



**CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: November 1, 2006
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Meeting Date: November 14, 2006

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment: 1133 West Georgia Street

RECOMMENDATION

THAT the application by Musson Cattell Mackey Partnership Architects on behalf of West Georgia Holdings Ltd. to amend CD-1 By-law No. 9195 for 1133 West Georgia Street (Lot F, Block 17, DL 185, PLAN LMP14977) to increase the maximum floor area by 1 607 m² (17,300 sq. ft.), be referred to a public hearing, together with;

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (ii) the recommendation of the Director of Planning to approve the application, subject to approval of conditions;

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

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- CD-1 By-law No. 9195 (446) for 1133 West Georgia Street, enacted November 23, 2005.

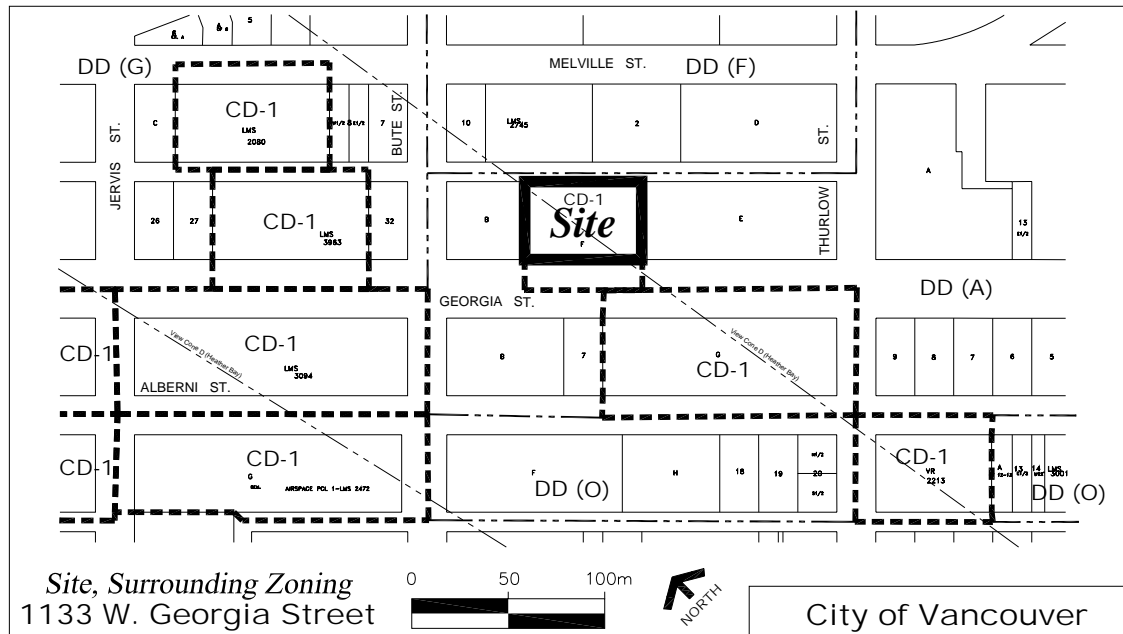
PURPOSE AND SUMMARY

This report recommends an amendment to CD-1 By-law No. 9195 (reference no. 446) for 1133 West Georgia Street which was approved at a public hearing on September 15, 2005 for a mixed-use 56-storey building with hotel, dwelling, and commercial uses. The amendment would permit additional residential floor area of 1 607 m² (17,300 sq. ft.) within the existing form of development approved at public hearing.

BACKGROUND

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). On the site to the west, at 1185 West Georgia Street, is a 16-storey office building with retail uses at grade. Across Georgia Street to the south, at 1100 West Georgia Street, is the site of the 57-storey mixed-use tower, The Shangri-La.

Figure 1. Site and Surrounding Zoning



Initial Rezoning: 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 2, 2005 by Musson Cattell Mackey Architects, with collaboration by Arthur Erickson Design Consultant and Davidson Yuen Simpson Architects.

At Public Hearing on September 15, 2005, Council approved the rezoning of the site at 1133 West Georgia Street from Downtown District (DD) to Comprehensive Development District (CD-1) to permit residential use in a non-residential commercial district, to increase maximum density, and to increase maximum building height.

As a result of rezoning, a 9-storey partially-constructed office building (and its underground parking) which has been vacant and derelict for many years, will be demolished and a

56-storey mixed-use tower will be constructed. The tower will have a floor area of 41 434 m² (446,006 sq. ft.) and floor space ratio (FSR) of 17.08 with a hotel in the lower 25 floors (FSR 9.0) and dwelling use in the 31 floors above (FSR 8.08). A building height of 178 m (584 ft.) was approved which respects the view protection height limit on the west part of the site, demonstrates architectural excellence, and meets other requirements. Total building height, including rooftop mechanical room and architectural appurtenance, reaches 182.9 m (600 ft.).

Higher Building in Downtown Skyline: On May 6, 1997, Council approved a “General Policy for Higher Buildings”. These guidelines are to be consulted when seeking approval for buildings significantly exceeding the height limits established in the Downtown Official Development Plan (DODP). When reviewing a rezoning proposal, staff evaluate whether the project meets all the criteria for sites where a higher building might be considered for enhancing the downtown skyline and all the requirements for a taller building.

At the time of rezoning, staff assessed the application for 1133 West Georgia Street 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 met all relevant policies and criteria, and also satisfied the other requirements of the General Policy for Higher Buildings, including sustainability.

Development Permit: A development permit application (DE410715) for the proposal was submitted on September 20, 2006 and is now in review. The Urban Design Panel, supplemented by two local design experts for the review of a higher building proposal, unanimously supported the application in a review on October 25, 2006.

DISCUSSION

Density: A rezoning application has been submitted on behalf of the property owner and developer to increase the maximum residential floor area by 1 607 m² (17,300 sq. ft.). This would increase the maximum floor space ratio (FSR) for dwelling use from 8.08 to 8.74, and the total maximum FSR would be increased from 17.08 to 17.74. The minimum FSR for commercial uses remains 9.0, to achieve the base commercial capacity of the site.

The proposed additional floor area would be utilized within the existing form of development for the site approved at public hearing in 2005. Building height will not be altered by approval of this request, and floor-to-floor heights within the tower will not be reduced. In the development application now in review, the number of storeys is proposed to be increased from 56 to 57, but this is due solely to a large mezzanine floor in the hotel now proposed to be enlarged and numbered as a conventional floor.

The opportunity to develop additional floor area within the approved form of development results from a staff conclusion communicated to City Council at public hearing that a proposed on-site public amenity not be pursued. A glass, enclosed public atrium or pavilion, referred to as the ‘Palm Court’, had been contemplated for the west portion of the site but was eventually not supported by City staff due to cost, and operation and programming difficulties, relative to other neighbourhood and City priorities.

The double-height pavilion space which was retained in the form of development approved at public hearing is now proposed to accommodate two floors of hotel functions, including a restaurant on the main level and meetings rooms on the second level. It is also proposed that

the extent of double-height space on the ground floor of the tower be reduced, through some expansion of the mezzanine floor. The proposed shift of hotel functions and floor area from the tower's lower floors enables the hotel portion of the tower to be reduced by two floors [approximately 706 m² (7,600 sq. ft.) each], and the development of two residential floors instead.

Off-Street Parking and Loading: The additional parking and loading spaces which would be required to serve the increased residential floor area and dwelling unit count can be achieved within the minimum and maximum requirement set out in the CD-1 By-law. The 238 parking spaces which are proposed in the development application will meet the minimum requirement for the 163 dwellings now contemplated.

COMMUNITY AMENITY CONTRIBUTION

For the rezoning approved in 2005, in response to the City's Financing Growth Policy, to address the impacts of rezoning, the developer offered and City Council accepted a community amenity contribution (CAC) of \$12.5 million, allocated as follows:

- (i) transfer of heritage bonus density, with a value of \$5 million, from a suitable donor site,
- (ii) cash payment of \$1.2 million for the undertaking of public realm improvements in the Bute Street High Street character area and pedestrian corridor, similar to Triangle West standards, and
- (iii) cash payment of \$6.3 million to be subject to a future allocation by City Council to amenities in the area surrounding the site and in the downtown, such as childcare, affordable housing and cultural infrastructure, after a staff report back to City Council.

To address the impacts of the increased density requested in the present application, staff have commenced but not concluded negotiations with the developer regarding CAC, and therefore staff will report their recommendations on this matter at the public hearing.

FINANCIAL IMPLICATIONS

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

APPLICANT'S COMMENT

"We have carefully reviewed the draft By-law amendments, and are in full support of the proposed changes in their entirety."

CONCLUSION

The proposed amendments to CD-1 By-law No. 9195 for 1133 West Georgia Street will permit an increase in density which will not affect the form of development as illustrated at the Public Hearing for the initial rezoning on September 15, 2005. Staff recommend that the application be referred to Public Hearing and approved.

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1133 West Georgia Street
DRAFT AMENDMENTS TO CD-1 BY-LAW No. 9195 (#446)

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

Floor area and density

1. Delete Section 5.1, and substitute with the following:

“The floor space ratio must not exceed 17.74, except that approval by the Director of Planning of any dwelling use requires the concurrent or prior approval by the Director of Planning of office, retail, or service uses having a floor space ratio of at least 9.0. For the purpose of computing floor space ratio, the size of the site is deemed to be 2 426.2 m².”

2. Insert the following in Section 5.4 (b) after “overhangs”:

“and any architectural canopy, trellis or glazed roof which also offers weather protection to open space available for common use by residents, visitors, or members of the public”

3. Insert the following as (d) in Section 5.4:

“interior public space, including atria and other similar spaces, provided that:

- (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 557.4 m² (6,000 sq. ft.);
- (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
- (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.”

4. Correct an error in section 7 (a) (ii) by inserting the following after “0.025”:

“parking spaces per”

5. Make such other changes to the by-law, including re-numbering the provisions set out above which are necessary to modernize the by-law but which do not change the substance of the by-law.

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