



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: February 2, 2011
Contact: Kent Munro
Phone No.: 604-873-7135
RTS No.: 09069
VanRIMS No.: 08-2000-20
Meeting Date: February 15, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 1025 Robson Street

RECOMMENDATION

- A. THAT the application by Brook and Associates, to rezone 1025 Robson Street (PID: 007-263-449; Lot E, Block 4, DL 185, Plan 17738) from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) for retail and service uses from 1.00 to 1.83 FSR and for other non-residential uses from 1.00 to 1.17 FSR, be referred to a Public Hearing, together with:
- (i) plans submitted by Brook + Associates, Inc., received September 2, 2010;
 - (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 the Public Hearing.

- B. THAT if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD), as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the Public Hearing.

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

Relevant Council Policies for this site include:

- Downtown Official Development Plan, Area E (November 4, 1975, last amended November 17, 2009)
- Downtown (except Downtown South) Design Guidelines (September 30, 1975)
- Central Area Pedestrian Weather Protection (except Downtown South) (December 12, 1978)
- DD (except Downtown South), C-5, C-6 and HA-2 Character Area Descriptions (December 16, 1975)
- Financing Growth Policy (Community Amenity Contributions) (January 20, 1999, last amended February 12, 2004)
- Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report (July 12, 2007)
- Greener Building Policy for Rezoning (January 20, 2009, last amended July 22, 2010)

PURPOSE AND SUMMARY

This report assesses an application to rezone the site addressed as 1025 Robson Street, from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposed rezoning, if approved, would change the permitted uses within the currently allowed overall density of 3.0 FSR. Retail and service uses would increase from 1.00 to 1.83 FSR and other

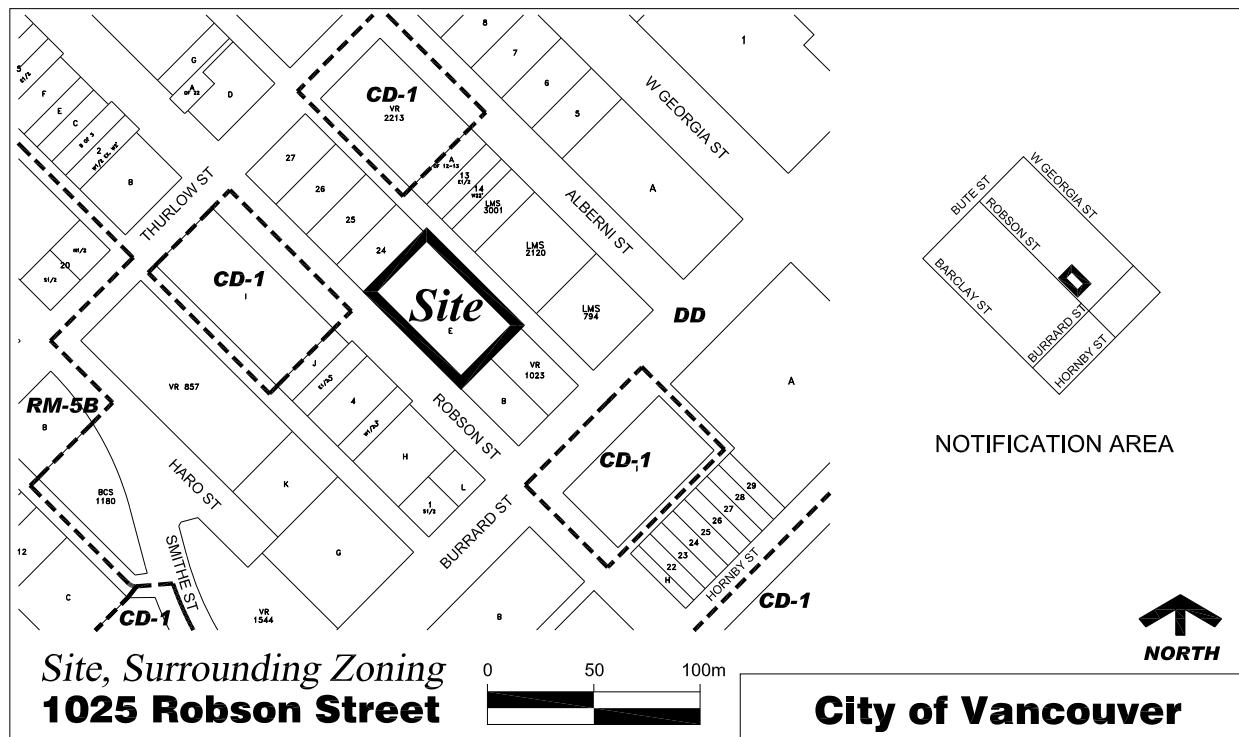
non-residential uses would increase from 1.00 FSR to 1.17 FSR, while the provision for residential use would reduce from 2.00 to 1.17 FSR. This would allow expansion of the retail spaces within the existing building and it would allow future redevelopment up to a total of 3.0 FSR with residential or commercial uses. The currently permitted height limit of 21.3 m (70 ft.) would remain unchanged. The staff assessment concludes that the application is supportable. The Director of Planning recommends that it be referred to a public hearing and that, subject to the hearing, it be approved subject to conditions contained in Appendix B.

DISCUSSION

This 198 ft. wide by 124 ft. deep site is located on the north side of Robson Street, between Burrard and Thurlow Streets (see Figure 1). The site is situated within Area E as outlined in the Downtown Official Development Plan (DODP). In Area E, which encompasses the Robson Street shopping district, a total FSR of 3.0 is permitted by the DODP, of which non-residential uses are limited to 1.0 FSR and residential uses can occupy 2.0 FSR.

Over the last few decades, the primary emphasis of development activity in this area has been non-residential. Some older mixed-residential buildings do exist in the block including 784 Thurlow Street (The Manhattan) and 777 Burrard Street. A rezoning to increase the amount of retail floor space, similar to the present application, occurred in 1995 on the south side of this same block and that rezoning resulted in the addition of a number of multi-level retail units to the property at 1056-1098 Robson Street (including the "Zara" and "Banana Republic" stores). That CD-1 (331) permits a maximum density of 3.60 FSR with non-residential uses limited to 1.60 FSR and residential uses limited to 2.00 FSR. Only the retail component of that development was constructed.

Figure 1 — Site and Surrounding Zoning



1. **Proposal** – The site is currently developed with a two-storey commercial building called the Robson Galleria. The building features an exterior courtyard with retail stores in the Robson-fronting units and restaurants in the units on the courtyard. The applicant wishes to add to the existing building by filling in the courtyard and creating a large retail store on the second level with escalator access from a new street-fronting unit. Three other existing street-fronting units, including the “Aldo Shoes” store, would remain largely unchanged. The addition of the new retail space would result in the building exceeding the DODP maximum 1.00 FSR for non-residential uses. Therefore, a rezoning to CD-1 is requested to permit up to 1.83 FSR for retail. Flexibility in the CD-1 By-law is also requested by the applicant to reserve for the site the ability to redevelop to the full 3.0 FSR currently permitted in the DODP.

2. **Land Use and Density** – The rezoning proposes to retain a mix of residential and non-residential uses as currently permitted in Area E of the DODP. The initial objective is to expand and retrofit the existing building for 100% retail and service uses, however, the draft CD-1 By-law also retains the other DODP uses, including residential, which would allow eventual redevelopment of the site with a mixed retail/residential or mixed retail/commercial building. To ensure retail continuity along Robson Street, the DODP requires retail or service uses on the ground floor. The proposed CD-1 By-law continues this requirement as a condition of use.

The draft CD-1 By-law proposes to retain the DODP overall density of 3.0 FSR but to re-allocate the permitted uses as follows.

Table 1 – Maximum density

Uses	Existing - DODP Area E	Proposed - CD-1 By-law
non-residential uses	<ul style="list-style-type: none"> ▪ up to 1.0 FSR for all non-residential uses combined 	<ul style="list-style-type: none"> ▪ up to 1.83 FSR for retail and service uses ▪ up to 1.17 FSR for all other types of non-residential uses combined
residential use	<ul style="list-style-type: none"> ▪ up to 2.0 FSR 	<ul style="list-style-type: none"> ▪ up to 1.17 FSR
maximum floor space for all uses combined	<ul style="list-style-type: none"> ▪ 3.0 FSR 	<ul style="list-style-type: none"> ▪ 3.0 FSR

The existing building contains 25,938 sq. ft. of retail and restaurant floor space or 1.06 FSR. Filling in the courtyard on both levels 1 and 2 would add 18,970 sq. ft. to the building, bringing it to a total floor area of 44,908 sq. ft. or 1.83 FSR. The above proposed provisions allow for a building with two floors of retail and service, as currently sought by the applicant, while it also allows for ground-level retail/service to be combined in a new development with upper levels in either residential or commercial uses up to a total density of 3.0 FSR.

Staff support expansion of non-residential uses at this location as it is consistent with the policy directions emerging from the Metro Core Jobs and Economy Plan which seeks to increase employment opportunities in the core area. Staff also support retention in the CD-1 By-law of the provision for residential as it keeps the site’s zoning consistent with surrounding properties in Area E of the DODP.

3. **Form of Development and Height** – (Note Plans: Appendix E) The existing building on the site, which will be retained, consists of a 2-storey steel-frame structure over a multi-level concrete underground parkade. An existing exterior courtyard will be filled in by adding to the steel framework. A new retail store, created in place of the courtyard, will feature an

atrium space open to the second level and escalator access. The 198 ft. frontage on Robson Street will be reconstructed to present four distinct storefronts. The façade treatments include two levels of glazing recessed in heavy frames panelled in various materials including textured board-formed concrete, limestone, granite and metal. Weather protection is likewise provided, across the length of the frontage, in a variety of materials and forms.

Also provided with the application was an illustration of the site redeveloped at the full density of 3.0 FSR. That form of development shows two full floors on levels 1 and 2, and partial floors on levels 3, 4 and 5 up to a height of 66 ft. (20.1 m).

It is proposed that the CD-1 By-law provide for the same height limit of 21.3 m (70 ft.) as in Area E of the DODP. The existing and proposed retail building is 35.25 ft. (10.74 m) in height and the illustrated development at 3.0 FSR and 66 ft. (20.1 m) fits within the 21.3 m limit.

Staff support the form of development and height shown for the retail expansion. Staff also support in principle allowing the site to redevelop to 3.0 FSR with a potential height of up to 21.3 m, noting that, at the time of such a development application, a revised form of development will be brought forward for Council's consideration.

4. Parking, Loading and Bicycles — The existing building has 148 parking spaces in a two-level underground parkade accessed by a ramp off the lane. It also has two Class B loading spaces at grade level off of the lane. No bicycle parking is currently provided. Approval of this amount of parking in the existing building predates the inclusion of maximum parking requirements in the Parking By-law. Today, a maximum of 36 spaces would be permitted for a new 44,908 sq. ft. commercial building. As the excess parking is in an underground structure, it would remain as an existing non-conformity to the current Parking By-law, although some spaces may be displaced to meet disability parking and bicycle needs. The draft CD-1 By-law contains a standard provision that the requirements of the Parking By-law are to be met for parking, loading and bicycles.

6. Sustainability — Council's Greener Building Policy for Rezoning applies to "all rezoning buildings which meet the minimum requirements to participate in the LEED® for New Construction (NC) program". As a retrofit to an existing building, this proposal does not qualify to participate in the New Construction program. Nonetheless, the applicant has provided a sustainability strategy and a LEED® Checklist for the Core and Shell Development program. The strategy includes a number of design features to improve the building's environmental performance, such as:

- large front windows provide daylight to the interior and reduce the need for artificial lighting, but they are also recessed and overhangs provided for shading and reduced solar gain,
- use of natural and durable materials that are locally sourced and/or of high recycle content,
- a green roof system to manage water runoff and improve overlook for nearby buildings,
- provision of change rooms and showers to promote biking to work,
- water conserving fixtures for new washrooms, and
- separate metering for tenants to encourage conservation.

PUBLIC INPUT

A rezoning information sign was installed on the site on October 29, 2010. A notification postcard was then mailed to property owners within the notification area (shown in Figure 1). On November 25, 2010, the applicant hosted an open house at the site at which City staff were in attendance. Several local residents came out. Two telephone calls were received prior to the open house from people seeking information about the proposal. No opposition to the application was expressed.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Required Public Benefits:

- Development Cost Levies (DCLs) — Development Cost Levies are collected on new floor area prior to building permit issuance. The levies help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. In this proposal, 18,970 sq. ft. of new floor space is proposed to be added, so the levy would be \$197,667 based on the current Vancouver DCL rate.
- Public Art Program — Pursuant to the City's Public Art policies and Guidelines, the public art program will not apply to this application as the floor area increase is below the threshold at which public art is required.

Offered Public Benefits:

Community Amenity Contribution (CAC) — Pursuant to the City's Financing Growth Policy, the City anticipates the offer of a community amenity contribution from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. For this application, the increase in land value or land lift is estimated to be in the region of \$778,000 and the applicant has offered \$622,000 as a CAC. This offer represents approximately an 80% share of the land lift. Real Estate Services staff have reviewed the applicant's development proforma and staff recommend that the offer be accepted. A recommendation on the allocation of this CAC will be brought forward prior to the public hearing.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone this site from DD to CD-1. The Director of Planning recommends that the application be referred to a public hearing, together with the draft by-law provisions contained in Appendix A, and, subject to the public hearing, that it be approved along with conditions contained in Appendix B.

* * * * *

1025 Robson 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

- Service Uses;
- Office Uses;
- Parking Garage;
- Public and Institutional Uses;
- Dwelling Uses in conjunction with other uses in this section;
- Retail Uses;
- Social, Recreational and Cultural Uses; and
- Accessory Uses customarily ancillary to the above uses.

2. Conditions of Use

- 2.1 The only uses permitted on the ground floor frontage to a depth of 7.6 m shall be retail uses and service uses, except for entrances giving access to other uses in a building.
- 2.2 Dwelling units are in an “activity zone” as defined by the Noise Control By-law and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

3. Density

- 3.1 The computation of floor space ratio must assume that the site consists of 2 282.18 m² [24,566 sq. ft.].
- 3.2 The maximum floor space ratio for all uses combined shall not exceed 3.0 and the maximum floor space ratio for each use shall be as follows:

Use	Density
retail and service uses	1.83 FSR
residential use	1.17 FSR
all other non-residential uses combined, except retail and service uses	1.17 FSR

- 3.3 The following shall be included in the computation of floor space ratio:

All floors of all buildings, both above and below ground level, measured to the extreme outer limits of the buildings.

- 3.4 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided

that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are 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, those floors or portions thereof so used, which are at or below the base surface provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;
- (d) all residential storage space above or below base surface;
- (e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- (f) with respect to exterior:
 - i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

3.5 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) amenity areas to a maximum floor area of the lesser of 20 percent of the permitted floor area or 929 m².

4. Height

4.1 The maximum height of a building measured above the base surface is 21.3 m [70 ft.].

4.2 The Director of Planning may, at his discretion, permit a greater height than otherwise permitted for the following items:

- (a) mechanical appurtenances such as elevator machine rooms;

- (b) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, provided that the Director of Planning considers:
 - i) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
 - ii) all applicable policies and guidelines adopted by Council, and
- (c) items similar to any of the above.

5. Parking, Loading and Bicycles

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction.

6. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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1025 Robson 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.

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 Brook + Associates, Inc., and stamped "Received City Planning Department, September 2, 2010", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to 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 Development

1. identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency including at least three optimize energy performance points, one water efficiency point, and one storm water point;

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. A letter from the Mechanical consultant shall be submitted outlining how the minimum of six (6) energy points will be obtained.
2. clarification on the drawings indicating recycling area(s);
3. design development to provide for existing and future considerations of privacy and overlook, providing a trellis screen over loading area;
4. design development to address CPTED issues, reducing recessed doorways at the lane to a minimum 2 ft. depth;

Note to Applicant: Door swings may project 1 ft. into the lane, in accordance with City Engineering.

Landscape

5. A full Landscape Plan for the proposed green roof to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be

listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale;

6. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures;
7. A high-efficiency irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan);
8. A Landscape Lighting Plan to be provided for security purposes;

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

9. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;

Engineering

10. Clarification of the required number of loading spaces;

Note to Applicant: If deficient Engineering would support the provision of 2 class A spaces in lieu of 1 class B space.

11. Provision of disability parking requirements as per the current Parking By-Law;

Note to Applicant: If the required height cannot be achieved, then make the spaces compliant for the required length and width.

12. Provision of required class A and class B bicycle parking spaces;

13. Clarification of garbage pick-up operations and provision of written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up. Return bins to storage areas for extended periods of time. Should residential uses be constructed, garbage storage areas are typically separated from commercial uses.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. make arrangements to the satisfaction of the General Manager of Engineering Services on terms and conditions satisfactory to the Director of Legal Services for provision of a review of the project electrical servicing by BC Hydro to determine if the existing service on the site is adequate for the proposed development if not, new servicing, with on site power transformation is required with undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
2. make arrangements to the satisfaction of the General Manager of Engineering Services on terms and conditions satisfactory to the Director of Legal Services for provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading;

Soils

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

Community Amenity Contribution

4. pay, prior to enactment of the rezoning by-law, the Community Amenity Contribution of \$622,000 which the developer has offered to the City;

Note: 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.

The preceding 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 are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

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1025 Robson Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive development Areas) by adding the following:

"1025 Robson Street [CD-1#] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [by-law #] 1025 Robson Street

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1025 Robson Street
ADDITIONAL INFORMATION

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Landscape Review Comments – The application was reviewed by the Landscape Review section of Development Services who provided the following comments on January 6, 2011:

1. Pedestrian use of the existing courtyard would be a lost open space. If the green roof could be accessed and used as either dining spaces for restaurants or passive use by retail staff, then the open space opportunity would be regained. Clarification is needed on whether this is possible.
2. The proposed character of the redevelopment includes the intent to “incorporate design features including landscape, paving, street furniture and signage improvements to seamlessly connect the new development to the distinct characteristics of Robson Street” (section 3.3). This could be achieved by providing more articulation at street level, including landscape elements. This would promote connectivity between public and private realm, and between indoor and outdoor spaces at grade.

Building By-law Review – The application was reviewed by the Building By-law section of Development Services who provided the following comments on January 10, 2011:

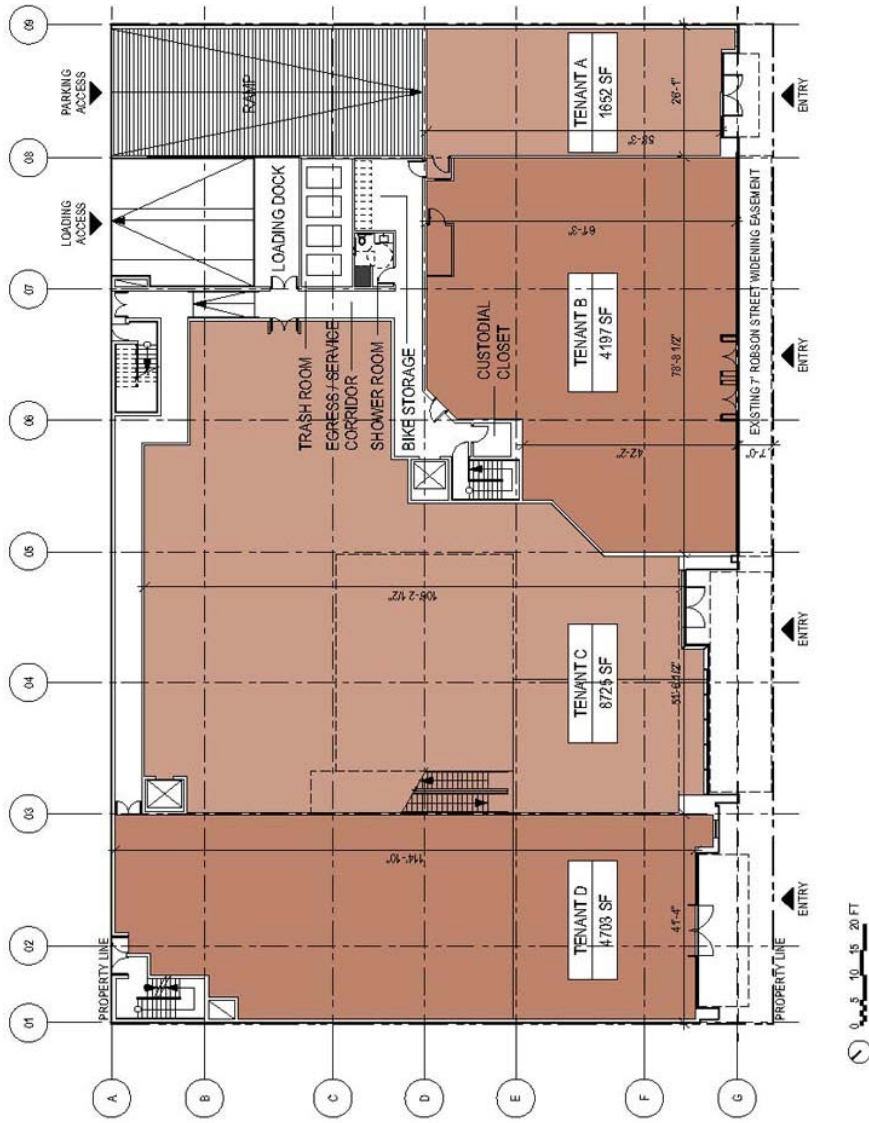
1. The current proposal is considered as a “major horizontal addition” according to the Part 10 - Existing Buildings section of the 2007 Vancouver Building By-Law (VBBL). The upgrade triggers for the building would be level 3 for life-safety, level 2 for structural, and level 2 for accessibility. The future vertical addition for residential storeys would be categorized as a “major vertical addition”. The upgrade triggers would then become the maximum level 4 for life-safety, level 4 for structural, and level 4 for accessibility. The entire building should be upgraded to the level 4 requirements at this time to more easily facilitate the future vertical addition. The main impact of the higher level of upgrading is that a structural analysis of the building must be conducted to determine whether the building can be economically upgraded to meet the current seismic requirements of the VBBL.
2. To meet the mandatory requirements of the ASHREA 90.1 2007 Energy Standard for vestibules at main building entrances, each CRU is required to have a vestibule. This is the case as Vancouver is considered as being in climate zone 5 as per Appendix B of the standard. If Vancouver is considered as climate zone 4 as should be the case based the National Energy Code of Canada and based on that just across the border all of Washington State’s coastal area is in climate zone 4 then only the main entrance to the largest CRU (which is greater than 10,000 sq. ft.) is required to incorporate a vestibule or revolving door. The conclusion here should be that the entrance to Tenant C must incorporate a vestibule or revolving door in order to be in compliance with ASHREA 90.1 2007.
3. Travel distance to an exit on the second storey may be marginally exceeded with only two exits being provided at the rear of the suite.

Environmental Protection Officer – As this application involves no soil disturbance, the Environmental Protection Branch has no concerns or requirements with respect to this rezoning application.

Comments of the Applicant: The applicant has been provided with a draft copy of this report and has provided no comments.

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1025 Robson Street
FORM OF DEVELOPMENT

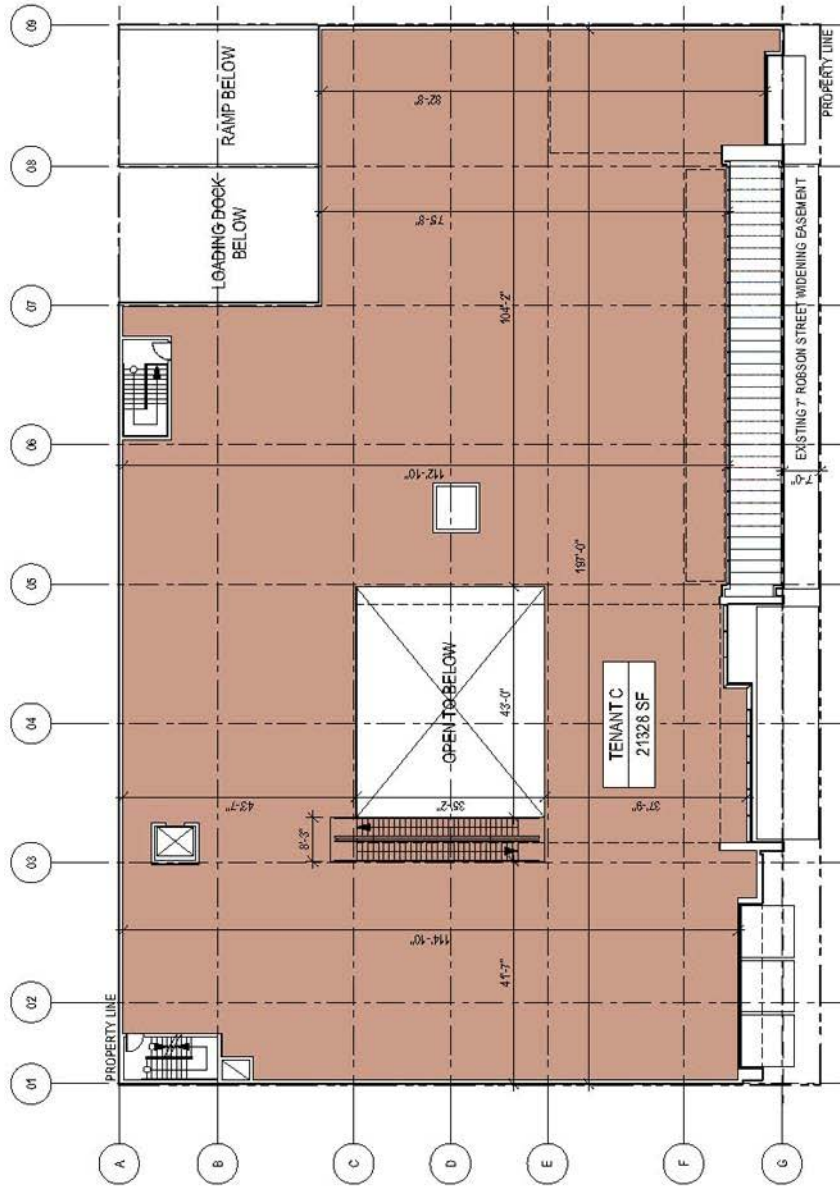


First Floor Plan

Robson Street Partners, LLC



eight inc., 55 merchant street, ste 1420, honolulu, hi
1025 Robson Street - Vancouver
26 August 2010



Second Floor Plan

Robson Street Partners, LLC



eight inc., 55 merchant street, ste 1420, honolulu, hi
1025 Robson Street - Vancouver
26 August 2010

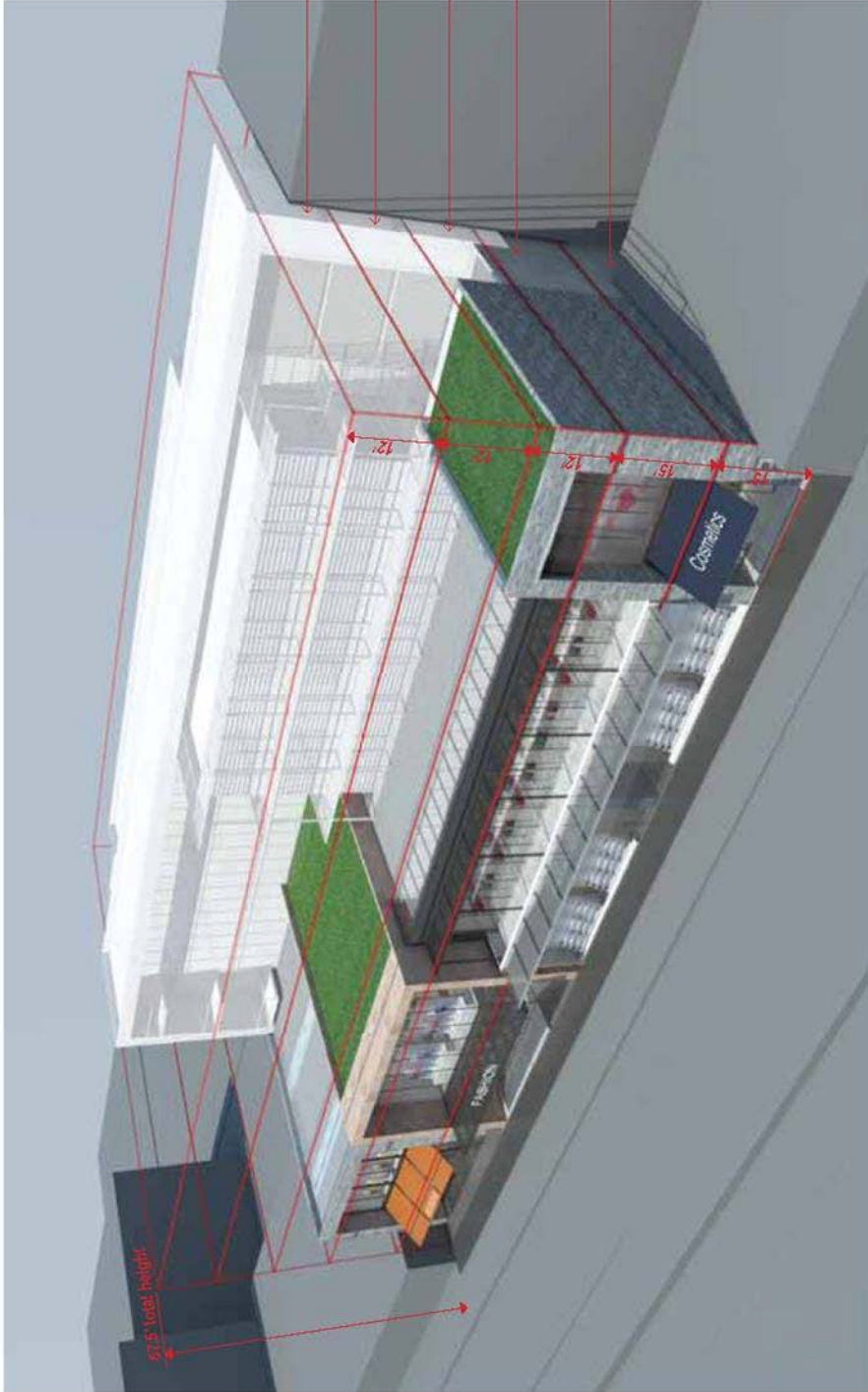


Robson Street Partners, LLC



eight inc., 55 merchant street, ste 1420, honolulu, hi
1025 Robson Street - Vancouver
26 August 2010

Total Lot Area - 25,938 sf
 Maximum Total Floor Area - 77,814 sf
 Maximum FAR - 3.0
 Proposed Floor Area - 44,263 sf
 Proposed FAR - 1.706



3.0 FSR Build-Out Analysis

Robson Street Partners, Inc.



eight inc., 55 merchant street, ste 1420, honolulu, hi
 1025 Robson Street - Vancouver
 29 August 2010

1025 Robson Street
LEED® CHECKLIST

1025 Robson
August 29, 2010

LEED 2009 for Core and Shell Development
Project Checklist

Y	?	N	Possible Points: 28	Materials and Resources	Possible Points: 13
				Sustainable Sites	
				Indoor Environmental Quality	
				Water Efficiency	
				Energy and Atmosphere	
				Innovation and Design Process	
				Regional Priority Credits	
				Total	55
				Storage and Collection of Recyclables	
				Building Reuse—Maintain Existing Walls, Floors, and Roof	
				Construction Waste Management	
				Materials Reuse	
				Recycled Content	
				Regional Materials	
				Certified Wood	
				Minimum Indoor Air Quality Performance	
				Environmental Tobacco Smoke (ETS) Control	
				Outdoor Air Delivery Monitoring	
				Increased Ventilation	
				Construction IAQ Management Plan—During Construction	
				Low-Emitting Materials—Adhesives and Sealants	
				Low-Emitting Materials—Paints and Coatings	
				Low-Emitting Materials—Flooring Systems	
				Low-Emitting Materials—Composite Wood and Agrifiber Products	
				Indoor Chemical and Pollutant Source Control	
				Controllability of Systems—Thermal Comfort	
				Thermal Comfort—Design	
				Daylight and Views—Daylight	
				Daylight and Views—Views	
				Innovation in Design: Specific Title	
				Innovation in Design: Specific Title	
				Innovation in Design: Specific Title	
				Innovation in Design: Specific Title	
				Innovation in Design: Specific Title	
				LEED Accredited Professional	
				Durable Building	
				Regional Priority: Specific Credit	
				Regional Priority: Specific Credit	
				Regional Priority: Specific Credit	
				Construction Activity Pollution Prevention	
				Site Selection	
				Development Density and Community Connectivity	
				Brownfield Redevelopment	
				Alternative Transportation—Public Transportation Access	
				Alternative Transportation—Bicycle Storage and Changing Rooms	
				Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	
				Alternative Transportation—Parking Capacity	
				Site Development—Protect or Restore Habitat	
				Site Development—Maximize Open Space	
				Stormwater Design—Quantity Control	
				Stormwater Design—Quality Control	
				Heat Island Effect—Non-roof	
				Heat Island Effect—Roof	
				Light Pollution Reduction	
				Tenant Design and Construction Guidelines	
				Water Use Reduction—20% Reduction	
				Water Efficient Landscaping	
				Innovative Wastewater Technologies	
				Water Use Reduction	
				Fundamental Commissioning of Building Energy Systems	
				Minimum Energy Performance	
				Fundamental Refrigerant Management	
				Optimize Energy Performance	
				On-Site Renewable Energy	
				Enhanced Commissioning	
				Enhanced Refrigerant Management	
				Measurement and Verification—Base Building	
				Measurement and Verification—Tenant Submetering	
				Green Power	

*Assumed 8 points but an additional 3-4% cost improvement over MNECB/ASHRAE would result in 2 more points.

Total of YES's = 55 points Total of YES's with MAYBE's = 68 points

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

1025 Robson Street—PUBLIC BENEFITS SUMMARY

Project Summary:

Within the current maximum allowable density of 3.0 FSR, increase the amount of retail and service uses to allow for retail expansion.

Public Benefit Summary:

The project would result in a DCL payment as well as a CAC offering which, at the time of report preparation, is unallocated.

	Current Zoning	Proposed Zoning
Zoning District	DDODP (Area E)	CD-1
FSR (site area = 2,282.2 sq. m / 24,566 sq. ft.)	1.0 (retail/service)	1.83 (retail/service)
Max. Allowable Buildable Floor Space (sq. ft.)	24,566	44,908
Land Use	Commercial/residential	Commercial/residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (Note 1)	0	197,667
	DCL (Area Specific)	0	0
	Public Art	0	0
	20% Social Housing	0	0
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		622,000
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$819,667

Other Benefits (non-market and/or STIR components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

Note 1: Retail/service uses cannot be expanded under the current zoning.

1025 Robson Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1025 Robson Street
Legal Description	PID: 007-263-449; Lot E, Block 4, DL 185, Plan 17738
Applicant	Brook + Associates
Architect	Walter Francl Architect
Property Owner	Lamsons Enterprises Ltd.
Developer	Robson Street Partners Inc.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	24,566 sq. ft.	none	24,566 sq. ft.

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	DD (E)	CD-1	
USES	retail, service, office, dwelling, cultural, institutional	retail, service, office, dwelling, cultural, institutional	
DWELLING UNITS		none proposed	
MAX. FLOOR SPACE RATIO	non-residential 1.0 <u>residential 2.0</u> overall 3.0	retail/service 1.83 other non-residential 1.17 <u>residential 1.17</u> overall 3.00	
MAXIMUM HEIGHT	21.3 m (70 ft.)	21.3 m (70 ft.)	
PARKING SPACES	148 existing	approx. 140	