

## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: November 27, 2007  
Author: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 07059  
VanRIMS No.: 11-1200-01  
Meeting Date: December 11, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 699 Howe Street (Hotel Georgia)

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 687 Howe Street (699 Howe Street being the application address) be approved generally as illustrated in the Development Application Number DE410870, prepared by Endall Elliott Associates and stamped "Received, Community Service Group, Development Services, June 18, 2007", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

#### GENERAL MANAGER'S COMMENTS

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

#### COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

#### PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## **SITE DESCRIPTION AND BACKGROUND**

The site is located on the northwest corner of Howe and Georgia Streets and includes the Hotel Georgia, a municipally-designated Heritage building. The site and surrounding zoning are shown on the attached Appendix 'A'.

At a Public Hearing on June 13, 2002, City Council approved a rezoning of this site from Downtown District (DD) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law No. 8536 was enacted on July 30, 2002. Subsequent amending By-laws which were enacted in 2003 permitted a further height increase as well as provision for an architectural appurtenance projecting through the 12<sup>th</sup> Avenue and Cambie Street view cone, as described in the Council-approved View Protection Guidelines.

The original proposal, as considered at the time of the Public Hearings and approved by the Development Permit Board (DE407114 - 801 West Georgia Street) did not proceed.

In 2006, the site was acquired by the present developer who revised the proposal within the existing CD-1 By-law. On February 26, 2007, the Development Permit Board approved Development application Number DE410870, subject to various conditions, including Council's approval of the final form of development. The latter condition is one of the few outstanding prior-to permit issuance.

## **DISCUSSION**

The proposal involves the development of a 48-storey tower containing retail, office and residential uses (155 dwelling units), as well as hotel facilities associated with the Hotel Georgia. In addition, the project involves restoration work to the exterior of the hotel, enlargement and modernization of hotel guest rooms, restoration of the Spanish Ballroom, including the promenade, adjacent to the ballroom. Seismic upgrading of the hotel will also be completed as part of this scope of work. The work to the Heritage building has been endorsed by Heritage staff and the Vancouver Heritage Commission.

The proposed development has been assessed against the CD-1 By-law and amendments and responds to the stated objectives.

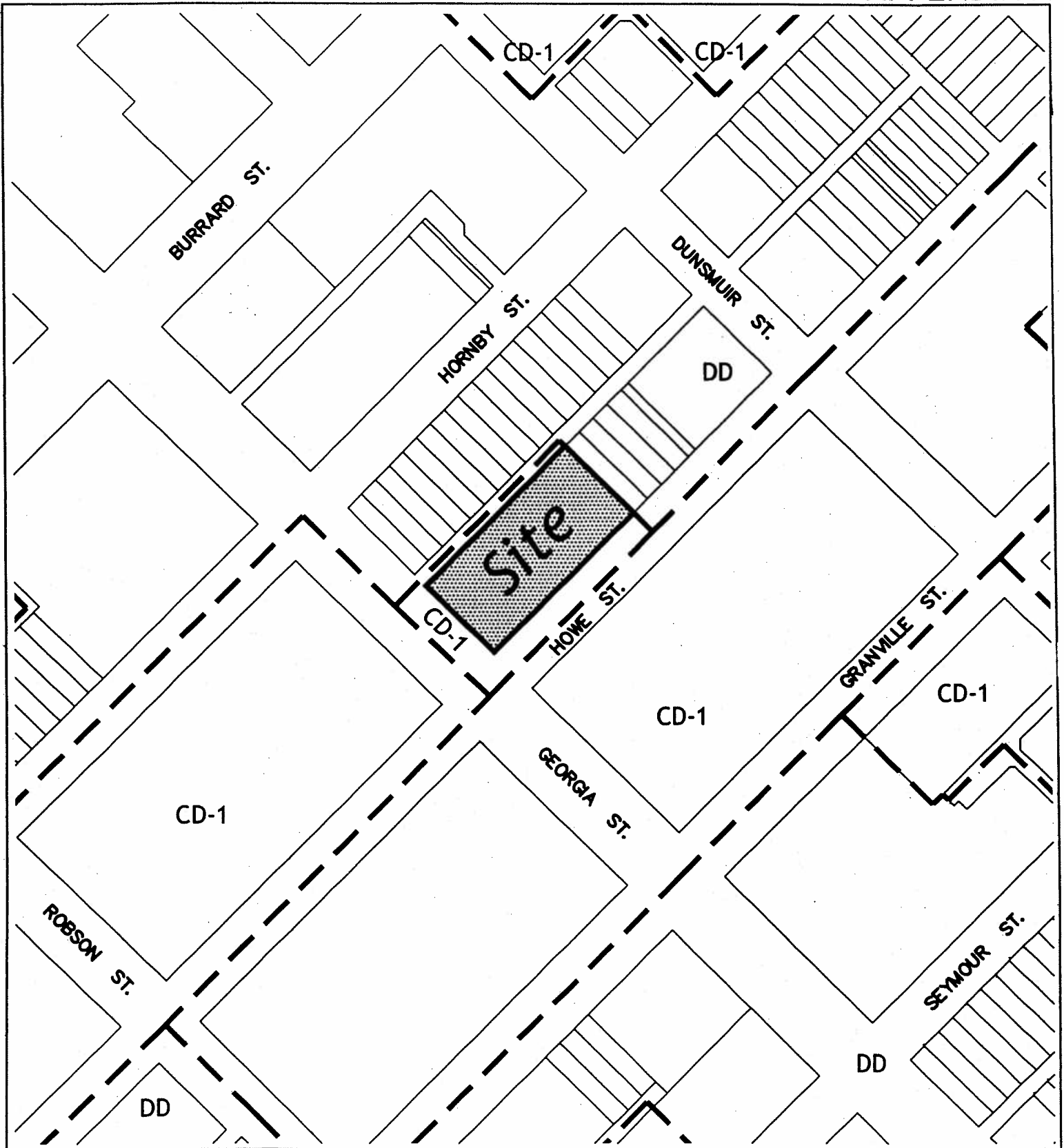
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Development Permit Board has approved Development Application Number DE410870, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

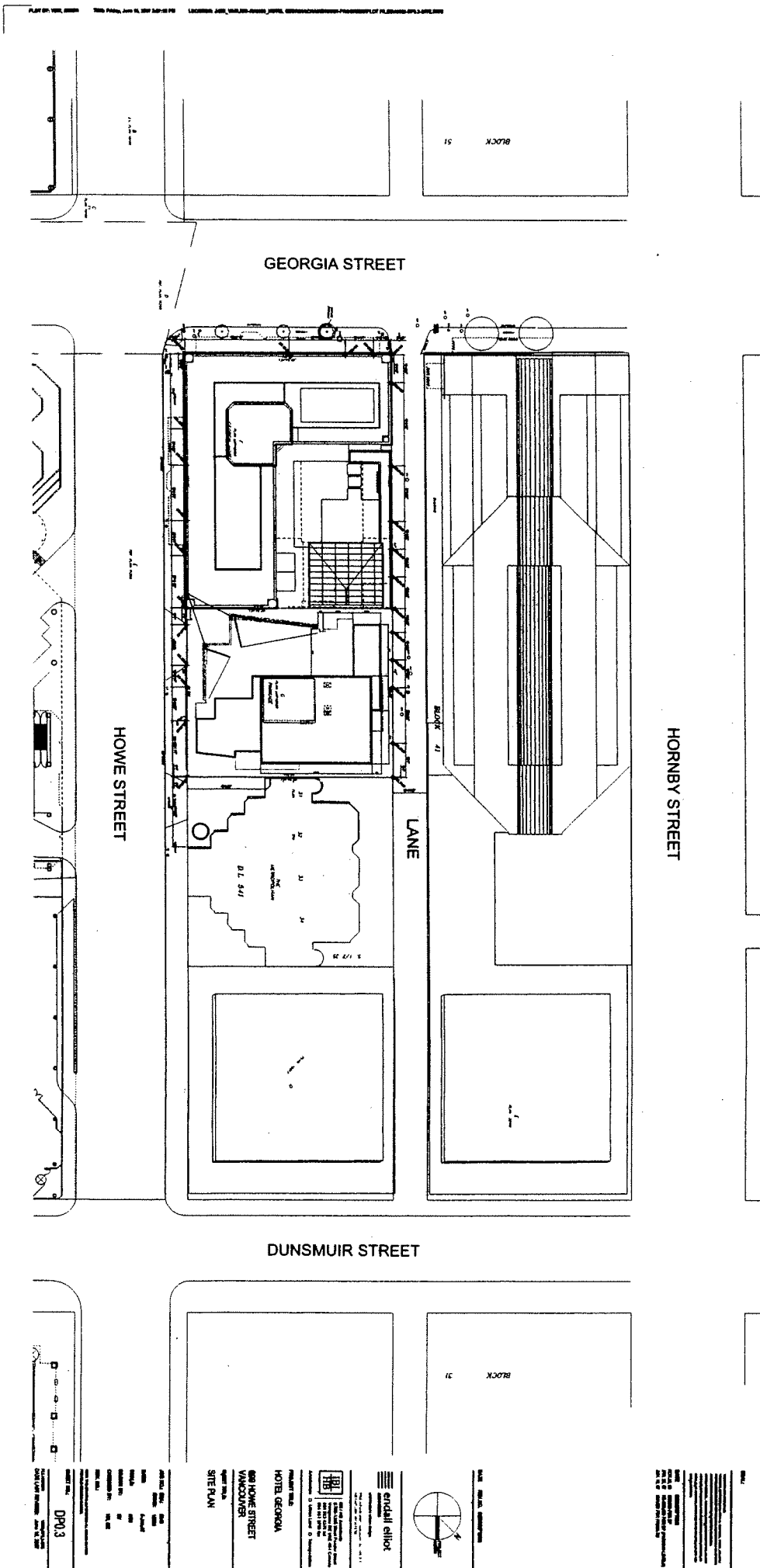


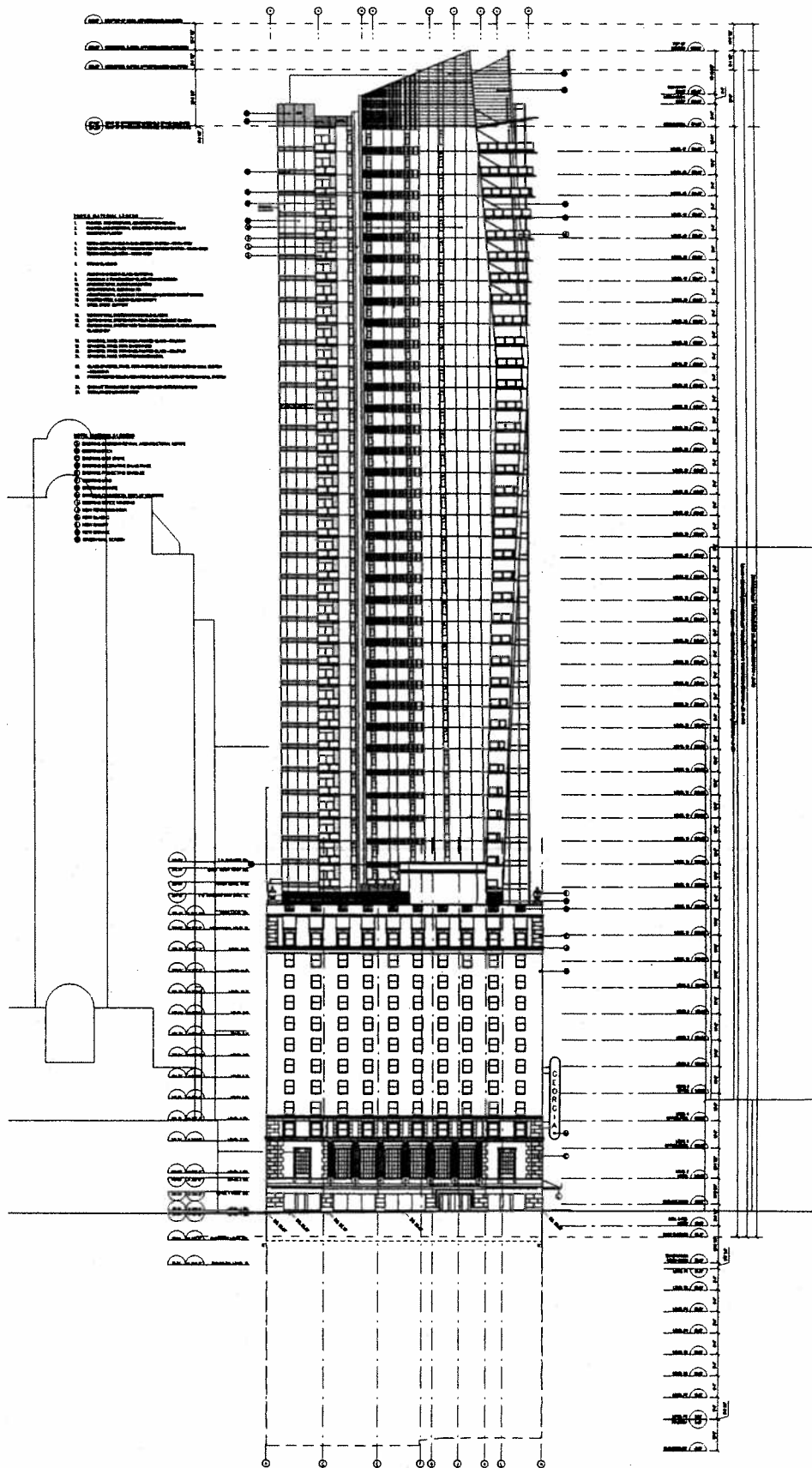
--- ZONING BOUNDARY



Site: 699 Howe Street, DE410870  
City of Vancouver Planning Department

Date: 2007 November 8  
Drawn: TM  
Scale: 1:2000





**PROJECT TITLE:**  
 HOTEL GEORGIA  
 888 HOME STREET  
 WINDOWER  
 SOUTH BAVLTON -  
 GEORGIA STREET

**CLIENT:**  
 [Logo]  
 1000 Peachtree Street, N.E.  
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 Fax: 404.524.2001  
 Website: www.elliott.com

**ARCHITECT:**  
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 Phone: 404.524.2000  
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**DATE:**  
 10/11/11

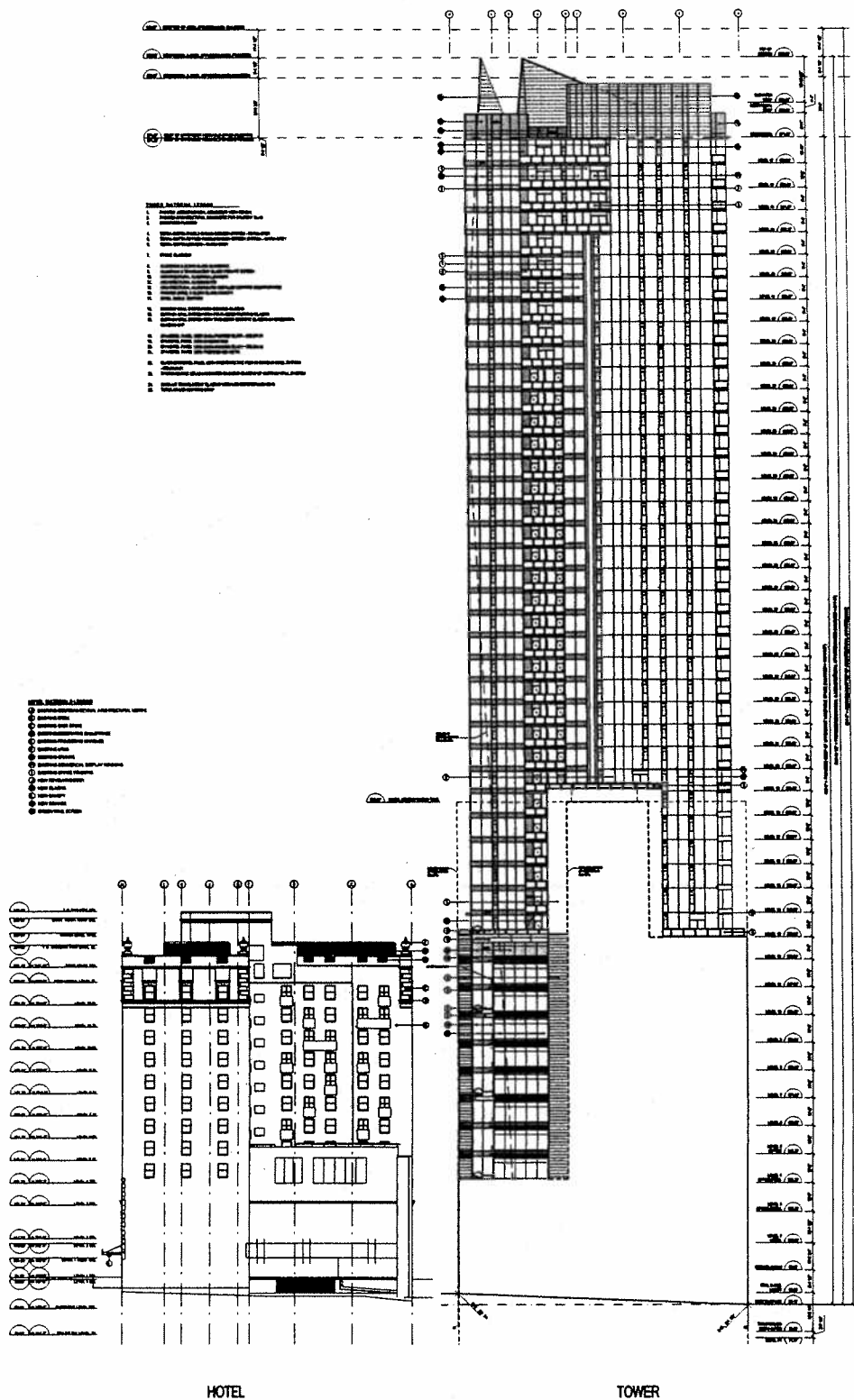
**SCALE:**  
 1/8" = 1'-0"

**REVISIONS:**  
 1. 10/11/11: Initial Design  
 2. 10/11/11: Final Design

**DATE PLOTTED:**  
 10/11/11

**PLotted By:**  
 DP42





**endall elliot**  
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**PROJECT NAME:**  
HOTEL GEORGIA  
800 HOME STREET  
VANHOVER  
NORTH BAVATON

**DATE:** 08/14/08  
**SCALE:** 1/8" = 1'-0"  
**PROJECT NO.:** 08-001  
**DR:** DP/4  
**DATE PLOTTED:** 08/14/08

