



## CITY OF VANCOUVER

### POLICY REPORT BUILDING AND DEVELOPMENT

Report Date: March 2, 2007  
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Meeting Date: March 13, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Text Amendment - 1598 Columbia Street (Parcel 4 of Olympic Village site)

#### RECOMMENDATION

THAT, subject to enactment of the by-law to rezone 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site), the application by Nick Milkovich Architects Inc. on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver to amend such by-law to increase the maximum building height for 1598 Columbia Street be referred to a Public Hearing, together with:

- (i) a revised form of development for 1598 Columbia Street prepared by Nick Milkovich Architects Inc. generally as illustrated in Appendix C;
- (ii) a draft CD-1 By-law amendment, generally as presented in Appendix A;
- (iii) the recommendation of the Director of Planning to approve the application; and
- (iv) a draft consequential amendment to the Southeast False Creek Official Development Plan (SEFC ODP) generally as presented in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendment to the CD-1 By-law generally in accordance with Appendix A and the necessary amendment to the SEFC ODP By-law generally in accordance with Appendix B for consideration at Public Hearing.

#### GENERAL MANAGER'S COMMENTS

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

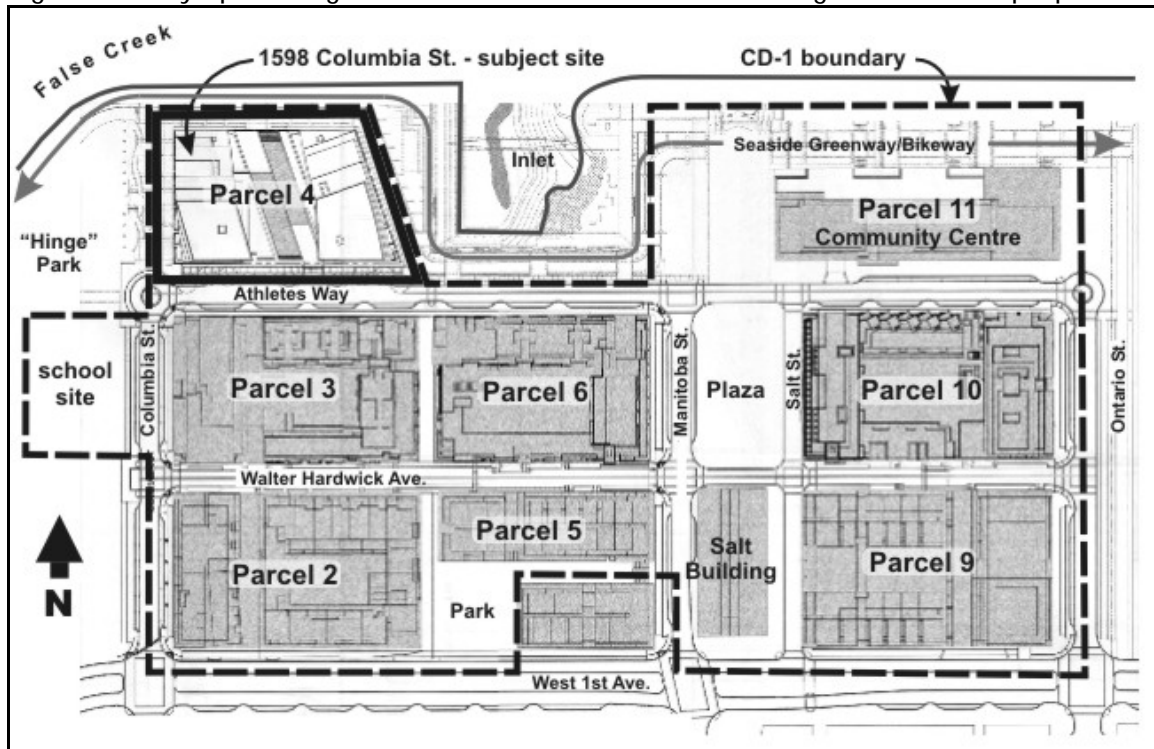
## COUNCIL POLICY

- At a public hearing on October 17, 2006, Council approved “in principle” the application by Merrick Architecture on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver to rezone 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street, being the Olympic Village site, to CD-1 Comprehensive Development District, subject to several conditions being met prior to enactment of the rezoning by-law.
- Southeast False Creek Official Development Plan (SEFC ODP), enacted July 19, 2005, amended March 21, 2006 and with further amendments pending that Council approved at the October 17, 2006 public hearing.

## PURPOSE AND SUMMARY

This report assesses an application by Nick Milkovich Architects Inc. to increase the permitted building height at 1598 Columbia Street — a waterfront parcel within the Olympic Village development. Staff support the proposed change to the CD-1 By-law to increase the maximum height and recommend that the application be referred to public hearing and approved.

Figure 1 — Olympic Village CD-1 area and site for which a height increase is proposed



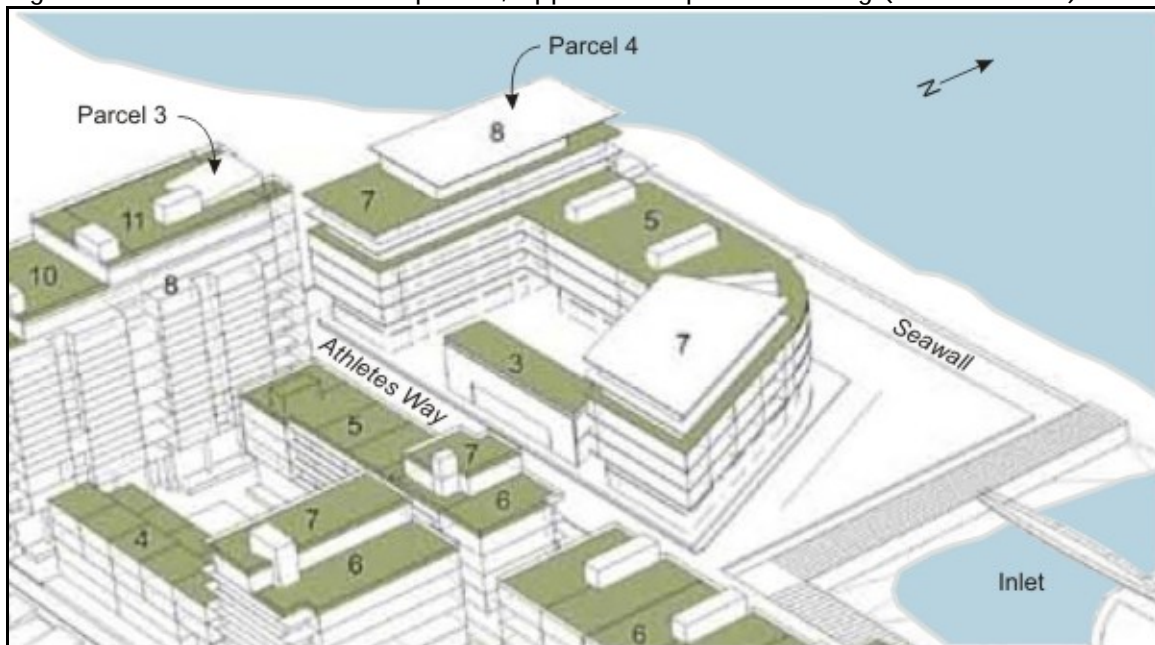
## BACKGROUND

At a public hearing on October 17, 2006, Council approved “in principle” the CD-1 zoning for the Olympic Village site which set a building height limit on Parcel 4 of 30 m

(98.4 feet). (Council also approved a consequential amendment to the SEFC ODP raising the Parcel 4 height from 15 m to 30 m.) Additional height was recommended for Parcel 4 to accommodate a transfer of housing density from Parcel 11, allowing the community centre to move from Parcel 4 to 11 and achieve a more functional, spacious, stand-alone site. The extra height also allowed the design of Parcel 4 to relate more effectively to the “bookend” buildings to the south along Columbia Street which were also taking on more height than the ODP had envisioned.

The form of development for Parcel 4 approved “in principle” by Council at the hearing is shown in Figure 2 below. The numbers indicate proposed heights in storeys.

Figure 2 – CD-1 form of development, approved at public hearing (October 2006)



## DISCUSSION

### Revised Proposal

After the October public hearing, Nick Milkovich Architects Inc. were hired by Millennium to work in conjunction with Arthur Erickson on the detailed design of Parcel 4. Staff, the proponents and the architects recognized that the CD-1 design was somewhat awkward and not truly worthy of the high profile, waterfront site.

The design now proposed divides the building massing into two distinct buildings which embrace an open courtyard (generally as shown in Figure 3, below). This separation allows views from Athletes Way through to the waterfront, as well as completing a view corridor through the blocks to the south. It also allows more sunlight to reach the seawall.

As a result of the reconfiguration of the proposal, the west building is now proposed to be taller than is allowed in the CD-1 By-law. While building height is proposed to

increase, the density (floor space) for Parcel 4 would remain consistent with that permitted in the by-law.

In conjunction with their development permit application, the architects submitted a rezoning application to amend the CD-1 By-law to permit the higher building height. That application is the subject of this report.

Figure 3 – Parcel 4 development permit submission (January 2007)



### Urban Design Panel Comments

On February 28, 2007, the architects presented a scheme to the Urban Design Panel that reduced the bulk of the buildings by shifting floor space into four additional floors on the west building. The east building retains its 7-storey height but is slimmer while the west building is now proposed at 12 storeys (as shown in Appendix C).

The Panel agreed that introducing more height would allow the expressive shaping of the tower forms to be better resolved. Panel members also felt that additional height on this site was appropriate because its prominent location on the False Creek waterfront lent itself well to a more substantive form. They supported the building heights at 7 and 12 storeys, but wished to see in more detail how the stepping of the floors would be resolved and how the windows and balconies would be articulated. The architects agreed to refine the design using the 7- and 12-storey heights, and to bring it back for the Panel's review on March 28.

### Staff Assessment

The original concept in the ODP was for a "bookend" of substantial buildings along the west edge of the neighbourhood, stepping down from 15 storeys on the south side of 1st Avenue to 4 storeys on the waterfront. At the time of the CD-1 rezoning, this concept was altered somewhat to introduce a more varied profile to the "bookend"

that undulated from 15 storeys south of 1st Avenue to 13, 12, 10, 11 and then 8 storeys on Parcel 4.

While the proposal to terminate the bookend with a 12-storey mass is a significant departure from the ODP, and from the revised “bookend” profile approved in the CD-1, on balance, it is supported by staff because it results in a better massing for Parcel 4, and creates an “iconic” building befitting this site. It is also supported by the advice of the Urban Design Panel. However, staff emphasize that the proponents’ commitment to a very high quality execution of the building design, in terms of the sculpting of the massing and the quality of materials and detailing, is critical to its acceptability and will be closely monitored through the development permit stage and beyond.

Staff do note that the additional storeys on Parcel 4 will protrude slightly into the north views from the highest floors of the towers south of 1st Avenue (Wall Corp. development). However the impact will be small compared to the overall expanse of those views. There are marginally increased shadowing impacts on the park due to the higher height of the west building. These impacts are expected to be minimized though terracing of the upper floors in response to sun angles.

### **Proposed CD-1 Amendment**

To enable the west building to be 12 storeys, staff recommend the maximum height in the CD-1 By-law for Parcel 4 be increased from 30.0 m (98.4 feet) to 40.5 m (132.9 feet). The necessary change to the CD-1 By-law is shown in Appendix A. A consequential change to the SEFC ODP is also needed as described in Appendix B.

### **Public Consultation**

The City is hosting two open houses scheduled for April 12 and 14 that will provide the public with an update on the Olympic Village project. The revised design of Parcel 4 will be included in that presentation. Public commentary, including any comments from private owners to the south, will be reported to Council by staff at the public hearing.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **CONCLUSION**

Staff support the proposed change to the maximum height for 1598 Columbia Street (sub-area 4 in the Olympic Village CD-1 By-law) and the consequential amendment to the SEFC ODP. Subject to the enactment of the by-law to rezone the Olympic Village site, the Director of Planning recommends that the amendments be referred to public hearing and approved.

\* \* \* \* \*

PROPOSED TEXT AMENDMENT  
CD-1 BY-LAW for  
51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650  
Columbia Street (Olympic Village site)

[Additions are shown in *bold italics*. Deletions in ~~strike through~~]

Amend Section 7.3 as follows:

**Building height**

...

7.3 In sub-area 4, the building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall must not exceed ~~30.0 m~~ *40.5 m*.

PROPOSED AMENDMENT  
for the  
SOUTHEAST FALSE CREEK OFFICIAL DEVELOPMENT PLAN BY-LAW

Amend Figure 9, "Maximum Heights", to change the maximum height indicated for the west waterfront block in Area 2A which reads "8 Storeys [30 m]" to read "12 Storeys [40.5 m]".

## PARCEL 4 - REVISED FORM OF DEVELOPMENT

Note: These photographs of the architectural model of the Olympic Village illustrate the revised form of development for Parcel 4 that was presented to the Urban Design Panel on February 28, 2007. The form of development will be further revised and refined prior to the public hearing, subject to adhering to the building heights recommended in this report. Up-to-date drawings would be posted at the public hearing and changes noted by staff. An up-to-date and more detailed model would also be available.

Should the text amendment be approved, the form of development with increased building height is further subject to approval by the Development Permit Board as part of the development permit application process in which this site is currently engaged.

