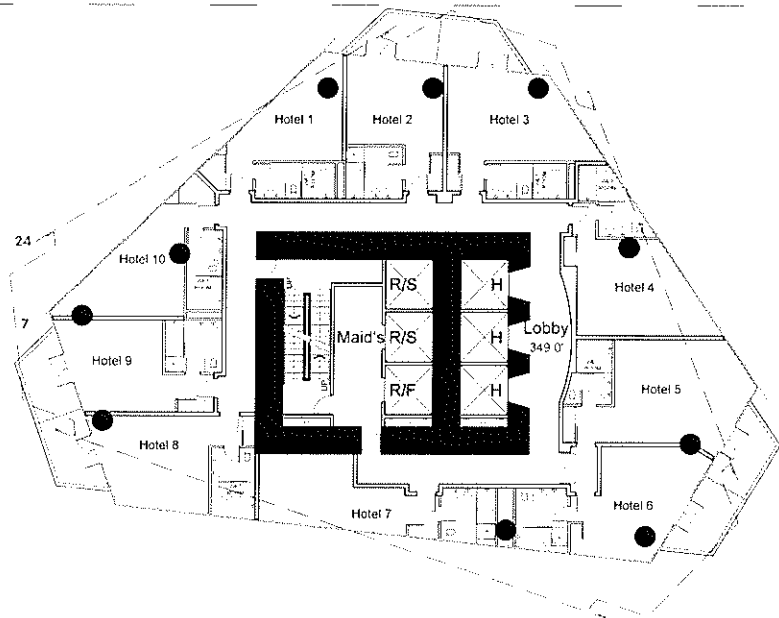
Fourth Floor Plan
FSR Area: 7,700 sf



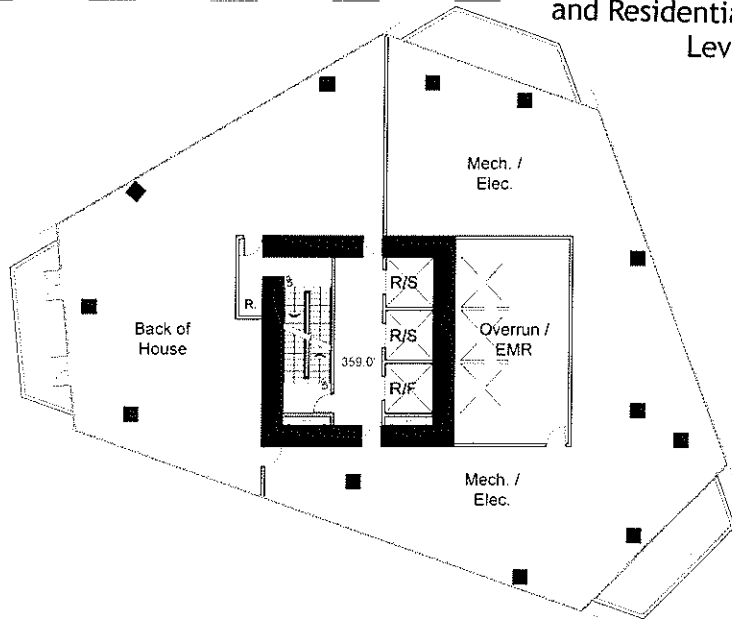
Fifth Floor Plan
FSR Area: 7,700 sf



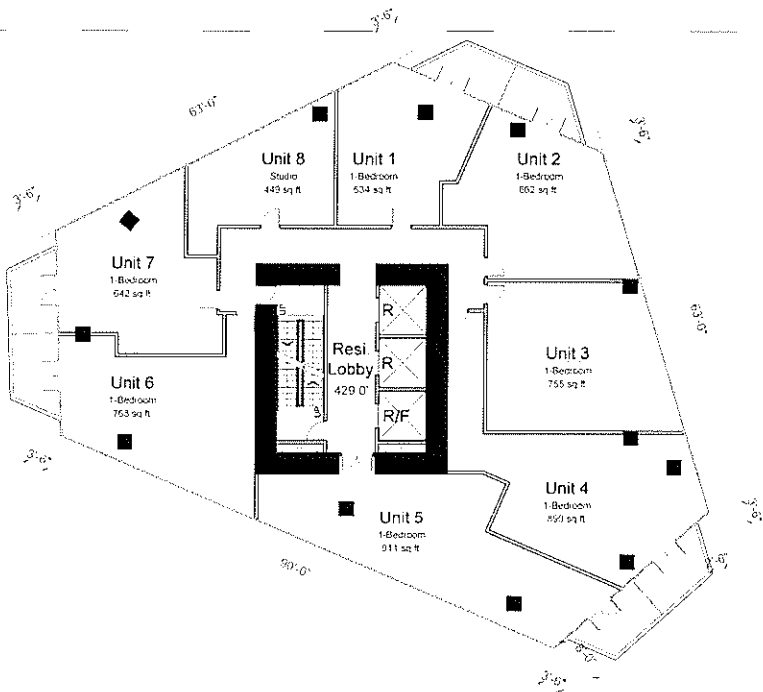
Sixth Floor Plan
 FSR Area: 7,700 sf



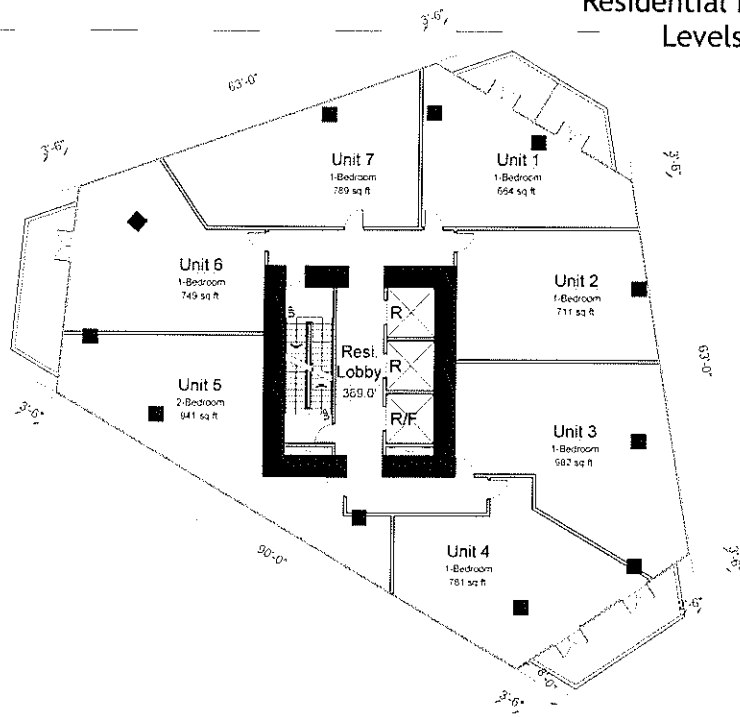
Typical Hotel Plan (L7 - 24)
 FSR Area: 7,700 sf



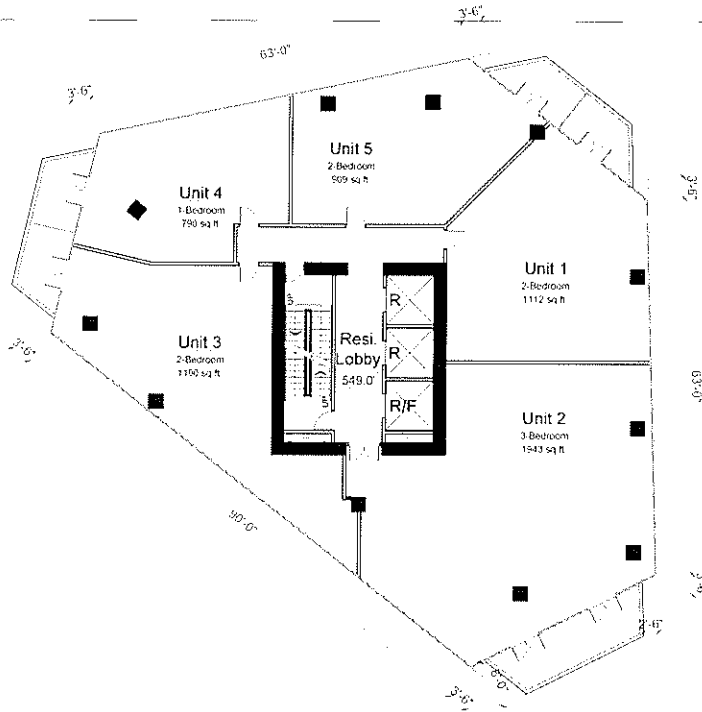
Elevator / Mechanical Room - L25
 FSR Area: 7,700 sf



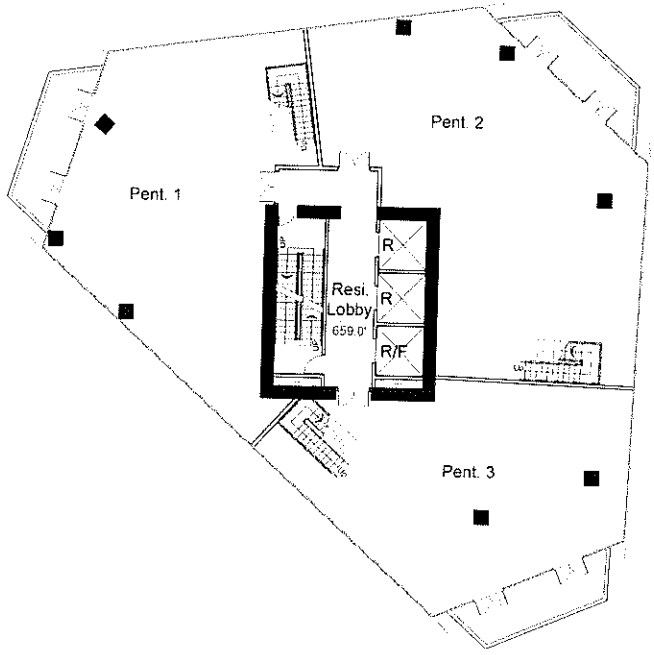
Residential Floor Plan - L30
 FSR Area: 6,770 sf



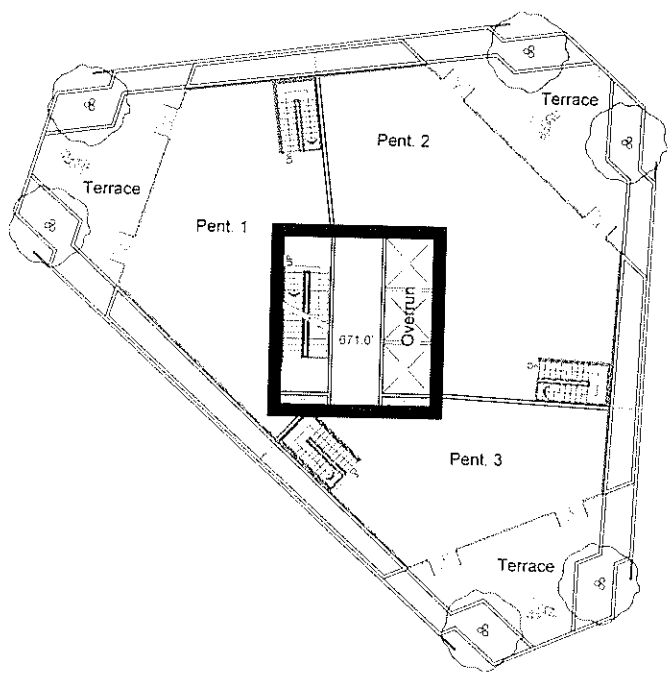
Residential Floor Plan - L40
FSR Area: 6,810 sf



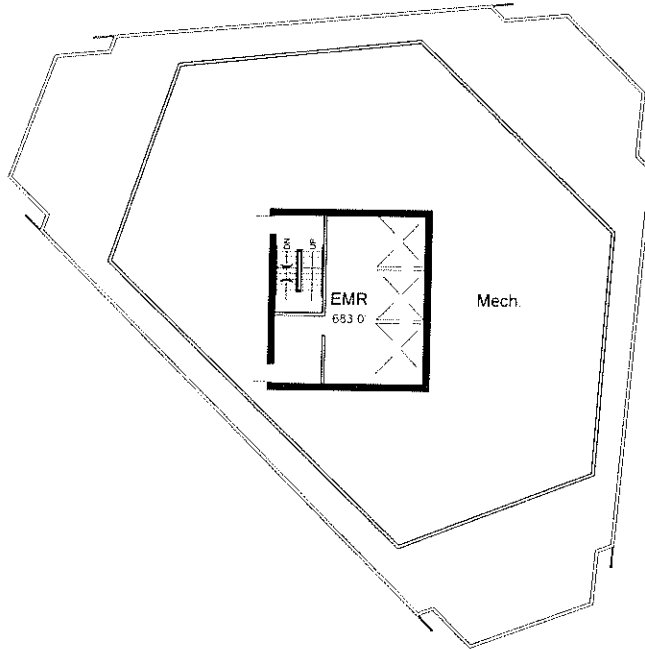
Residential Floor Plan - L50
FSR Area: 6,890 sf



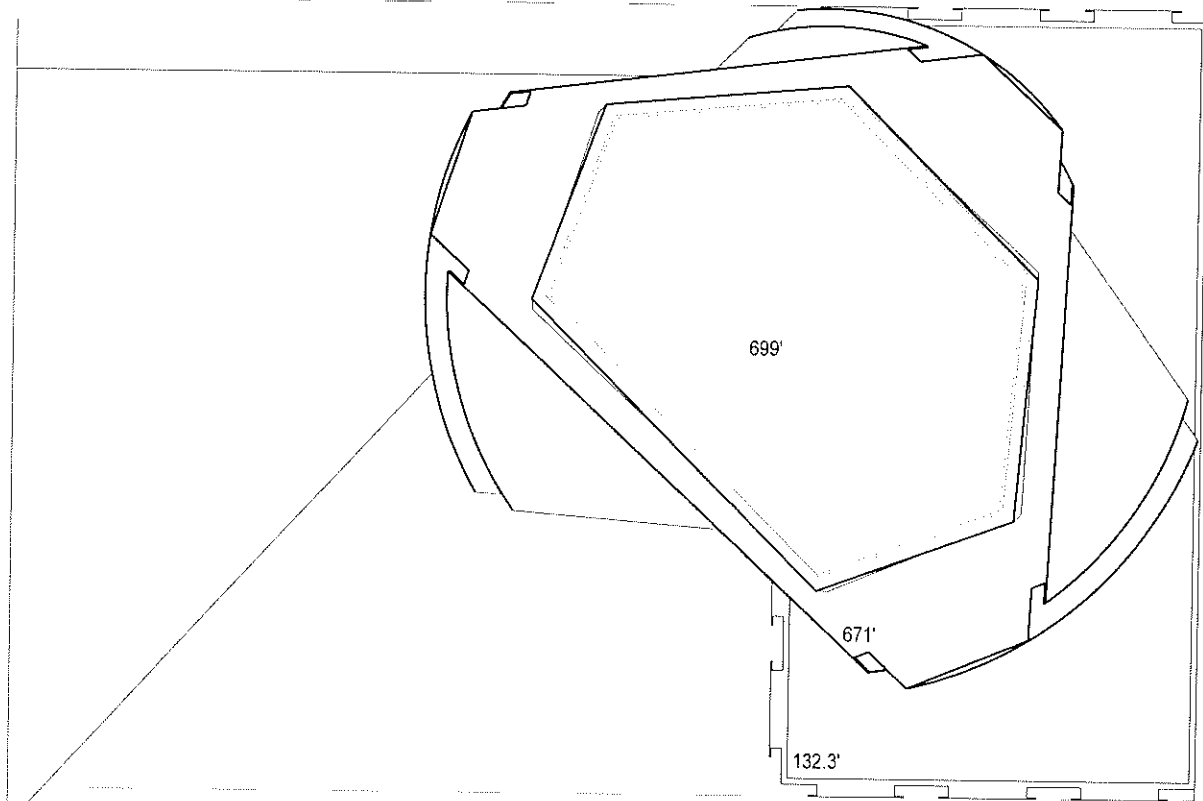
Penthouse Lower Floor Plan - L55
FSR Area: 6,975 sf



Penthouse Upper Floor Plan - L56
FSR Area: 4,840 sf



Elevator / Mechanical Room - Level 57
FSR Area: 4,840 sf



Roof Plan

Pages for Plans (under 'pdf' file)

There will be 16 pages, as reviewed with Mark T. 05/06/24

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	1133 West Georgia Street (actual address is 1153-1161 West Georgia Street)
Legal Description	Lot F, Block 17, DL 185, PLAN LMP14977
Applicant and Architect	Musson Cattell Mackey Partnership Architects, with collaboration by Arthur Erickson Design Consultant and Davidson Yuen Simpson Architects
Property Owner	West Georgia Holdings Ltd. (Holborn Group)
Site Area Width Depth	2 426.2 m ² (26,116.2 sq. ft.) 60.35 m (198 ft.) 40.20 m (131.9 ft.)

Development Statistics

	Existing Zoning	Proposed Development	Recommended
Zoning	Downtown Official Development Plan (Sub-Area 'A')	Comprehensive Development District (CD-1)	as proposed
Uses	Office, Retail, Service incl. Hotel), Institutional, and Cultural and Recreational	As allowed, and adding Residential	as proposed
Maximum Floor Area Commercial Residential Total	21 835.8 m ² (235,045 sq. ft.) <u>0.0</u> 21 835.8 m ² (235,045 sq. ft.)	21 386 m ² (235,600 sq. ft.) <u>19 045 m² (205,000 sq. ft.)</u> 40 430 m ² (440,600 sq. ft.)	as proposed
Floor Space Ratio Commercial Residential Total	9.0 <u>0.0</u> 9.0	9.00 <u>7.85</u> 16.85	as proposed
Number of Units		180 hotel rooms 210 dwelling units	n/a
Tower Floorplate	n/a	715.3 m ² (7,700 sq. ft.)	n/a
Amenity	10,000 sq. ft. or 20 % (max)	929 m ² (10,000 sq. ft.) for residents and hotel guests	as proposed
Maximum Building Height	137.2 m (450 ft.) Note: "Maximum building height" is measured to the top of the uppermost habitable floor.	178 m (584 ft.)	as proposed
Total Building Height	n/a Note: "Total building height" is measured to the top of the building including all rooftop mechanical and architectural appurtenances.	182.9.9 m (600 ft.)	as proposed
Parking, Loading, Bicycle and Passenger Spaces	as per Parking By-law	generally as per Parking By-law	generally as per Parking By-law