



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: September 16, 2008  
Contact: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 07630  
VanRIMS No.: 08-2000-20  
Meeting Date: September 30, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 800 Robson Street (Robson Square Complex)

#### RECOMMENDATION

THAT the revised form of development for this portion of the CD-1 zoned site known as the Robson Square Complex (800 Robson Street being the application address) be approved generally as illustrated in the Development Application Number DE412241, prepared by Clive Grout Architect and stamped "Received, Community Services Group, Development Services June 17, 2008", provided that the Director of Planning may impose conditions and 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 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 revised form of development for this portion of the above-noted CD-1 zoned site.

## **SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on January 14, 1987, City Council approved a rezoning of this site from Downtown District (DD) to Comprehensive Development District (CD-1). Council also approved the form of development for these lands. CD-1 By-law Number 6304 was enacted on February 25, 1988.

The site is located on portions of Block 51 and Block 61 and extends below Robson Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE412241. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

## **DISCUSSION**

The proposal involves alterations to the existing Robson Square Skating Rink by enlarging the existing rink, and providing new expanded clear domes and a luminous ceiling over the ice surface. Work also includes replacing the waterproofing membrane, ice plant and mechanical systems related to the rink. Two new mid-block concrete stairways from Robson Street down to the ice rink plaza level have been removed from the current proposal but may be re-introduced in a future phase once the design and access issues can be further assessed. The current proposal does include lighting and visibility improvements to the existing exterior stairwells.

A public consultation process carried out by the Province and City staff resulted in a generally high level of public support for the proposal. Also, the Urban Design Panel and the Vancouver Heritage Commission indicated their support for the domes and ice rink improvements. The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a Site Plan and Elevations of the proposal, have been included in Appendix 'B'.

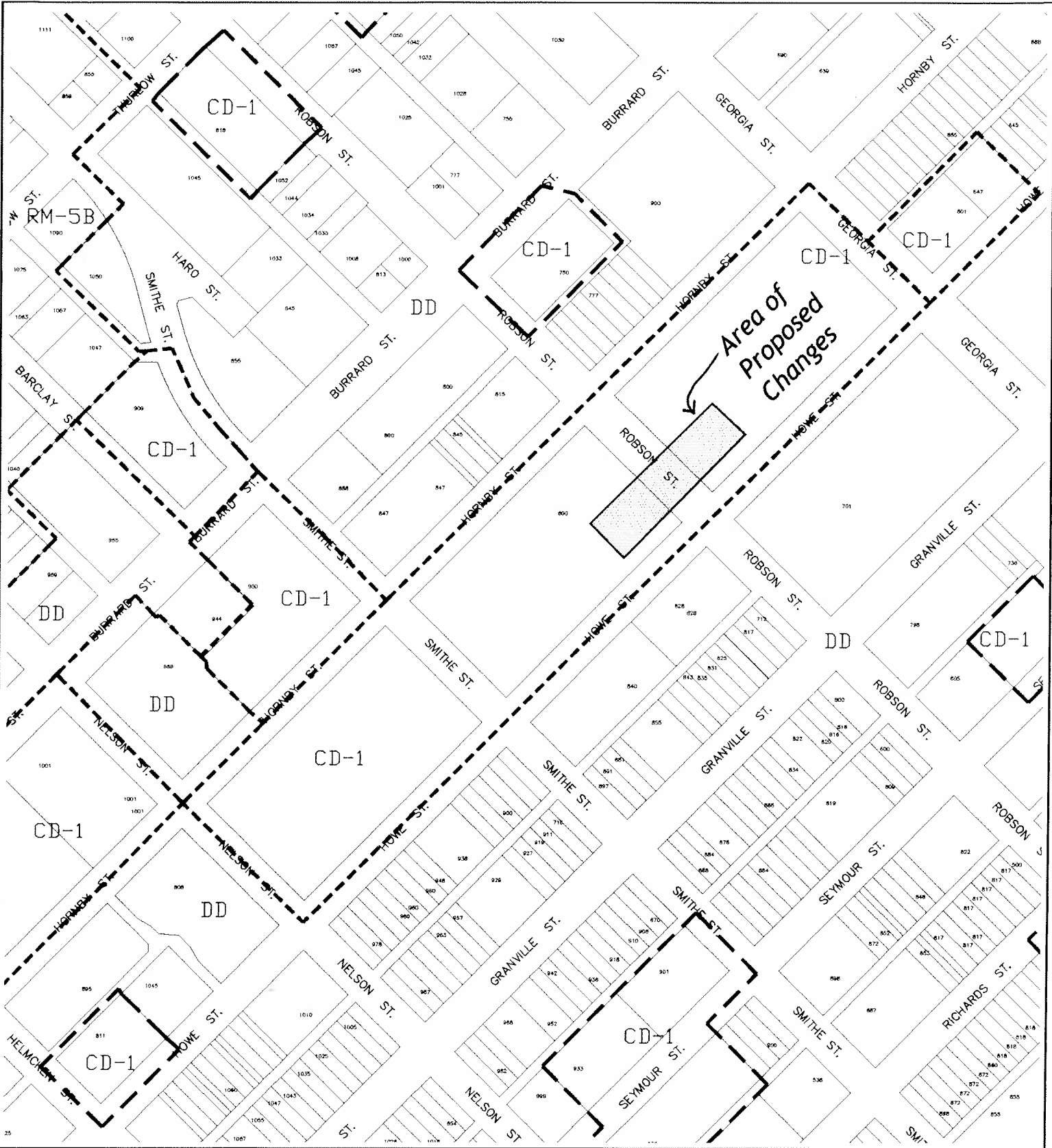
The Director of Planning has approved Development Application Number DE412241, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Director of Planning has approved Development Application Number DE412241, 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

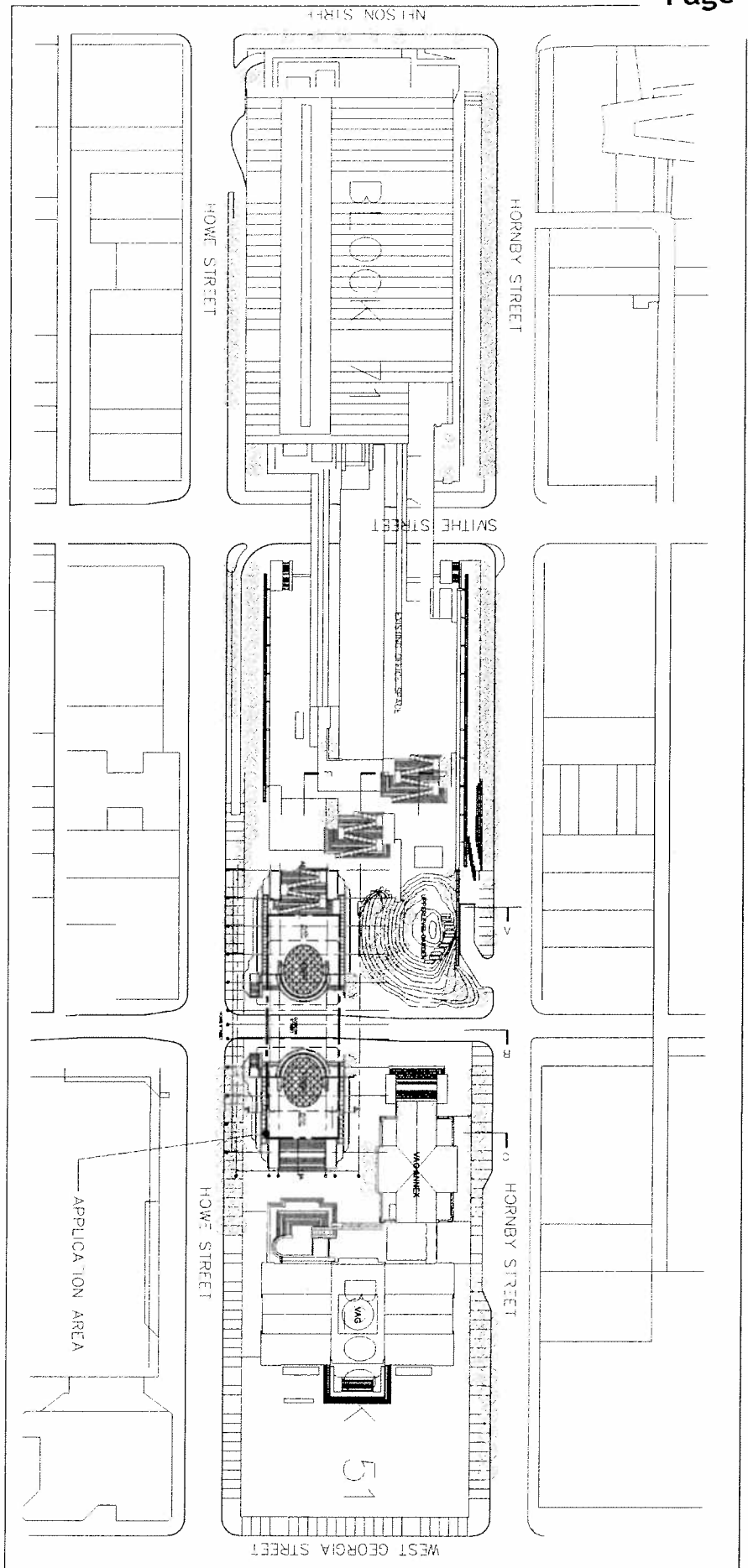


Site: 800 Robson Street, DE412241  
City of Vancouver Planning Department

Date: 2008 August 8  
Drawn: RS



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CONTEXT PLAN

KEY NOTES - DEMOLITION

NO.	DESCRIPTION	DATE	BY
1	DEMOLITION NOTES		
2			
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**CLIVEGRUET ARCHITECT**

IN COLLABORATION WITH:  
**ARTHUR ERIKSSON + MILKOVICH ARCHITECTS INC.**

REVISIONS

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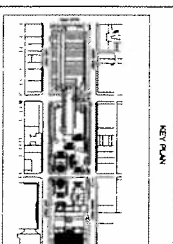
**SUNKEN PLAZA REVITALIZATION**

DESCRIPTION

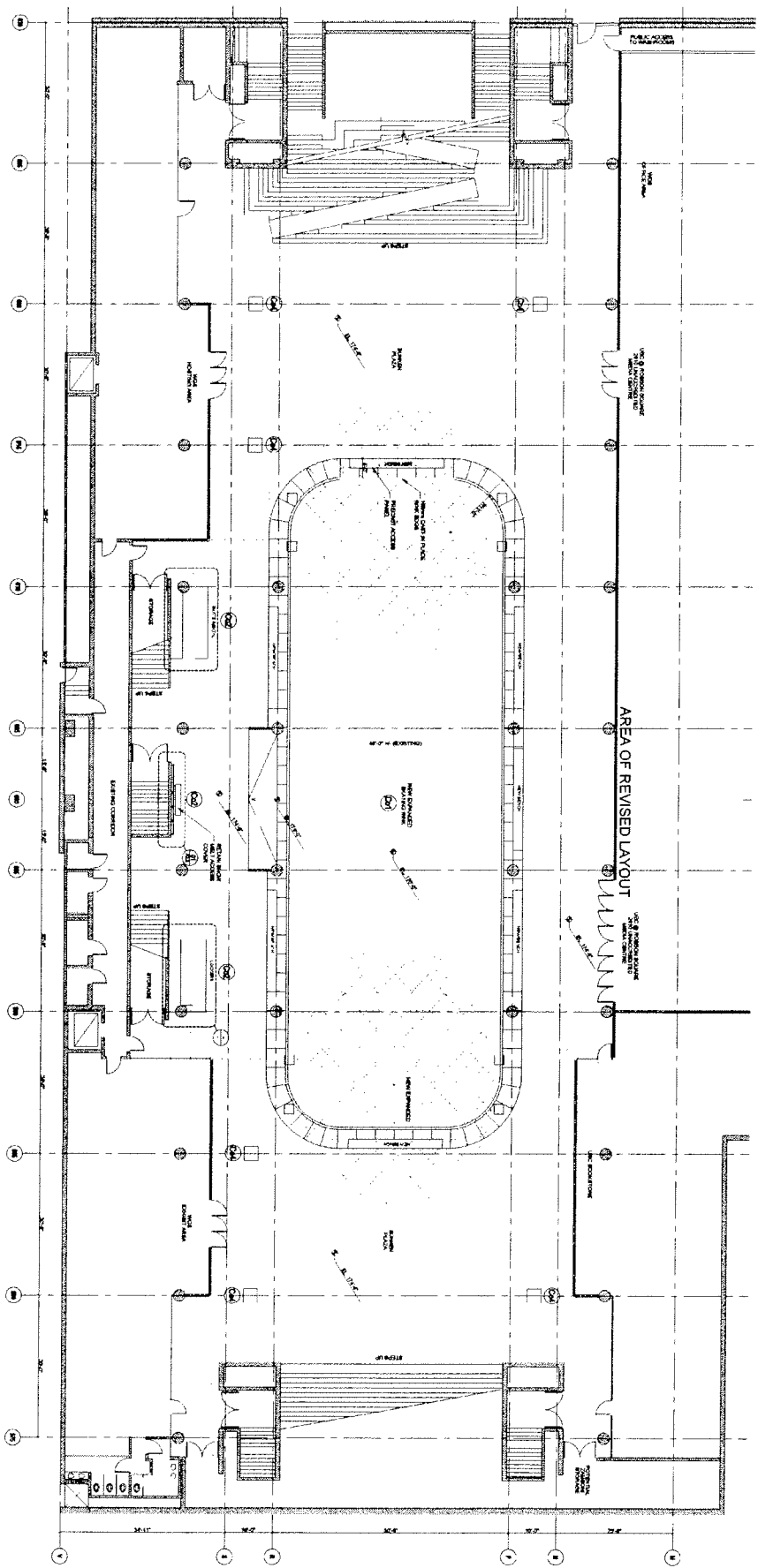
DATE: JUNE 15, 2005

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

PROJECT NO.: A1.9



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LEVEL 174-6<sup>th</sup> NEW CONCEPT FLOOR PLAN

**KEY NOTES - CONSTRUCTION**

NO.	DESCRIPTION	DATE
1	CONSTRUCTION NOTES	
2		

**REVISIONS**

NO.	DESCRIPTION	DATE
A	REVISIONS	
B		

**REVISIONS**

NO.	DESCRIPTION	DATE
A	REVISIONS	
B		

**CLIVEGRUET ARCHITECT**

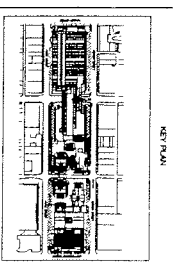
IN COLLABORATION WITH:  
**ARTHUR ERICKSON + MILKOVICH ARCHITECTS INC.**

**SUNKEN PLAZA REVITALIZATION**

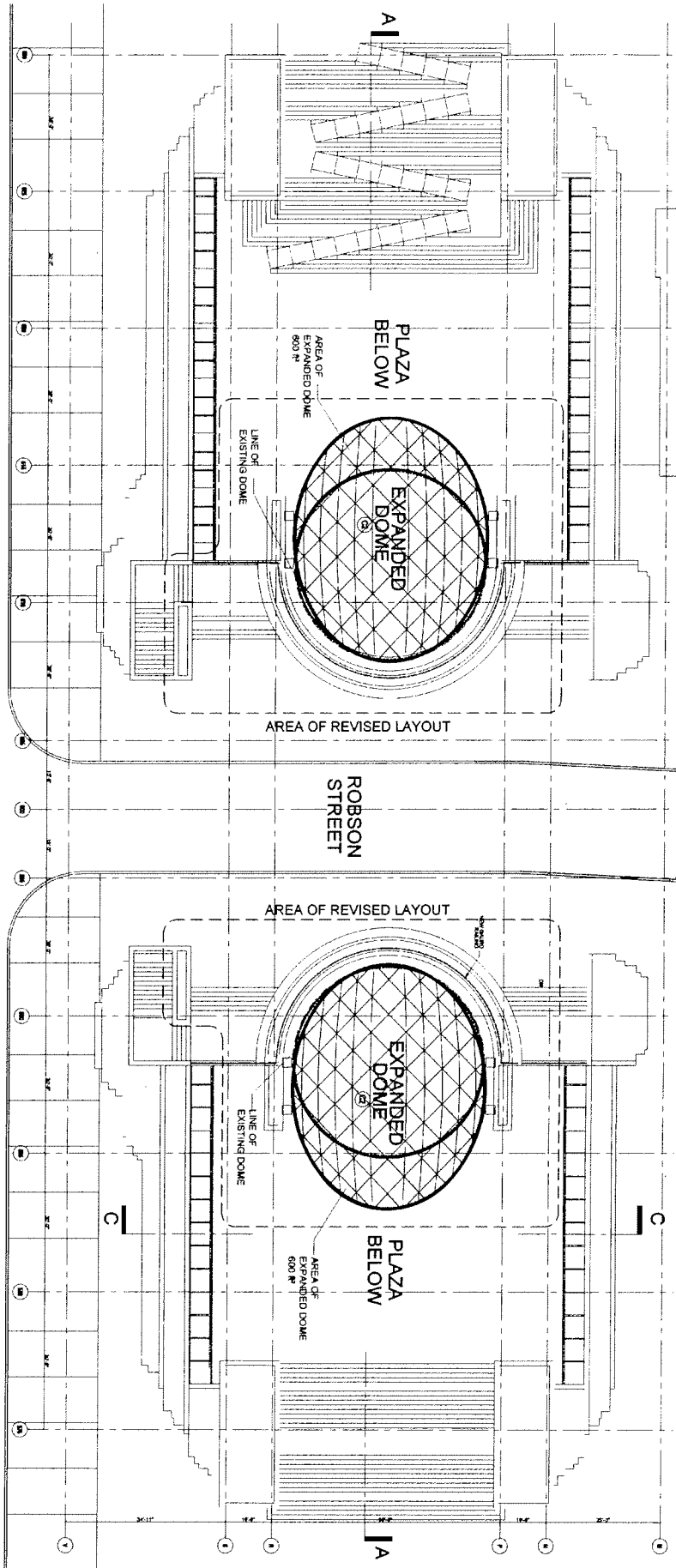
**LEVEL 174-6<sup>th</sup> NEW CONCEPT FLOOR PLAN**

DESCRIPTION

A2.2



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LEVEL 188'-0" NEW CONCEPT & ROOF PLAN

KEY NOTES - ROBSON STREET LEVEL

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CLIVEGROUT ARCHITECT

IN COLLABORATION WITH:  
ARTHUR ERICKSON + MILKOVICH ARCHITECTS INC.

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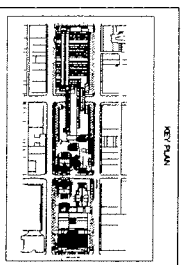
SUNKEN PLAZA REVITALIZATION

LEVEL 188'-0" NEW CONCEPT & ROOF PLAN

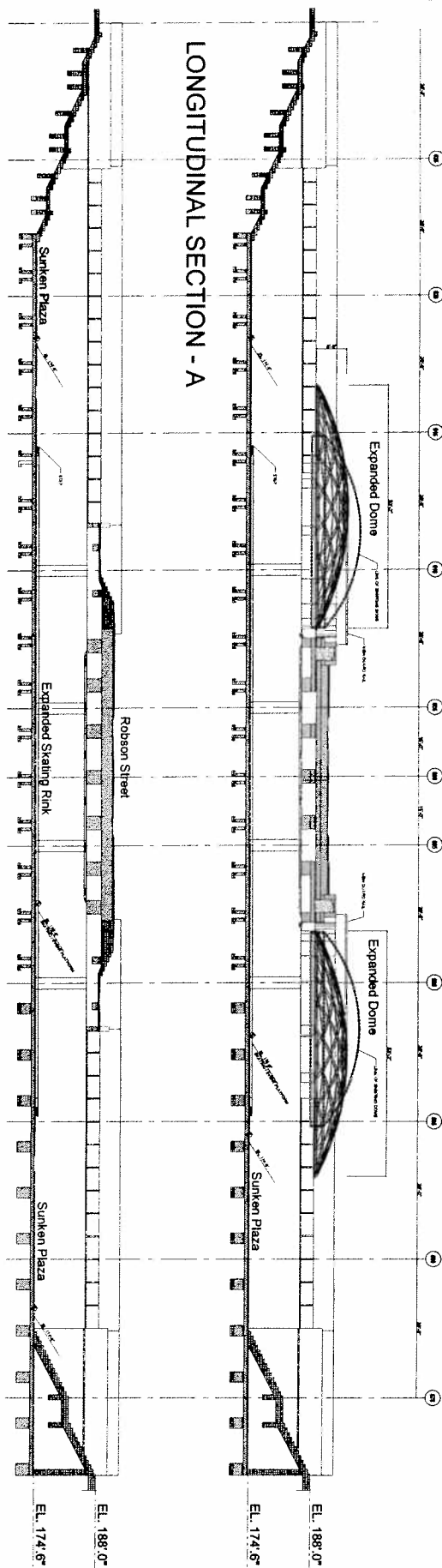
SCALE: 1/8" = 1'-0"

DATE: JUNE 15, 2006

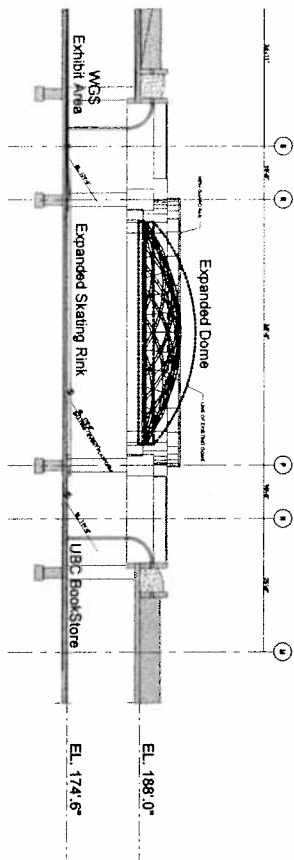
PROJECT NO.: A2.6



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CROSS SECTION - B



CROSS SECTION - C

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**CLIVE GROUT ARCHITECT**  
IN COLLABORATION WITH:  
**ARTHUR ERICKSON + MILKOVICH ARCHITECTS INC.**

DATE: JUNE 16, 2010  
SCALE: 3/8" = 1'-0"

**SUNKEN PLAZA REVITALIZATION**  
NEW CONCEPT LONGITUDINAL & CROSS SECTIONS  
DESCRIPTION  
A2.7

