P5

CITY OF **VANCOUVER**

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 8, 2008
Author: Phil Mondor
Phone No.: 604.873.7727
RTS No.: 07155
VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning - 745 Thurlow Street

RECOMMENDATION

A. THAT the application by Musson Cattell Mackey Partnership, to rezone 745 Thurlow Street (Lots 18, 19, S½ 20, N½ 20, Block 18, Plan 92, DL 185; P.I.D. 009393421, 439, 366, 463) from DD (Area O) to CD-1, to increase the maximum floor space ratio from 7.0 to 15.4 for an office building of 22 storeys, be referred to a Public Hearing, together with:

(i) plans received June 13, 2007;

(ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and

(iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

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

B. THAT, if the application is referred to a Public Hearing, the sign by-law amendment application, dated June 13, 2007, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)], be referred to the same Public Hearing.

C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule B generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment 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, and 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.

COUNCIL POLICY

- Downtown Official Development Plan
- Downtown District Interim Policies For New Residential In Areas C And F and For Conversion Of Existing Office Space To Residential Use
- Metro Core Jobs & Economy Land Use Plan: Issues & Directions
- Downtown Design Guidelines
- DD Character Area Descriptions (see Character Area H- Alberni Street)
- Central Area Weather Protection Guidelines
- Downtown Transportation Plan
- View Protection Guidelines
- EcoDensity Charter
- Financing Growth Policy (CAC)

PURPOSE AND SUMMARY

This report assesses an application to rezone the subject site from DD (Downtown District) to CD-1 (Comprehensive Development) District. Rezoning would allow development of a 22-storey office tower above a two-storey podium of service and retail uses. An increase in the maximum floor space ratio, from 7.0 to 15.4, is proposed. The developer, who has received BOMA (Building Owners and Managers Association) Go Green certification for 80 buildings across Canada, commits to registration of the project under the LEED® Green Building Rating system with the goal of achieving LEED® Gold for the project – the first office tower in the city to do so.

If the rezoning is approved as proposed, the site's commercial capacity would be more than doubled. Staff assessment concluded that the application for increased density is supported, including urban design assessment of increased massing and density on the site. Given the concerns in recent years about the shortage of commercial capacity in the Central Business District (CBD), and also the very little amount of office development in the downtown compared to residential, staff are very supportive of this proposed rezoning in a 'choice of use' district on the edge of the CBD.

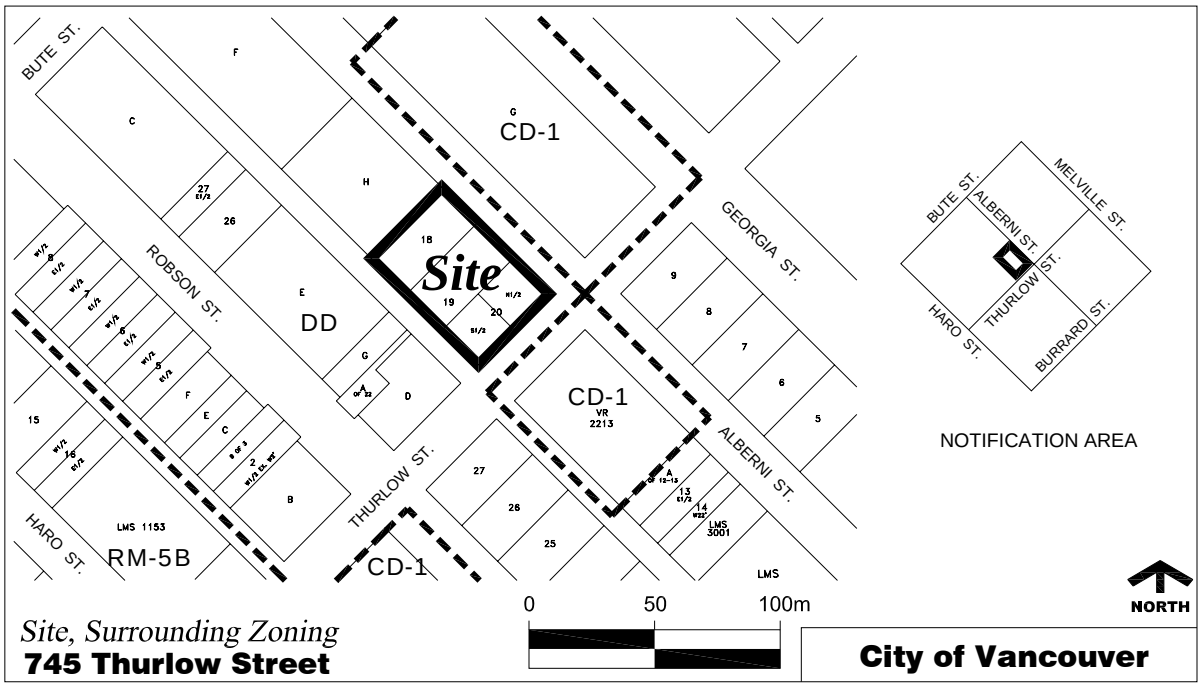
Given that the current zoning allows a major residential development at 7.0 FSR, and that office development remains a marginal proposition in the current real estate market, staff has concluded that there is no increase in land value of the site from rezoning approval. Therefore no Community Amenity Contribution is anticipated, noting however that the addition of a major office tower to the downtown is in the overall public interest.

The Director of Planning recommends that the application be referred to a Public Hearing, and be approved subject to conditions see out in Appendix B.

BACKGROUND

The site is located at the corner of Thurlow Street and Alberni Street, on the southern periphery of the Central Business District (see map diagram in Figure 1). The site is developed with a 5-storey structure containing retail uses at grade and below grade with a parking garage in the upper floors having vehicular access from Alberni Street.

Figure 1. Site and Surround Zoning (including Notification Area)



The site is surrounded by mixed-use commercial/residential and retail developments, and notably the city's tallest building, the mixed-use, 62-storey 'Shangri-la' tower is nearing completion across the street at 1120 West Georgia Street.

Alberni Street is a retail corridor between Burrard Street and Bute Street 'sandwiched' between the office commercial precinct of West Georgia Street to the north and the retail environment of Robson Street to the south, with the residential development of the West End beyond. Thurlow Street is a link between the Central Business District and the West End for pedestrians moving to and from work. The site is well served by transit with bus routes on West Georgia Street and Burrard Street, with access to the Burrard Street SkyTrain station two blocks away.

The scale of buildings in this area ranges from 2 to 7 storeys on Robson Street to the 62-storey Shangri-la hotel/residential development to the north. Flanking the site are two residential developments between 61 m (200 ft.) and 91.4 m (300 ft.) high and having two-storey retail bases.

Zoning for the site is Downtown District area 'O', which is a "choice of use" area allowing commercial and/or residential development and requiring retail uses and weather protection at grade. The maximum FSR in this area is 7.0 (6.0 for office use), which can be increased to 7.7 through heritage density transfer. The height limit in the area is 91.4 m (300 ft.), which is the same as the height limit of the Heather Bay view corridor that crosses the site.

THE PROPOSAL

This rezoning application seeks to increase the maximum density on the site from 7.0 FSR (7.7 with heritage density transfer) to 15.4 FSR for a 22-storey office tower which includes a 2-storey podium of retail and service uses and below-grade parking with access from the lane. The tower reaches a height of 91.4 m (300 ft.) which is the maximum in this area and which is also the view cone height limit across the site. A sustainable development is proposed, targeting LEED® Gold.

Total floor area of 37 073.3 m^2 (399,052 sq. ft.) is proposed, including approximately 3 798.8 m^2 (40,890 sq. ft.) in retail and service uses and 33 274.4 m^2 (358,162 sq. ft.) in office use. Rezoning is required to add 22 597.6 m^2 (243,238 sq. ft.) to the 14 475.6 m^2 (155,814 sq. ft.) commercial floor area now allowed. The office tower floor plates range from 1 458.6 m^2 (15,700 sq. ft.) to 1 859 m^2 (20,010 sq. ft.) on a 2 412.6 m^2 (25,969 sq. ft.) site. The average floor-to-floor height measures 3.81 m (12.5 ft.).

The developer also wishes to retain the potential for residential development of the site which is available within the existing zoning. Due to the unfavourable economics of office development in the present market, only with reduced costs or increased rents will office development become a viable proposition. Rezoning approval will position the site for improved economic circumstances in the future.

DISCUSSION

1. Land Use and Density: A commercial development of the site is proposed, most of it office space, with retail and service uses at grade and in a second storey. The applicant has

advised that there is possibility of service use (restaurant) on the third floor, utilizing the roof of the two-storey podium as outdoor seating area.

A total floor area of 37 073 m² (399,052 sq. ft.) is proposed on the 2 412.6 m² (25,969 sq. ft.) site, with floor space ratio (FSR) of 15.4. This includes 3 798.8 m² (40,890 sq. ft.) in retail and service uses and 33 274 m² (358,162 sq. ft.) in office use, 1.6 FSR and 13.8 FSR respectively. It should be noted that it is possible these numbers will change at development permit stage, slightly altering the proportion of office to retail and service uses.

These proposed commercial uses are allowed by the present zoning of the site which provides for choice of use: 7.0 FSR for a wide range of uses, including residential, and 6.0 FSR for office use. An FSR of 7.7 can be achieved if the site is approved by the Development Permit Board as a receiver site for heritage density transfer.

The maximum floor space ratio in office use which can be achieved under existing zoning is 6.0. The application seeks to add 22 597.6 m^2 (243,238 sq. ft.) to the 14 475.6 m^2 (155,814 sq. ft.) commercial floor area now allowed, for an increase in the maximum FSR from 7.0 to 15.4, and an increase in the maximum FSR for Office use from 6.0 to 13.8.

Widespread concerns about the loss of commercial capacity in the downtown has resulted in the development of long term City policy which aims to increase commercial capacity and discourages residential development in the Central Business District (CBD) and also the conversion of commercial space to residential use.

First, in May, 2004 Council adopted the *Downtown District Interim Policies For New Residential In Areas C And F and For Conversion Of Existing Office Space To Residential Use* (May, 2004). The Downtown ODP does not allow residential use in the CBD (corresponding to areas A and B of the DD) and the policies limit rezoning for residential use to sites where it is proposed to retain on-site heritage buildings or to retain and/or replace on-site SRA units. In area F and some parts of area C near the CBD, residential use may be permitted for heritage or SRA protection if the basic commercial capacity of a site is also developed.

More recently, in July, 2007, Council adopted the *Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report* to guide further research and development of a Draft Metropolitan Core Jobs and Economy Land Use Plan. Staff have recently completed a series of public open houses to the draft policies for increased job capacity in the downtown. In the downtown core, which includes the CBD and adjoining shoulder areas, it is proposed to increase the maximum commercial FSR so as to increase the anticipated commercial capacity between 3 and 5 million square feet over the next 25 years.

The subject site is in area 'O' of the Downtown District which is not included in the CBD and its shoulder areas, and so there is no expectation that any minimum commercial floor area would be achieved on this site. However, the site immediately adjoins area A of the CBD, being but a short block and very brief walking distance away from major office developments on West Georgia Street and public transit (Burrard Station). The development of 37 161 m^2 (400,000 sq. ft.) of commercial space, instead of an apartment building, will thus be a welcome addition to commercial capacity in the downtown which is enthusiastically supported by staff.

Urban design assessment, as summarized below, concluded that the proposed additional floor area can be accommodated in the development proposed on the subject site. Staff thus support the proposed increase in density from FSR 7.0 to 15.4.

Regarding the developer's wish to retain the potential for residential development of the site which is available under existing zoning, staff do not object but recommend a CD-1 by-law provision (Appendix A) that if dwelling units are provided the floor space ratio for all uses must not exceed 7.0. This is consistent with what is currently permitted by the DODP and will prevent future conversion of office floor area to residential use.

2. Form of Development: The application proposes a 22-storey office tower, including a 2-storey retail podium, with building height of 91.44 m (300 ft.), just below the view cone height limit that affects the site. The office tower floor plates range from 1 458.6 m^2 (15,700 sq. ft.) to 1 859 m^2 (20,010 sq. ft.) on a 2 412.6 m^2 (25,969 sq. ft.) site. The average floor-to-floor height measures 3.81 m (12.5 ft.). Parking and loading are proposed below-grade, with access from the lane. (See plans in Appendix E and statistics in Appendix F.)

The two-storey retail podium or base, which is somewhat characteristic of development in the surrounding area, is set back on Thurlow Street to encourage pedestrian amenity at the frontage of street-level retail tenants and also to provide an entry plaza at the Thurlow/ Alberni corner which provides a respite from the narrow sidewalks on both streets. Additional insets and articulation will be sought on the Alberni Street podium façade at development application stage in order to achieve a wider sidewalk and increased pedestrian interest.

2.1 Urban Design: The critical form of development question posed by this proposal is whether an effective doubling of permitted density on this site, with the resultant additional building volume, can be achieved while still respecting the urban design performance criteria that apply to development in this area of the downtown. These performance criteria include maintaining neighbouring liveability, enhancing the Public Realm and pedestrian environment, minimizing shadowing of public open space and impact on public and private views, and creating an overall "fit" or compatibility of building mass and scale (height, width, overall bulk) with the surrounding context.

The site is in DD height district 'B' which has a maximum height of 91 m (300 ft.). In addition, three view cones in the View Protection Guidelines govern the site. The most restrictive of these (D – Heather Bay to the Lions) limits 'total' building height to 89.8 m (295 ft.) at the southeast corner, i.e., lane and Thurlow, and 92 m (302 ft.) at the Thurlow and Alberni corner. (Note: total height includes all rooftop appurtenances.)

It can be noted that the height limit of the view cone passing over this site is virtually the same as the maximum height in the district and therefore has not been a limiting factor in the shaping of this proposal. While a tower height of 91.4 m (300 ft.) could be anticipated in a development under zoning, the additional density in this proposal has been incorporated within the larger than typical tower floor plate areas that are optimal for office uses, resulting in a tower depth and volume that is bulkier than immediately surrounding residential buildings, even including the mixed-use Shangri-La with a floor plate ranging between 1 015 m^2 (10,928 sq. ft.) and 1 059 m^2 (11,403 sq. ft.) at a height of 182.9 m (600 ft.). [Note: Total building height which includes rooftop appurtenances reaches 196.9 m (646 ft.).]

Notwithstanding the above, the proposed tower is positioned so as to maintain acceptable separation from its nearest residential neighbours, thereby respecting their liveability and privacy. Broadening the context slightly, the proposal's overall massing is not out of scale with commercial or mixed-use towers across Alberni Street fronting on Georgia Street. Staff conclude that the tower's overall massing, configuration and scale, and resultant impact on neighbouring residential buildings is generally acceptable in this high density context and therefore staff would not seek a reduction in the building's bulk or height. However, its architectural treatment, including proposed expansive planes of glass curtain and window wall, tends to amplify the building's perceived mass. Staff recommend that, at the Development Permit stage, the more detailed architectural treatment focus on relieving the building's sense of massiveness, which will be particularly evident from Robson Street.

2.2 Shadowing: The proposed tower's shadow impact on Shangri-La's public pedestrian areas and Georgia Street-fronting Sculpture Garden was given detailed scrutiny. Applicable criteria in guidelines defining acceptable shadow impact state that sun access to public open space should be maintained between the equinoxes (from March 21st to September 21st) with particular emphasis on the lunch time period between noon and 2 p.m. It should be noted however, that the Shangri-La's low podium structures (as well as its tower) cast shadows over portions of its own grade level pedestrian areas and Sculpture Garden.

The additional shadows cast by the proposed office tower beyond those cast by Shangri-La, will trace across these grade level areas after 12:20 p.m. until approximately 2:00 p.m. at the equinoxes, after which the mid-afternoon sun will reach the various pedestrian areas. This circumstance is contrary to guidelines, but staff note that under existing zoning a 91.4 m (300 ft.) building could be anticipated, albeit slimmer than the proposal, which would have cast a narrower shadow across the Shangri-La's pedestrian areas that would have been deemed an acceptable compromise to the guideline. In today's policy context that seeks office development rather than residential in the core, the practical consideration of noticeably larger floor plates demanded by office use lead staff to conclude that the additional breadth of shadow cast by the proposal is an acceptable trade-off, noting that by May 13th (versus March 21st equinox) the proposal's shadow will have receded so as to not impact Shangri-La's Georgia fronting Sculpture Garden and the Sculpture Garden will be free of shadow from the proposed office tower until August 1st.

2.3 Landscaping and Public Realm: The Downtown Design Guidelines seek public open space where such provision is beneficial and possible. Further, the Guidelines call for all development to enhance the public realm and provide pedestrian-friendly, active street frontages. Given the constrained site size, the proposal does not provide any significant amount of open space at grade. However, the proposed building setback from Thurlow Street and at the Thurlow/Alberni corner would provide more generous sidewalk width with weather protection and active retail frontage. On Alberni Street, the building has some articulated setback, but provides active retail frontage and weather protection.

In spite of limited open space, a significant amount of landscaping is proposed. First and foremost, and visible to pedestrians, a green wall system is proposed for the upper portions of the podium facade facing the lane which will provide extensive greening of the lane while avoiding problems associated with planters at lane level.

The roof of the second storey will provide space for a garden terrace for the adjacent commercial floor area (restaurant or office still to be determined). The terrace extends as a patio around the south and west sides of the tower. Free-standing planters are proposed to break up the space and provide greenery. A substantial trellis with climbing plants is proposed to extend across the width of the terrace and provide a visual termination to the space along the east edge of the podium. The trellis ends at two "buttress" walls, clad in green wall plantings that extend down the facade of the building along the lane and on Alberni Street.

A landscaped rooftop garden at level 23 is proposed as an element of the building architecture and also a part of the development's sustainability program. The 'sky garden', as the applicant calls it, is composed of a series of green gardens, lawns and planted stands of trees. Three islands would be planted with smaller scale deciduous trees and under-storey plantings would be varied with an emphasis on native or drought tolerant plant species suited to the sunny or shady sides of each planted area. The roof of the mechanical room and elevator access to the roof is proposed to be treated as an extensive green roof while the sides of the structure are clad in green-wall panels.

2.4 Form of Development Conclusion: Staff has reviewed the proposal's urban design performance with respect to siting and massing, setbacks, streetscape, public realm, livability for neighbouring development, overall "fit" within the surrounding context, etc. The proposed development will meet all applicable City Policies and Guidelines including the Downtown District Official Development Plan, the Downtown Design Guidelines, the Downtown District Character Area Description – Alberni Street, Central Area Pedestrian Weather Protection and View Protection Guidelines. Staff support the proposed Form of Development on the basis that the proposed design in an acceptable building massing. Design development will be needed at the Development Permit stage to address more detailed aspects, as recommended in the conditions of Rezoning approval.

The application was supported in a review at the Urban Design Panel (see minutes in Appendix C).

Staff recommend that the proposed form of development be approved in principle subject to conditions which seek some additional design development at the development application stage (see draft By-law provisions in Appendix A and design development conditions in Appendix B).

3. Parking, Loading, and Circulation: Five levels of parking, providing 399 parking spaces, are proposed below grade with access from the lane, as well as 7 loading spaces and 50 bicycle parking spaces. The site is well served by transit with bus routes on West Georgia Street and Burrard Street and access to the Burrard Street SkyTrain station two blocks away. Vehicular access is achieved from those major streets to Alberni Street and Thurlow Street. Loading and parking access is from the lane which is wider (33 feet) that typical lanes in the city. Bicycles are accommodated with lockers at the first parking level with transient racks located near the entrance.

Redevelopment of the site will remove a traffic crossing from the Alberni Street sidewalk and improve pedestrian circulation. Pedestrian flow will also be improved through widening of the sidewalks along Thurlow Street and at the Thurlow and Alberni Street intersection.

Engineering staff have reviewed the implications of increased density on this site and concluded that Engineering Services have no objection to rezoning approval subject to conditions (see Appendix B). Some concerns about location, size and number of loading spaces will need to be addressed at development application stage.

4. Sustainability: On June 10, 2008, Council approved a revised EcoDensity Charter and Initial Actions. The first action is a Rezoning Policy for Greener Buildings which applies to any new applications for rezoning or HRA received after May 13, 2008 and which seeks a minimum equivalent of LEED™ Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point.

While this rezoning application predates the EcoDensity requirement, the applicant team has nevertheless submitted a detailed sustainability proposal which will utilize the Leadership through Energy and Environmental Design (LEED®) Core & Shell US Green Building Council as a reference point for its Green Building strategy. The developer commits to registration of the project under the LEED® Green Building Rating system with the goal of achieving LEED® Gold for the project. (See applicant submission in Appendix D.)

The project is committed to the fundamentals of sustainability as measured by LEED® and communication of the sustainability strategy and development of sustainable elements will utilize the structure of the LEED® Green Building Rating System as its basis. All consultants involved in the project will have LEED® accreditation and a track record of sustainable design. Several members of the consultant team are assessors for Canada Green Building Council.

Staff support this program and encourage the applicant to pursue the proposed sustainability measures at the development application stage and achieve a LEED Gold standard as the detailed building design proceeds.

PUBLIC BENEFITS

1. Public Art: The Public Art Program requires for rezonings involving floor area of 15 000 m² (161,463 sq. ft.) or greater that they allocate a portion of their construction budgets to public art as a condition of rezoning. With 33 357 m^2 (399,052 sq. ft.) proposed in this rezoning, a public art budget of $379,099 can be anticipated.

2. Development Cost Levies: Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. The site is located in the Triangle West DCL area where the rate is $100.75/m² ($9.36/sq. ft.). On this basis, DCLs of $3,735,127 are anticipated, and are to be collected prior to building (BU) permit issuance.

3. Community Amenity Contribution (CAC): Developers of rezoning sites typically offer a CAC to mitigate the impacts of rezoning through provision of amenities and services in the area surrounding a rezoning site. Such offers are generally made feasible by the increase in land value which results from rezoning approval of a new land use, additional height and/or additional floor area. For this rezoning, the economics of the proposed office development,

compared to that of the site developed with a major residential tower under current zoning, indicate that a CAC is not economically feasible.

PUBLIC INPUT

A notification letter dated July 19, 2007 was mailed to the 602 property owners in the surrounding area. This information sign and notification has drawn very little response. An Open House was held on January 23, 2008 and was attended by approximately 50 people. Twenty comment sheets were submitted, generally in support of the proposed rezoning.

FINANCIAL IMPLICATIONS

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

APPLICANT COMMENT

The applicant has been provided a copy of this report and offers the following comment:

"The applicant team has reviewed the rezoning report to Council and concur with the discussion and objectives outlined in the report. The conditions as described in appendices A & B will be fully met through the complete development permit process. The applicant team wishes to note that it has significant development experience in sustainable office developments and currently has 6 office buildings in the Vancouver area being certified as LEED silver minimum."

CONCLUSION

Staff assessment of this application concluded that the proposed land uses, density, and height are supported. The Director of Planning recommends 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 Planning that it be approved, subject to the conditions listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix E.

* * * * *

745 Thurlow Street
DRAFT CD-1 BY-LAW PROVISIONS

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

1. Uses

1.1 Subject to approval by Council of the form of development, to all 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 Units;

(c) Institutional Uses;

(c) Office Uses;

(d) Retail Uses;

(e) Service Uses; and

(f) Accessory Uses customarily ancillary to the above uses.

2. Floor Area and Density

2.1 The maximum floor space ratio is 15.4, except that if dwelling units are provided the floor space ratio for all uses must not exceed 7.0.

2.2 Despite section 2.1, the Development Permit Board may permit an increase in floor space ratio for dwelling uses only, not to exceed 10 percent of the total permitted floor space ratio for a building containing dwelling units, resulting from a transfer of extra density from a designated heritage property in relation to which its receipt was as compensation for the reduction in market value at the time of designation.

2.3 For the purpose of computing floor space ratio, the site is deemed to be 2 412.6 m^2 (25,969 sq. ft.), being the site size at time of application for rezoning, prior to any dedications.

2.4 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

2.5 Computation of floor area must exclude:

(a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(b) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(c) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;

(d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m^2; and

(e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

2.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character;

(b) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the total floor area being provided;

(c) passive solar appurtenances to reduce solar heat gain;

(d) structures such as pergolas, trellises, and tool sheds which support the use of intensive green roofs and urban agriculture; and

(e) unenclosed green or landscaped outdoor areas recessed into or projecting from the building's exterior envelope, similar to an open balcony or sundeck, which the Director of Planning or Development Permit Board considers to contribute to the building's energy performance character or amenity, provided that their total area does not exceed 2% of total floor area.

2.7 The use of floor space excluded under section 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.

3. Height

3.1 The maximum building height, measured above base surface, must not exceed 91.44 m (300 ft.).

3.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that if:

(a) in the opinion of the Director of Planning or Development Permit Board, higher structures such as:

(i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area,
(ii) guardrails that do not exceed the minimum height specified in the Building By-law, and
(iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture;

will not unduly harm the liveability and environmental quality of the surrounding neighbourhood; and

(b) the Director of Planning or Development Permit Board first considers:

(i) all applicable policies and guidelines adopted by Council,
(ii) the submission of any advisory group, property owner, or tenant, and
(iii) the effects on public and private views, shadowing, privacy, and open spaces;

the Director of Planning or Development Permit Board may allow a greater height for any such structure.

4. Parking, Loading and Bicycle Parking

4.1 Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including provisions for relaxation, exemption and shared use reduction.

* * * * *

745 Thurlow Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership, Architect, and stamped "Received City Planning Department, June 13, 2007", provided that the Director of Planning or the Development Permit Board may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below; and

FURTHER THAT the Development Permit Board may consider significant alterations of this form of development for a residential building, with retail uses at grade and with the floor space ratio for all uses not exceeding 7.0, if the reduced floor area is wholly accommodated within a notably smaller building envelope then that of the form of development approved above and if the Development Permit Board considers all applicable policies and guidelines approved by Council.

(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, who shall have particular regard to the following:

DESIGN:

(i) design development to ensure that the total height of the tower, including mechanical and architectural appurtenances, do not exceed the applicable view corridor limits established in the Council-approved View Protection Guidelines;

Note to Applicant: Detailed height calculation should be submitted with development application drawings.

(ii) design development to the tower's architectural treatment to relieve its perceived massiveness and to visually break up expansive planes of glass facade;

Note to Applicant: Introduction of architectural features and solar shading (which will further Green Building performance) at appropriate locations, as well as refinements to the articulation of glass curtain wall is sought. Particular attention is needed for the south façade highly visible from Robson Street as well as the Thurlow/Alberni corner.

(iii) design development to the corner entry plaza area to enhance pedestrian amenity and interest through the introduction of landscape features, street furniture and possibly Public Art; and

Note to Applicant: The night time experience at this active location should be considered.

(iv) design development to the proposed floor area for retail and service uses on the ground floor fronting Thurlow and Alberni Streets to improve pedestrian interest.

Note to Applicant: On the Alberni Street podium façade, inset and articulation of the glazed retail frontage behind the tower columns should be considered so as to provide some additional sidewalk space.

LANDSCAPE:

(v) provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment); and

(vi) provision of details for vertical trellis and green wall systems;

SUSTAINABILITY:

(vii) further details to advance "Green Building" components leading to submission of LEED™ Gold accreditation; and

(viii) provision of plan illustrations, details and documents pertaining to the high performance landscape irrigation and water efficiency system.

Note to Applicant: provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Provide details (location, size, type, materials) of cistern and permeable paving systems. Specification notes and irrigation symbols to this effect should be added to the drawings.

2. PROPOSED CONDITIONS TO BE COMPLETED PRIOR TO BY-LAW ENACTMENT

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

LEGAL SERVICES

(i) provide an annotated charge summary to the satisfaction of the Director of Legal Services;

ENGINEERING

(ii) make arrangements to the satisfaction of the General Manager of Engineering Services for the following:

1. consolidation of the lots comprising the site;

2. upgrading of the sewer mains that serve the site;

   Note to Applicant: The application currently does not include enough details to determine if upgrading is necessary, flow monitoring results and projects details as required to finalize the need for upgrading.

3. provision of a standard concrete commercial lane crossing at the lane south of Alberni Street at Thurlow Street;

   Note to Applicant: A separate application to the General Manager of Engineering Services is required for all specialty lane treatments.

4. provision of street trees adjacent the site where space permits; and

   Note to Applicant: Species, quantity and spacing of new street trees to the approval of the City Engineer and Park Board.

   Additional Note to Applicant: Weather protection canopy should be set back a sufficient depth to avoid conflict with street trees.

5. undergrounding of all new BC Hydro and Telus services are to be undergrounded within and adjacent the site from the closest existing suitable service point.

SOILS

(iii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;

(iv) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, 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 a Certificate of Compliance has been provided to the City by the Ministry of Environment; and

PUBLIC ART

(v) provide public art according to the provisions of the Public art Policies and Guidelines through an agreement to the satisfaction of the Managing Director of Cultural Services.

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

Such 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 amending by-law.

The preceding agreements shall provide security to the City including warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other city officials and City Council.

* * * * *

745 Thurlow Street
ADDITIONAL INFORMATION

1. Public Input: A notification l letter dated July 19, 2007 was mailed to the 602 property owners in the surrounding area. This information sign and notification has drawn very little response. An Open House was held on January 23, 2008 and was attended by approximately 50 people. Twenty comment sheets were submitted, generally in support of the proposed rezoning.

2. Comments of the General Manager of Engineering Services: Engineering Services has reviewed the application and provides the following comment:

"Engineering Services has no objection to the proposed rezoning provided the following issues can be addressed prior to by-law enactment.

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- Consolidation of the lots is required.
- Upgrading of the sewer mains that serve the site. The application currently does not include enough details to determine if upgrading is necessary, flow monitoring results and projects details as required to finalize the need for upgrading.
- Provision of a standard concrete commercial lane crossing at the lane south of Alberni St at Thurlow St.
- Provision of street trees adjacent the site where space permits.

The following is to be a provision of the CD-1 zoning.

Parking, loading and bicycle parking spaces shall be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law except that loading shall be provided as follows: 6 class B spaces and 4 class A spaces are required.

The relaxation, exemption and shared use reduction provisions of the parking by-law shall be available.

Note: A separate application to the General Manager of Engineering Services is required for all specialty lane treatments."

3. Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on June 20, 2007 and supported the proposed use, density and form of development. The minutes of the review follow:

"EVALUATION: SUPPORT (3-2)

Introduction: Phil Mondor, Rezoning Planner, introduced the proposal for a rezoning application at the corner of Thurlow and Alberni Streets. The maximum FSR for the area is 7 with applicant seeking 15.4 FSR. The proposal is for a 2 storey retail podium with a 23 storey office tower and below grade parking. There is a view cone from the False Creek Seawall and the height of the tower will be slightly over the 300 foot limit. City Policy encourages transfer of density and the applicant will be transferring density from the Evergreen property on West Pender Street. Although there isn't a Green Building Strategy in place, the City has an expectation that new buildings will achieve at least LEED™ Silver. The applicant will be pursuing a LEED™ Gold registration and will be the first office tower in the city to do so.

The Panel adjourned to the model, where Ralph Segal, Development Planner described the surrounding area and the design development for the property.

Advice from the Panel on this application is sought on the following:

1. Overall built form:
Does the proposed building massing accommodate the increased density, creating an appropriate urban design "fit" in this context?

2. Pedestrian Environment:
Will the proposal's Public Realm interface contribute to pedestrian activity and amenity?

3. Preliminary Architectural Design Concept:
Does the proposed architectural design respond appropriately to this site and context?

Mr. Mondor and Mr. Segal took questions from the Panel.

Applicant's Introductory Comments: Mark Whitehead, Architect, further described the proposal noting the various sustainable measures planned for the site including green roofs and water conservation. He noted that they are committed to achieving LEED™ Gold for the project. Chris Sterry, Landscape Architect, described the landscape plans for the project noting the roof gardens as well as the plans for green wall proposed for the upper portions of the podium façade on the lane.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:
- Consider looking at the density on the site and adjusting the form of the building; and
- Consider the type and amount of glazing in order to make for a sustainable building.

Related Commentary: The Panel supported the proposal and thought it was a very interesting project and commended the applicant for an excellent presentation.

The Panel thought it was a great location for an office building and that it would animate Alberni Street. Some of the Panel thought the two levels of retail were a benefit in terms of also animating the street. The Panel did not have any concerns regarding shadowing into public

spaces. The Panel commended the applicant for their commitment to achieve LEED™ Gold registration. One Panel member suggested angling the glass for more solar control especially on the south side of the building. It was suggested that care needed to be taken in the building design to make it sustainable considering the high percentage of glazing.

There was good support for the office use on the site. Several Panel members were concerned with the amount of density being asked for in this submission. There was a comment that, in the Development Permit submission, the applicant should further develop the expression of the building. They felt there could be a more strongly sculpted form to the building. The Panel did not have any concerns regarding the floor plate size and one Panel member commented that they would like to see the floor plates more clearly expressed on the building facade.

Several members of the Panel thought the building had a strong entrance and one member commented that the canopy could project more strongly. It was noted that the quality of the detailing would be key to the success of the project.

Most of the Panel liked the landscape plans and thought the green roof on the lower level would work but they weren't sure about the green roof on the 23rd floor of the tower as they felt it hadn't been integrated into the building. A couple of Panel members thought the public realm had not been as well developed as the roof level. There was also a comment that the public open space on the podium was a little too narrow and may have some problems with wind shear. Several members of the Panel noted that it would be wonderful to have the green wall visible from Robson Street.

Several members of the Panel noted that the oval plan forms in the roof landscaping did not seem to complement the oval mechanical enclosure on the roof.

Applicant's Response: Mr. Whitehead thanked the Panel for their comments and noted that they will be back to the UDP at a future date. He added that they will not be using 100 per cent glazing but some spandrel glass or frosted glass."

* * * * *

745 Thurlow Street
SUSTAINABILITY PROGRAM

The applicant has submitted a detailed sustainability proposal which will utilize the Leadership through Energy and Environmental Design (LEED®) Core & Shell US Green Building Council as a reference point for its Green Building strategy. The project is committed to the fundamentals of sustainability as measured by LEED® and communication of the sustainability strategy and development of sustainable elements will utilize the structure of the LEED® Green Building Rating System as its basis. All consultants involved in the project will have LEED® accreditation and a track record of sustainable design. Several members of the consultant team are assessors for Canada Green Building Council.

The 745 Thurlow Street Project will embody a sustainable design philosophy at all levels, from the reuse initiatives of the demolition, material selection of the exterior skin, high use of recycled content within the building structure, green roofs at all levels of the project, strategies incorporated into the management and operation of the building systems to the water conservation aspects of the landscape. A wide range of green building strategies will be pursued to meet the sustainable goals of this project. The developer, Bentall Real Estate Services, is committed to being accountable for its sustainable commitment and, as such, will commit to registration of the project under the LEED® Green Building Rating system with the goal of achieving LEED® Gold for the project – the first office tower in the city to do so. Further in depth investigation will be carried out during design development in preparing a Development Application for this project.

The two most significant elements of sustainable design are energy efficiency and occupant comfort. These aspects have formed the major thrust of our investigations to date, including energy modeling and materials selection. Other major sustainable building aspects are discussed and possible solutions/strategies are noted below:

- Site selection
- Water efficiency
- Landscape
- Materials
- Resource utilization
- Air quality
- Operation
- Innovation

1. Energy and Atmosphere

1.1 Building Form – Orientation

As outlined in previous sections of this document, the sculptural form of the project is generated primarily by urban design, office planning constraints, and views. The external detailing and materials used to delineate this form do respond to the primary orientation of the project and its response to solar heat gain. Within the rectilinear orientation of the floor plate to the City grid, solar heat gain will be controlled by glazing performance relative to the main orientation of each façade.

- The two façades facing south will utilize glazing with a shading coefficient of 0.28.
- The two façades facing north will be constructed predominantly with glazing with a shading coefficient of 0.31.
- Angling of the major south facing façades will further mitigate solar heat gain.

Ceramic frit will also be applied to the number three surface of the glass to provide further shading as a response to orientation within the glazing system.

1.2 Solar Hot Water Array

The section of the roof that is devoted to mechanical space will be covered by a "trellis" of locally manufactured solar tubes. These glass solar tubes provide pre-heat for hot water use throughout the project utilizing a heat exchange system that can provide up to 50% of the annual capacity for domestic hot water within the building.

- Heat recovery: All modes of heat recovery, including plumbing, air handling and steam condensate, will be investigated through design development of the project.

1.3 Elevators

An office project of this size is characterized by high elevator peak demand. Utilization of energy-reducing elevators – elevators that produce and store energy in descending mode for reuse in the ascending mode during peak times – will have a significant impact on energy utilization, especially during the peak morning, lunchtime and end of work hours.

1.4 Daylighting

A bulkhead edge detail (see Figure X) will be utilized to provide maximum daylight penetration into the office floors. The additional solar gain associated with the extra amount of floor-to-ceiling glazing implied by this detail will be mitigated by the use of ceramic frit applied to the number three surface of the glazing system.

1.5 Lighting Control

A high level of lighting controls will be applied to the building, including:

- Daylight sensors in common areas
- Occupancy sensors in low occupancy areas
- Individual control of specific lighting elements.

1.6 Lighting

Sustainable lighting strategies will be employed within the building so that a minimum level of energy case for the building will be 15% to 20% less than ASHRAE 90.1 including:

- Compact fluorescent fixtures
- LED signs
- High efficiency ballasts.

1.7 HCFC's

Refrigeration equipment will be free of HCFC's.

1.8 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 analysis and energy modeling has been applied to the strategies mentioned above. Energy utilization is a major factor within the sustainability strategy for an office building such as this and it is our belief that energy levels will be reduced by at least 25% of the model National Energy Code for buildings through the application of the concepts that we have outlined.

2. Site Use

Increased intensity of development, as proposed under this rezoning, is inherently sustainable due to the more efficient use of the downtown land base, the proximity of the site to mass rapid transit systems and the site's integration into a mixed use community such as the Robson/ Thurlow/Georgia Street neighbourhood. This integration enables residents of the Downtown Peninsula to live, work and shop in close proximity.

2.1 Alternative Transportation

Alternate transportation strategies will be utilized in this project, such as:

- Car cooperative systems with preferential parking within the development
- Recharge stations for electric cars
- The site is located on transit routes and within easy walking distance of Burrard Street SkyTrain Station
- Bicycle parking and end of trip facilities will be provided for building occupants within the project.

2.2 Storm Water Management

- A construction storm water management plan to minimize the impact of excavation on the local storm water system
- A green roof will be utilized over the majority of the roofscape of the project at both the podium and tower roof levels
- A permeable approach to hard landscape elements will ensure lower maximum discharge levels and purify water runoff
- Storage of storm water for reuse within the irrigation system of the project will also be considered.

2.3 Light Pollution Reduction

- Outdoor lighting levels will be minimized on all outdoor decks
- Perimeter lighting (within 20 feet of the exterior curtain wall) will have a high level of control, including dimming.
- Low reflectance exterior lighting and lower angle lighting locations will be utilized on exterior lighting such that zero direct beam illumination will leave the project site.
- A higher number of low-mounted fixtures will be utilized for exterior lighting.

3. Water Efficiency

3.1 Rainwater Run-Off

Of necessity paving installed on roofs need to drain to a piped drainage system. The design approach in this case is to slow down the rate at which exterior paved areas drain to the pipes system and to provide some filtering of water to improve quality of run-off. Pervious pavings, with open draining joints would be used in the design. Deeper, permeable paving bases (crushed rock) would be used to filter rain-water as it drains down to the slab. Utilizing slow-flow roof drains and/or detention tanks within the building can further slow the speed of run-off.

3.2 Washrooms

- Low flow or dual flush fixtures to be specified for all areas
- Flow sensors on common area faucets.

4. Landscaping

All roofscapes on the project will be a combination of Green Roof and Permeable, low albedo, hardscape to provide an outdoor amenity for building occupants within a sustainable framework.

4.1 Green Roofs

The roof gardens at the 2nd and 23rd levels of the building have been designed as green oases. These gardens are provided for the enjoyment of the building's occupants and for the wider visual and environmental benefit of the surrounding neighbours.

Both roof gardens include large areas of planting either in the form of trees and shrubs in raised planters (intensive green roof plantings) or as drought tolerant ground cover plants in shallower soil profiles (extensive green roof plantings).

All planted areas offer environmental benefits over conventional roof treatments or paved areas, namely:

- The plants and soil absorb, filter, and detain rainwater and reduce the speed and quantity of run-off that enters the piped drain system
- The soil filters the water and improves the quality of the run-off
- The soil layer acts as insulation for the roof reducing heat gain and heat loss in hot and cold weather
- Plants and soil do not heat up like hard surfaces resulting in reduced air temperatures over the roof. As a result the roof gardens are more pleasant to use and contributing to reductions in the "heat island effect"
- With the proper selection of plant species, green roofs can provide habitat potential for insects and birds in urban areas
- Lastly, plantings provide a visual amenity for urban dwellers.

In addition to the planted ovals proposed on each roof deck, the uppermost roof of the elevator core at level 23 is proposed as an extensive green roof for the visual benefit of adjacent towers.

4.2 Green Walls

Plants grown in shallow soil profiles held within a proprietary vertical tray systems offer the opportunity to treat sections of the building facade as a living wall or green wall. This treatment is proposed for a large portion of the second storey façade facing the lane. The intent is to significantly green the appearance of the lane while avoiding conflicts of planting and planters at ground level within the lane itself.

This green wall treatment extends up on to the second level podium garden and intersects with an overhead planted trellis that provides shade to the roof-top and screens adjoining properties. The trellis extends across the width the roof garden and again intersects with a panel of green wall treatment proposed on the second floor of the north elevation facing Alberni Street.

A green wall treatment is also proposed to clothe the oval shaped extension of the core at the level 23 roof garden. Again, this treatment will significantly affect the environment of the gardens, cooling the air and significantly improving views of the roof from adjoining buildings.

5. Materials and Resources

5.1 Existing Structure

The project site is currently a concrete parking structure within retail podium below. During the deconstruction of the existing building, maximum use of the materials available within the existing structure will be investigated, including recycling the reinforcing steel and reuse of the concrete, which will be crushed as aggregate and utilized within this or other projects.

5.2 Construction Waste Management

At least 75% of the construction waste will be diverted from the landfill routes to other locations.

5.3 Recycling Materials

Two major strategies that will be followed:

- A goal of 50% recycled content within the project
- Two structural systems are being investigated during the early schematic design phases of this project, both of which have significant amounts of recycled content within them:

    a. A concrete frame and core structural system utilizing 40% fly ash content concrete within the major structural elements, including the core, walls, core footing and foundation
    b. A structural steel option, including steel columns and floors, and a concrete core. Steel is up to 90% recycled and this, combined with the recycled content within the concrete core, could result in a very high level of recycled materials within the structural system.

Either of these structural systems would result in a high level of recycled content within the structure although the hybrid steel concrete system may yield other offsetting advantages in terms of constructability.

5.4 Certified Wood
Although the use of wood within a project such as this is limited in scope, a commitment to using FSC Certified Wood is being pursued.

5.5 Durable Construction
The nature of the floor plan for this project, with highly adaptable and reusable clear span floor plates and structural elements limited to columns on the exterior for a clear span from the core, increases the flexibility and adaptability of the floor plates, and increases the probability of building adaptability and reuse in the future.

5.6 Indoor Environmental Air Quality (CO^2)
Reduce CO^2 and concrete production by the use of either high fly ash content concrete, or hybrid steel concrete structural system.

5.7 IAQ Management Plan
Development and implementation during construction and preoccupancy of an indoor quality management plan will be pursued.

5.8 Low Emitting Materials
Low emitting materials will be mandated on this project, including:
- Low VOC paints, adhesives and sealants
- Low VOC carpets and composite wood
- Agrifibre products.

6. Operations
Bentall Real Estate Services is an industry leader in promoting a Green philosophy through energy conservation, environmental consciousness and the incorporating of sustainable practices for their managed properties.

The most broad scoped green industry initiative embraced by Bentall has been the BOMA (Building Owners and Managers Association) Go Green program. Bentall elected to participate in the BOMA Go Green as the program addresses 5 key environmental areas of sensitivity:
- Resource consumption
- Waste reduction & recycling
- Management and selection of building materials and controlled use of substances
- Indoor air quality management
- Environmental awareness education and implementing tenant
- Communication programs'.

Bentall presently has 128 buildings across Canada participating in the BOMA Go Green certification Program totalling 22.4 million square feet in several client portfolios. As of December 7, 2006, Bentall has received BOMA Go Green certification for 80 buildings of the 175 BOMA Go Green Certified buildings in Canada.

* * * * *

Parking Level 02 (Typical)

Floor Area : -- SF

Parking Level 02 (Typical) 1/32" = 1'-0" | PDP200.1 | 0 5 10 15 25 50 (Ft.) | N

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS

Ground Floor Plan

Floor Area : 18,390 SF

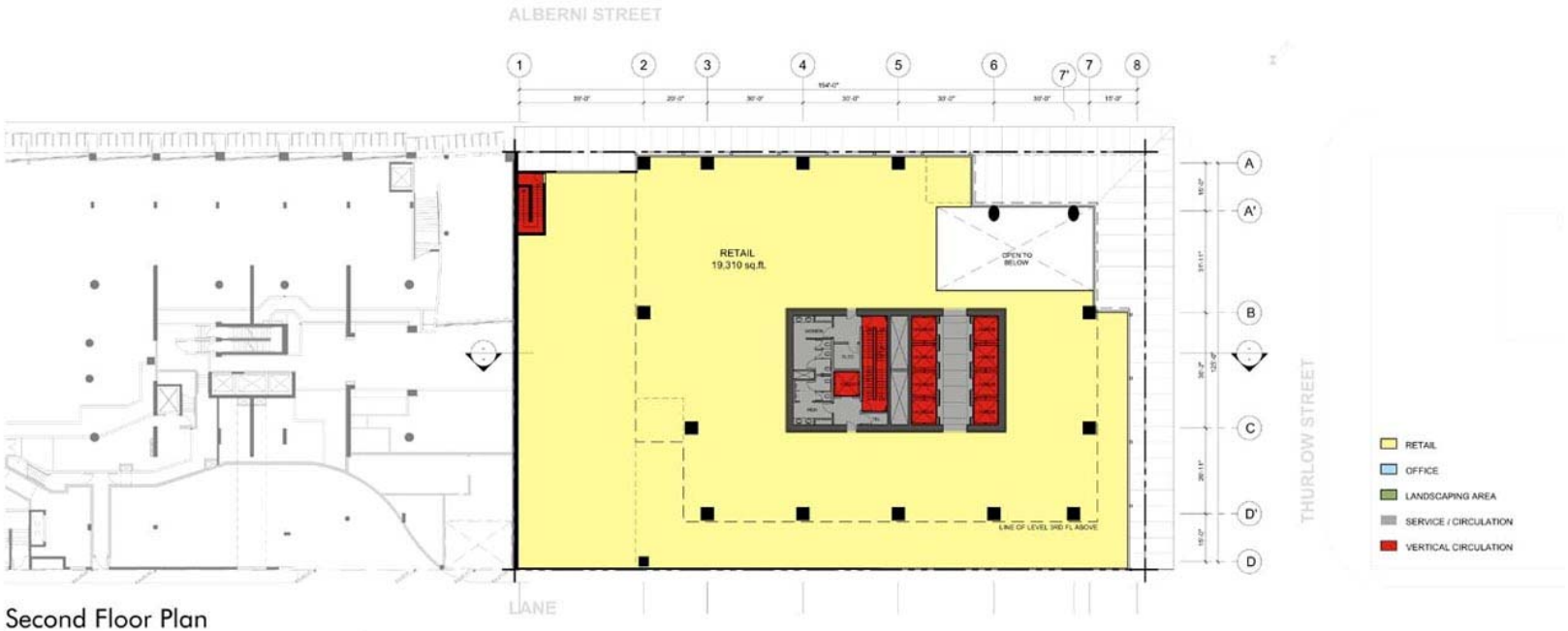
Ground Floor Plan | PDP201
1/32" = 1'-0"

0 5 10 15 25 50 (Ft.)

N

REZONING APPLICATION | MAY 31 2007

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



Second Floor Plan

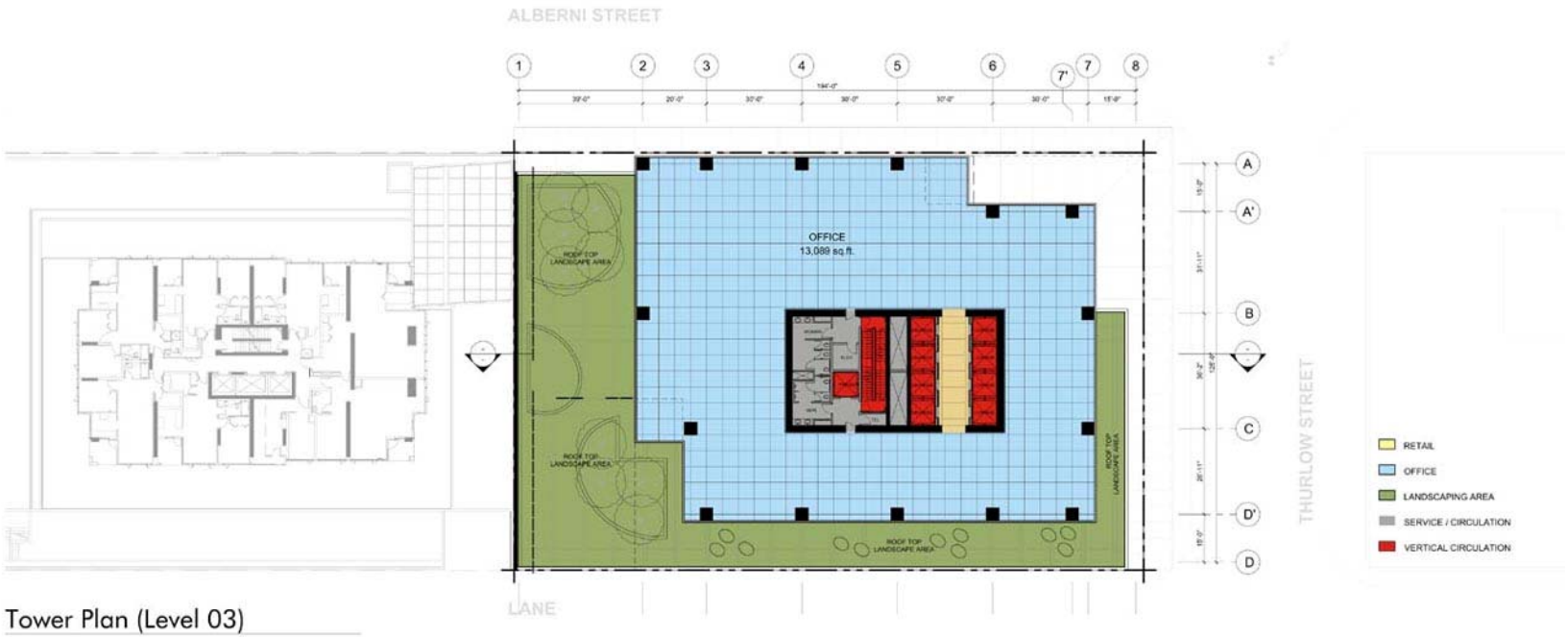
Floor Area : 22,500 SF

Second Floor Plan | PDP202
1/32" = 1'-0"

0 5 10 15 25 50 (Ft.)

N

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



Tower Plan (Level 03)

Floor Area : 15,700 SF

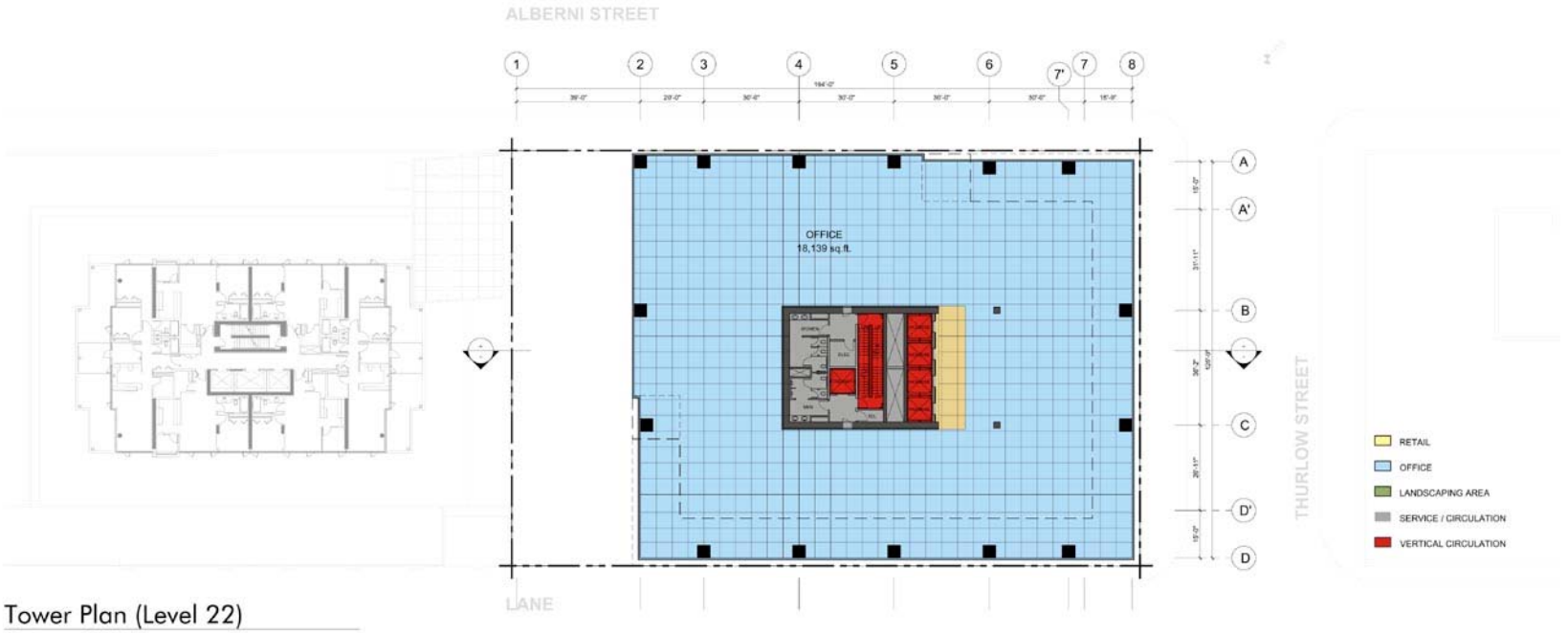
Tower Plan (Level 03) 1/32" = 1'-0" | PDP203

0 5 10 15 25 50 (Ft.)

N

REZONING APPLICATION | MAY 31 2007

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



Tower Plan (Level 22)

Floor Area : 20,010 SF

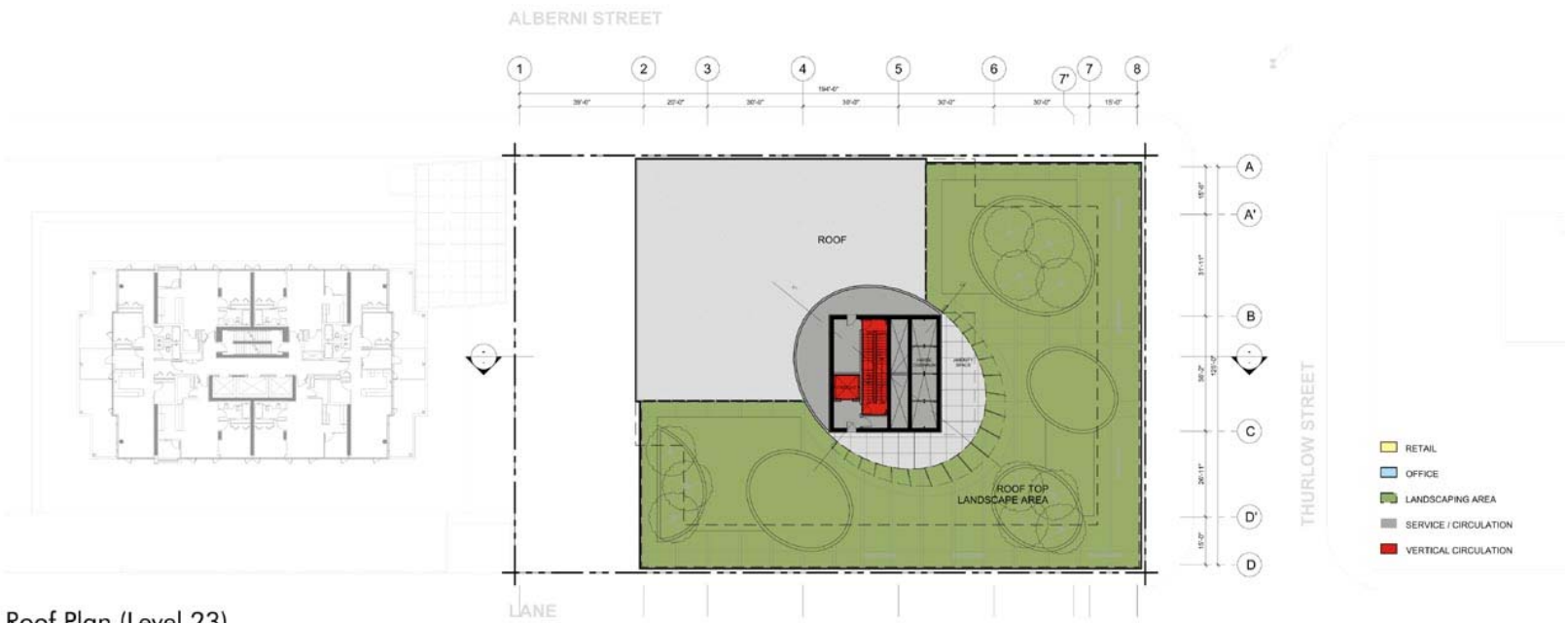
Tower Plan (Level 22) 1/32" = 1'-0" | PDP222

0 5 10 15 25 50 (FT.)

N

REZONING APPLICATION | MAY 31 2007

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



Roof Plan (Level 23)

Floor Area : 1,900 SF

Roof Plan (Level 23) | PDP223

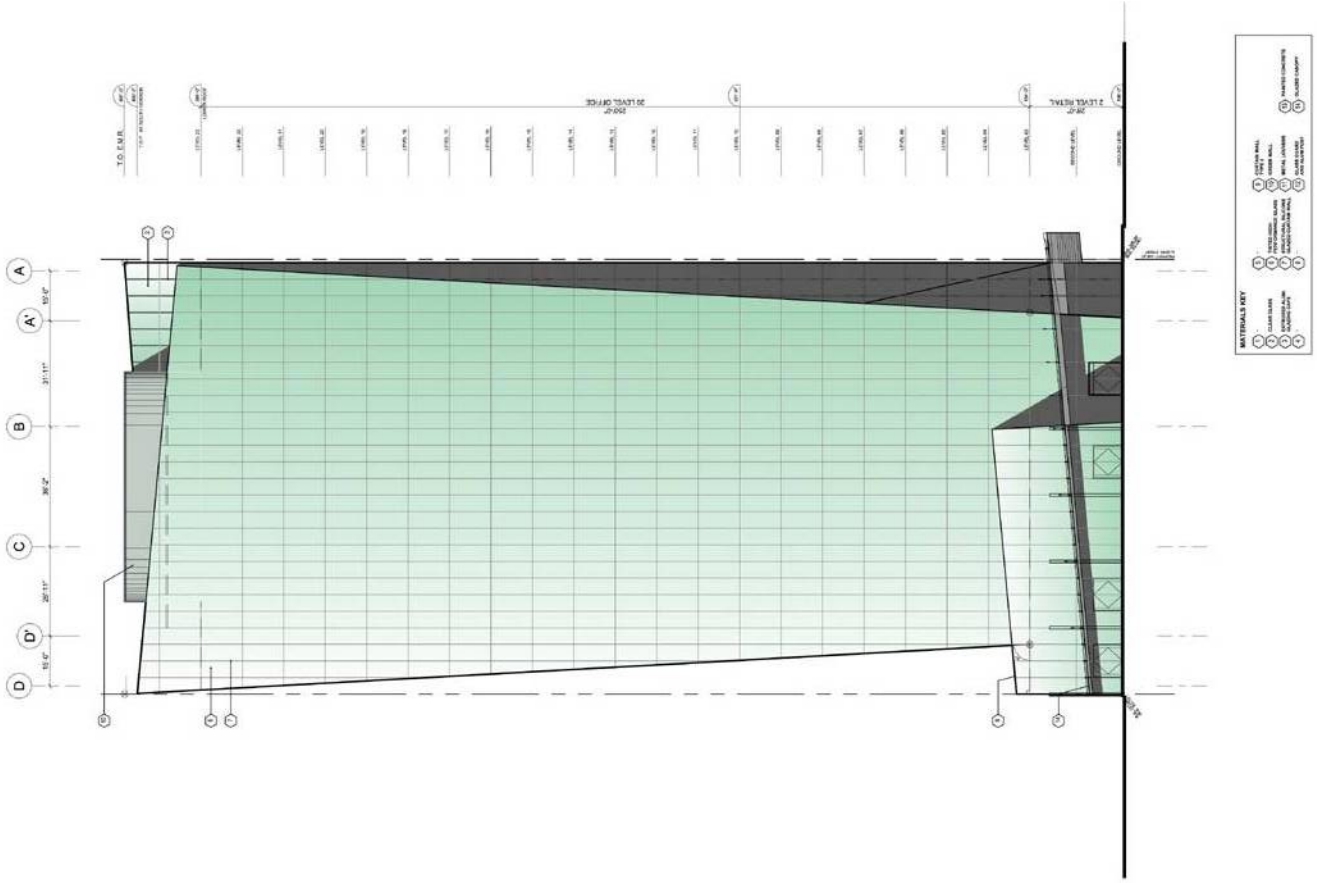
1/32" = 1'-0"

0 5 10 15 25 50 (Ft.)

N

REZONING APPLICATION | MAY 31 2007

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS

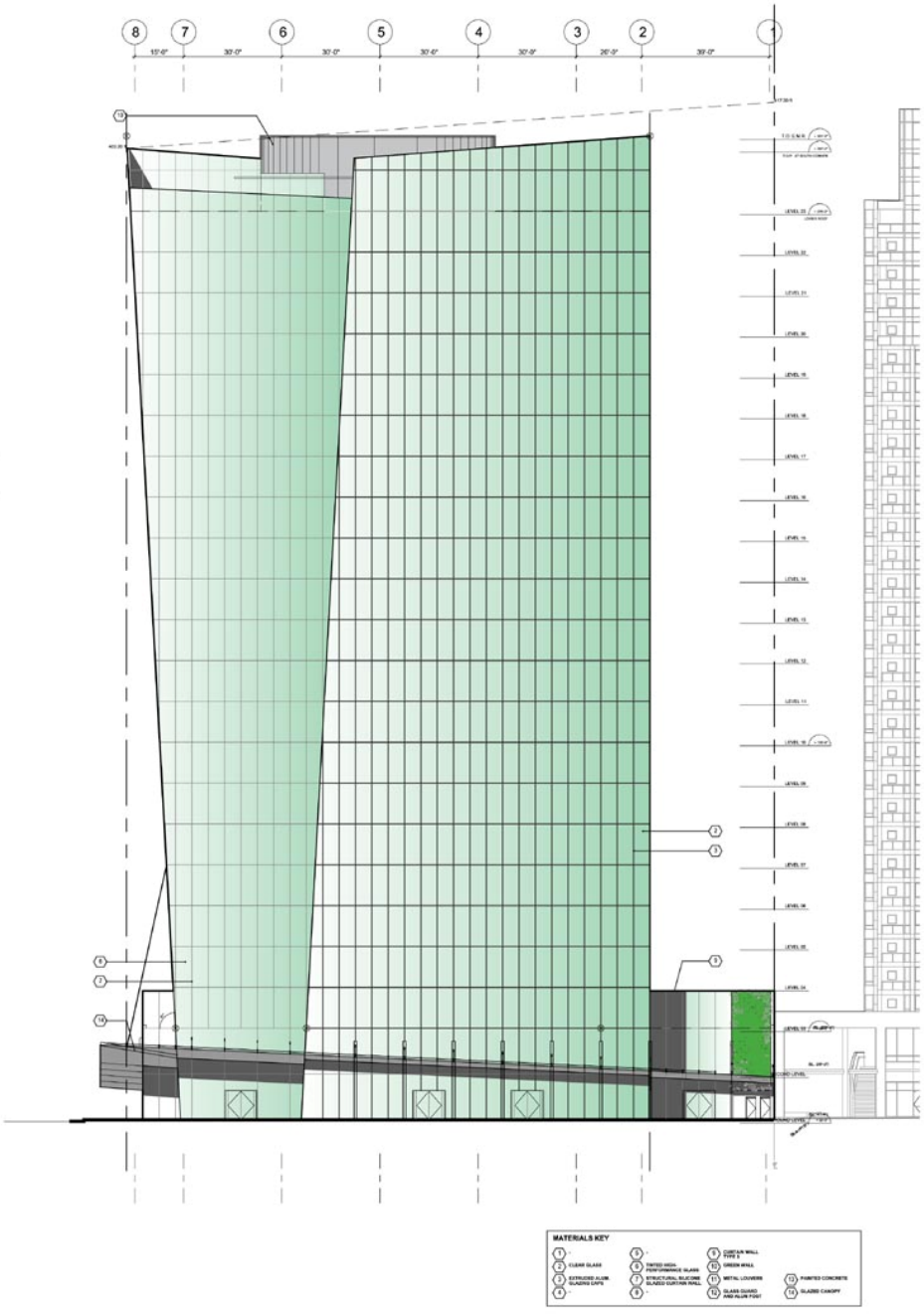


East Elevation
1/32" = 1'-0"

PDP301

0 5 10 15 25 50 (Ft.)

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



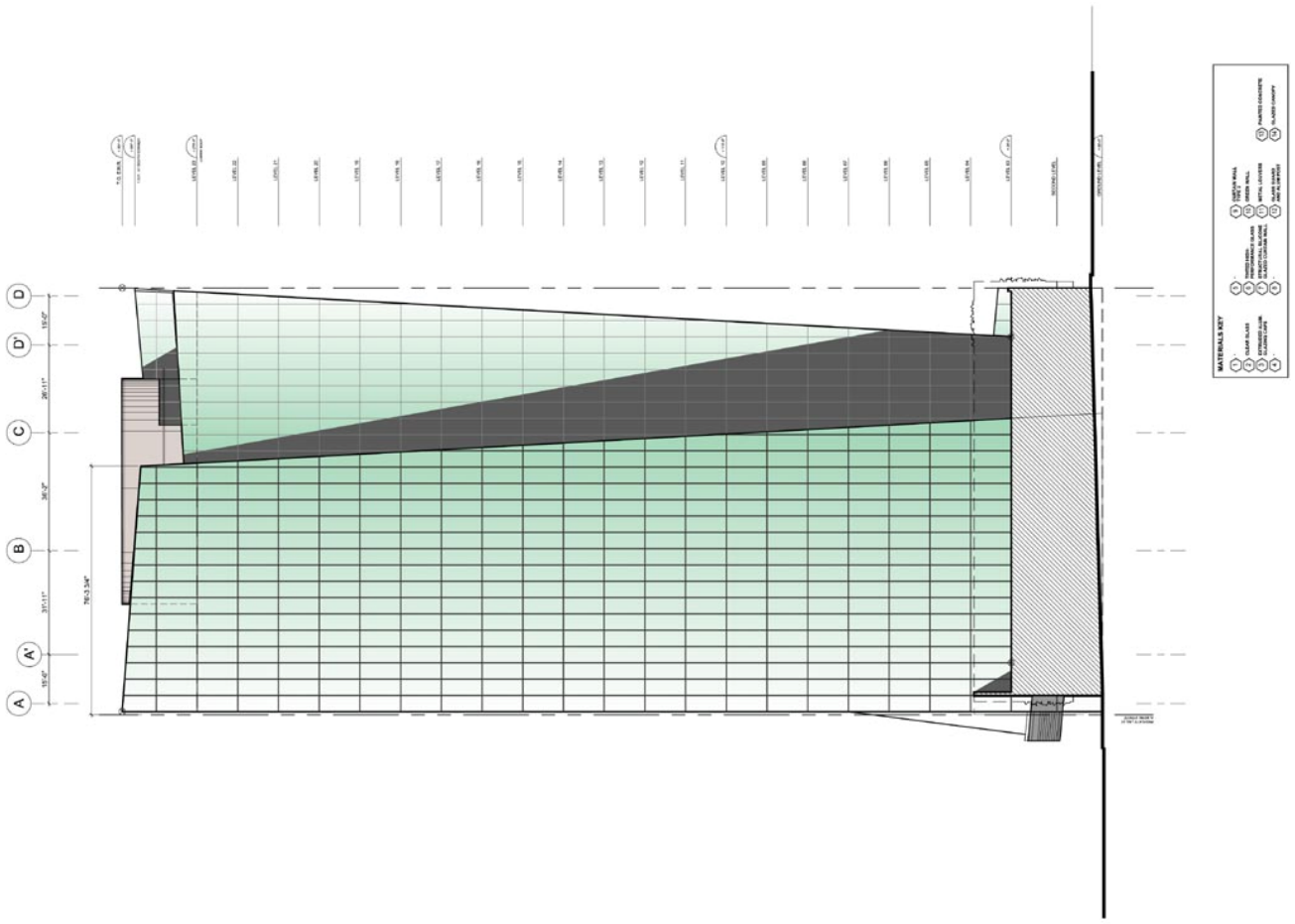
North Elevation
1/32" = 1'-0"

PDP302

0 5 10 15 25 50 (Ft.)

REZONING APPLICATION | MAY 31 2007

MCM MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS

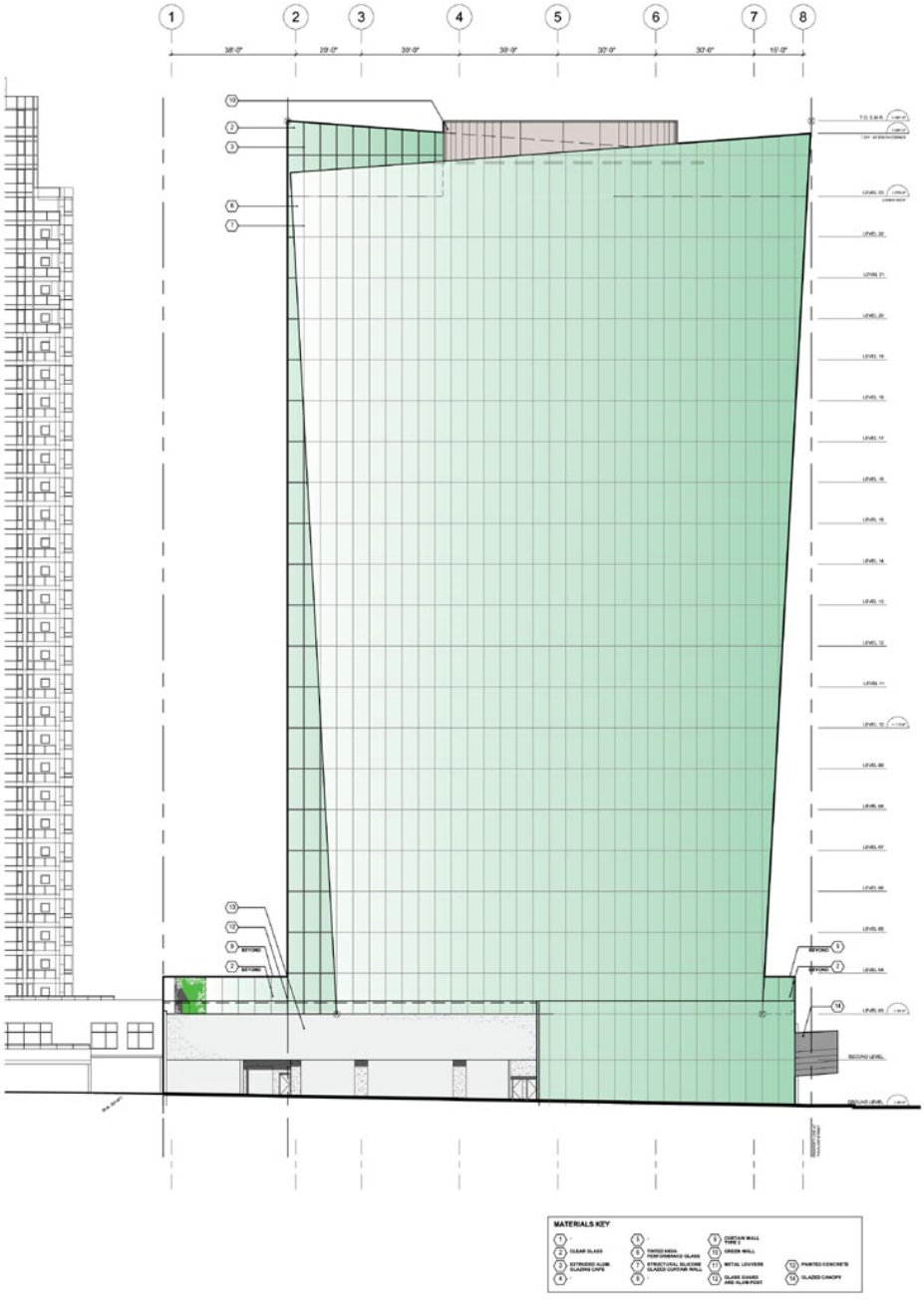


West Elevation
1/32" = 1'-0"

PDP303

0 5 10 15 25 50 (Ft.)

MCM
MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



South Elevation
1/32" = 1'-0"

PDP304

0 5 10 15 25 50 (Ft.)

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	745 Thurlow Street
Legal Description	Lots 18, 19, S½ 20, N½ 20, Block 18, Plan 92, DL 185 (P.I.D. 009393421, 009393439, 009393366, 009393463)
Applicant	Musson Cattell Mackey Partnership
Architect	Musson Cattell Mackey Partnership (Mark Thompson)
Property Owner	2748355 CANADA INC
Developer	Bentall Real Estate Services

SITE STATISTICS

SITE AREA	2 412.6 m^2 (25,969 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED (if different than proposed)
ZONING	DD (Downtown District)	CD-1	
USES	Commercial (retail, office, service, incl. hotel) Cultural & Recreational Dwelling	Commercial (retail, office, service)	Retail use is required at grade. Dwelling Use will remain possible, in conjunction with other uses, but any development containing dwelling use will be limited to maximum FSR 7.0.
MAX. FLOOR SPACE RATIO	7.0, with Office limited to 6.0	15.4	
FLOOR AREA RETAIL and SERVICE OFFICE TOTAL		3 798.8 m^2 (40,890 sq. ft.) 33 274.4 m^2 (358,162 sq. ft.) 37 073.3 m^2 (399,052 sq. ft.)	Note: The allocation of land uses within the total can be varied.
MAXIMUM HEIGHT	91 m (300 ft.)	92 m (301.81 ft.)	91.4 m (300 ft.)
MAX. NO. OF STOREYS	n/a	22	n/a
PARKING SPACES	399 - 464	399	Per Parking By-law requirements, including provisions for relaxation, exemption and shared use reduction.
LOADING SPACES	5(A), 6(B) and 1(C)	3(A) and 4(B)	
BICYCLE SPACES	50(A) and 6(B)	50(A) and 6(B)	