



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 13, 2011
Contact: Brent Toderian/
Dwayne Drobot
Contact No.: 604.873.7698/
604.871.6738
RTS No.: 9314
VanRIMS No.: 08-2000-20
Meeting Date: September 20, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 555 Robson Street, 775 Richards Street,
520 West Georgia Street (Telus Garden)

RECOMMENDATION

- A. THAT the application, by Henriquez Partners on behalf of Westbank Projects Corp., to rezone 555 Robson Street, 775 Richards Street and 520 West Georgia Street (See Appendix D for Legal Descriptions) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 36 369 m² (391,478 sq. ft.) of residential development and 90 543 m² (974,602 sq. ft.) of commercial development be referred to a Public Hearing, together with:
- (i) plans received August 28, 2011;
 - (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 application to amend Schedule E of the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" DD], generally 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 enactment of the rezoning by-law, the Noise Control By-law be amended to include this CD-1 in Schedules A, 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 through 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.

CITY 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 (1975)
- View Protection Guidelines (1989)
- City Plan (1995)
- Downtown Vancouver Skyline Recommendations (1997)
- General Policy for Higher Buildings (1997)
- Financing Growth Policy (Community Amenity Contributions) (2004)
- Metro Core Jobs and Economy Plan (2007)
- EcoDensity (2008)
- Rezoning Policy for the Central Business District (CBD) and the CBD Shoulder (2009)
- Rezoning Policy for Greener Buildings (2009)
- Rezoning Policy for Greener Larger Sites (2010)

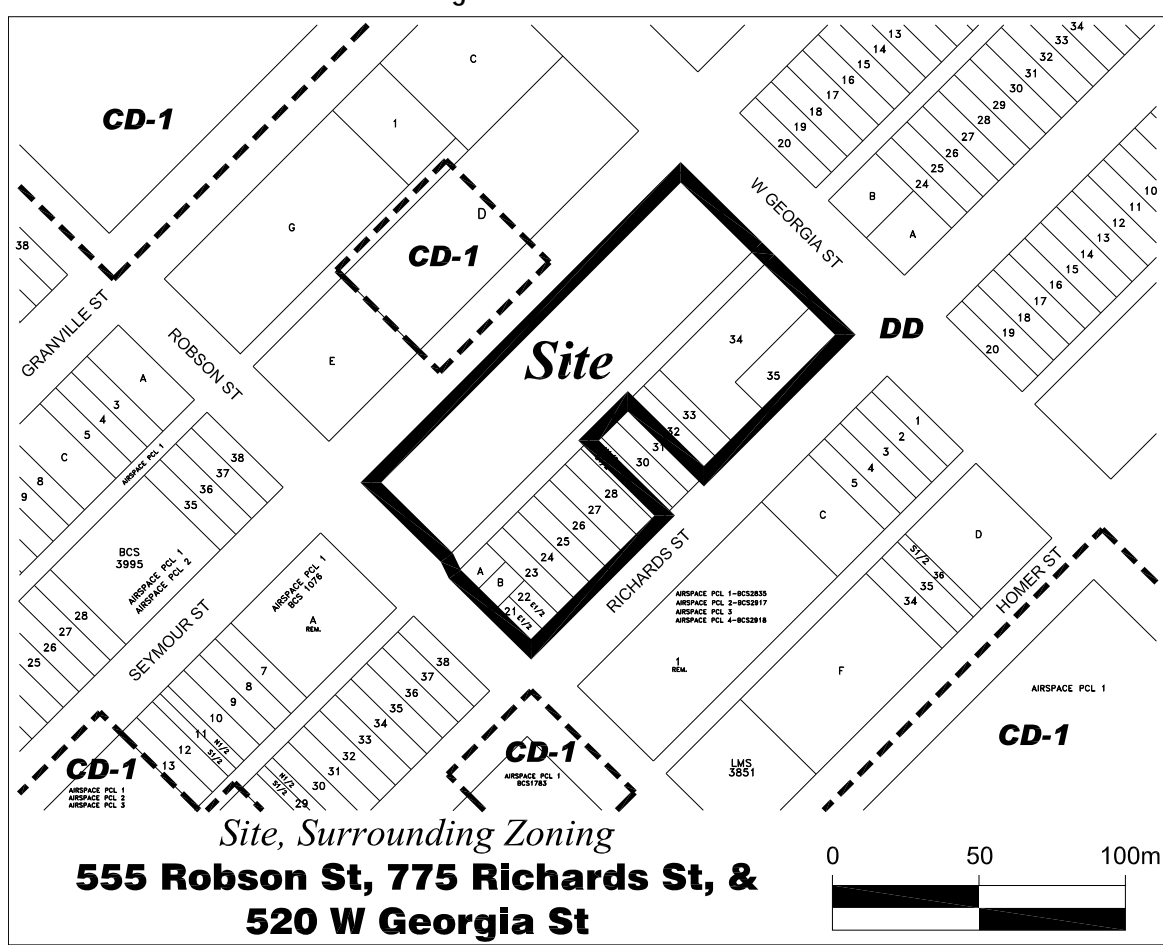
SUMMARY

This report assesses an application to rezone the site at 555 Robson Street, 775 Richards Street, and 520 West Georgia Street from DD (Downtown) District (78) to a new CD-1 (Comprehensive Development) District to provide for a mixed-use development with a 499,572 sq. ft. office building, a 459 unit residential building with 56,617 sq. ft. of retail space, and additional 37,940 sq. ft. for expansion of the existing Telus office building on the site.

DISCUSSION

1. Site and Context

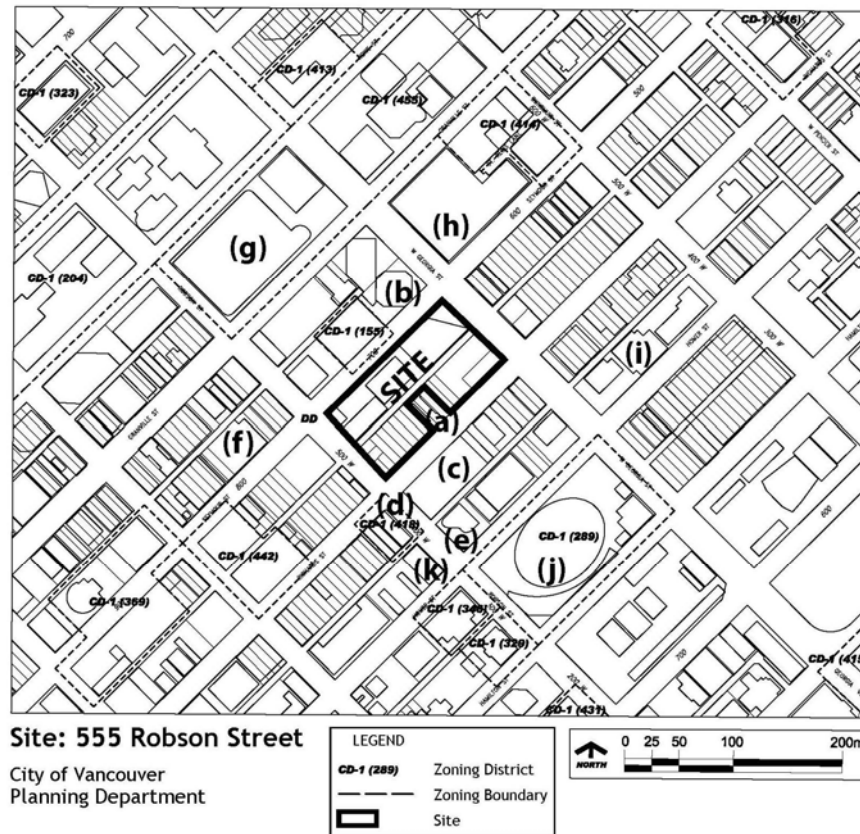
Figure 1 - Site and Context



This proposed rezoning site is located between Georgia and Robson, Richards and Seymour Streets. The site is currently developed with a city parkade at Georgia and Richards Streets, and a private parking facility for Telus at Robson and Richards Streets. The existing Telus facility (William Farrell building), located at Robson Street along Seymour Street frontage will be upgraded and expanded as part of the proposal. The existing Kingston Hotel site, located mid-block along Richards Street, is not included in the rezoning application and will retain its current zoning (DDODP sub- area C-1).

The context for the proposed rezoning site is varied with respect to building use and heights, with developments to the north of the site being primarily commercial, and developments south of the site (south of Robson Street) being primarily residential. Significant adjacent development includes the following:

Figure 2 - Adjacent Developments



- a) Kingston Hotel: 757 Richards Street - 4 storey hotel
- b) Scotia Tower: 650 West Georgia - 34 storey office
- c) L'Hermitage: 788 Richards Street - 22 storey residential/hotel
- d) R and R: 480 Robson Street - 17 storey retail/office/residential
- e) Westin Grande : 433 Robson --26 storey hotel
- f) Capital Residences: 833 Seymour - 41 storey residential
- g) Pacific Centre: 701 West Georgia - 30 storey office
- h) Hudson Bay: 674 Granville Street - 6 storey retail (heritage)
- i) Bank of Montreal: 401 West Georgia - 18 storey office
- j) Library Square - library and 9 storey office
- k) Atelier - 833 Homer Street - 29 storey residential.

2. Policy

The Downtown Official Development Plan (DODP) allows consideration for residential and commercial development in the Central Business District (CBD) and the CBD Shoulder. The residential component of the proposed rezoning is located in sub-area C3 of the DODP (the

CBD Shoulder), which permits residential use provided a minimum of 2.0 FSR of commercial development is provided on the residential site. The proposal is consistent with this requirement of the DODP.

The remainder of the block is located in sub-area C-1 which allows non-residential/office use. The proposal for additional office density on the C-1 sub-area portion of the project is supported by the Metro Core Jobs and Economy Plan, and the Council-approved *Rezoning Policy for the Central Business District (the "CBD") and the CBD Shoulder*.

3. Land Use

There are three main components to the proposal:

- a) A residential development is proposed at the corner of Robson and Richards Streets. Within the residential building the lower two floors provide for retail use, residential amenity at level 3, and residential units starting at level 4 up through the remaining 45 storey building. The addition of 2.0 FSR of retail meets both the existing zoning and the CBD Shoulder policy for the residential development as proposed.
- b) The existing Telus building (William Farrell Building) along Seymour Street would be expanded by three floors to accommodate a data centre. This data centre would be the hub for telecommunications infrastructure for the Lower Mainland. The existing Telus facility on the Seymour Street frontage will be retained with exterior upgrades to improve its commercial frontage and to encourage retail use while expanding its data centre capacity with a three-storey addition to its upper floors.
- c) A new 21-storey office tower is proposed fronting onto West Georgia Street. The existing White spot restaurant on the north end of Seymour Street would be demolished and replaced by an extension of the office block over the City lane, framing and creating a covered plaza oriented to West Georgia Street.

The proposal consists of 499,572 sq. ft. office space, 56,617 sq. ft. of retail, 37,940 sq. ft. expanded data centre space and 391,478 sq. ft. residential floor area. The proposed density (FSR) of the commercial office building site is 12.24 FSR, the existing Telus building with the data centre addition is 9.23 FSR and the residential site is 17.59 FSR.

4. Form of Development

- a) Office Building at Georgia and Richards Streets

The architectural concept for the office building features a public space framed by the office tower integrating a building component that spans the site cantilevering over both Richards and Seymour Streets. The exterior skin of the office building incorporates various glazing treatments with passive design elements to optimize the building's environmental performance. Several landscaped internal sky gardens and roof terraces further articulate the overall building form. The typical office floor plates are approx. 1 950 m² (21,000 sq. ft.). The office tower is restricted by view cone 9.1, Cambie Street to North Shore Mountains, limiting the height for this component of the proposal. The commercial office component is pursuing LEED® Platinum, which exceeds the minimum requirements of

the City for LEED® Gold. Drawings illustrating the form of development for the office building are included in Appendix F.

Further design refinements at the Development Permit stage are recommended to the massing relationship of the various components, office tower, horizontal office bar, and plaza roof structure to enhance their overall composition while remaining distinguished from each other along with superior detailing and refinement of the exterior building treatment.

The application proposes cantilevered building components over portions of Richards and Seymour Streets. While these private building components constructed over City streets are fairly uncommon within the city built fabric, there are existing examples where they have been allowed to fulfill specific civic functions such as provide pedestrian connections across streets (ex. Bay Parkade, Pacific Centre). In this case, the cantilevering is supported because it represents a part of a significant and highly supported defining aspect of the architecture, and has the potential to contribute to the civic experience and wayfinding for the building. Impacts on views down the street were assessed and considered to be supportable. The function of the cantilevered element over Richards Street is a landscaped sky garden serving as an office amenity space that also accommodates internal circulation between the office floors. The cantilevered space over Seymour Street is proposed as four floors of general office space. Staff are recommending further design development to address the public realm interface of the cantilevered elements. In addition, increased transparency and visual interest along with the incorporation of a use with more visual interest than a general office floor is recommended for the cantilevered component over Seymour Street.

The proposed office height is 289 feet, which includes a slight incursion into the Cambie Street view corridor. This incursion into the view corridor would be for the photovoltaic appurtenances on the roof of the project. Staff feel this minimal incursion into the view corridor is consistent with previous discretion used in other circumstances, and serves the City's sustainability interests. The photovoltaics will enhance the energy efficiency for the building. The applicant has proposed wireless infrastructure (antennae and/or microwave) which also would project over the maximum height of the view cones. Conditions have been added stating that any proposed wireless infrastructure should be restricted to the overall building height and that these elements should not protrude any further into the view cone. The proposed height is below the DODP maximum height of 300 feet for this location.

b) Residential Building at Robson and Richards Streets

The architectural concept features an exterior expression on Richards Street that incorporates a vertical passive design element made of wood. The proposed residential floor plate of approximately 9,500 sq. ft. (levels 4 thru 42) is significantly larger than many of the residential buildings within the nearby context, which are typically in the range of 6,500 sq. ft. floor plates except for the Capital Residence, 833 Seymour Street, which has a floor plate of approximately 8,200 sq. ft. It is recognized that the proposed tower's specific context allows for the consideration of the larger floor plate. To minimize its scale, the residential tower itself has been shaped with its narrowest dimension of approx. 24.5 m (80 ft.) to Robson Street with its longer dimension of 34 m (112 ft.) along the Richard's street frontage. The residential building is pursuing LEED® Gold as required by City policy. While the proposed residential tower will impact the private views of adjacent residential developments, the tower is well separated from adjacent residential development. Drawings illustrating the form of development for the residential building are included in Appendix F.

Staff considers the residential tower a supportable response to its context within the transition zone between the residential neighbourhood (Downtown South) and the CBD (Central Business District) but are seeking further design refinements to its overall expression.

c) Residential Building Heights and View Cones

In October 2010, Council endorsed the following motion in consideration of additional height for the recently approved office building at 1075 West Hastings Street:

"THAT Council support a general approach where the Director of Planning may consider future development to enter into the "view shadows" of existing buildings if they do not create an additional, significant impact on protected public views of the mountains, and that these be consistent with Council policy, including the *General Policy for Higher Buildings*."

This proposal would utilize the approach on view shadows for the residential building similar to the approach for 1075 West Hastings Street. The residential tower is restricted by view cone 9.2.1, Cambie Street to North Shore Mountains, limiting the height of this component of the proposal to 123.2 m (404.25 ft.). This view cone has a pre-existing building (Scotia Tower at Georgia and Seymour) that protrudes through the lower limit of this view cone, to a height of 134.7 m (442 ft.). The upper massing of the residential tower would sit in the foreshadow of the Scotia Tower.

A building completely within an existing building's view shadow would result in no perceived reduction of mountain view from the origin of the view point, noting that confirming this requires careful analysis at the development permit stage.

While a specific view point origin is designated to identify the view corridors and to measure their height implications for buildings beneath them, the views for this project are experienced in more of a dynamic fashion. For example, there are two precise measurement points on the Cambie Street view corridors (Cambie at 12th Avenue, view 9.2; and Cambie south of 10th Avenue, view 9.1) but the view is experienced in a dynamic way as one walks or drives down Cambie Street from approximately 13th Avenue to West Broadway. This dynamism also needs to be considered when assessing "view shadow" to ensure that any new proposals do not block any additional view.

Staff consider the proposed height for the residential building, with the additional height consideration optimizing the view shadow of the Scotia Tower, to be acceptable and will not compromise the integrity of the protected public view. The additional height above the view cone and within the view shadow of the Scotia Tower will be further assessed as part of the more detailed Development Permit application process which will include an expanded Urban Design Panel incorporating the higher building review process and assessment (which includes increased standards for architectural excellence and green building performance, particularly in terms of energy performance).

The applicant prepared shadow studies for the standard times of spring/fall equinox (March 21st and September 21st) and summer solstice (June 21st). In summary the studies illustrate that no additional shadowing is cast on existing public open spaces but will generate shadowing between 10 a.m. and 2 p.m. over the proposed covered plaza located at corner of Georgia and Seymour. Staff feel this is supportable in this location.

d) Public Realm and Landscape

There are two significant public realm components. The first is the covered plaza and the integration and use of the lane. The north end of the City lane is to be sold to the developer by the City and integrated into an expanded covered plaza at the corner of Georgia and Seymour Streets. The new public plaza at Georgia and Seymour features a sculptural wood framed open pavilion structure providing weather protection. As part of the continuum of public plazas along Georgia Street, this plaza is an important contribution to the ceremonial quality sought for Georgia Street. Further design refinements are sought to engage and enhance the public definition and experience of this plaza.

The second significant public realm component is the remainder of the lane between Robson Street and the new plaza. This area is conceived as an enhanced pedestrian environment connecting Robson Street with the new plaza at Georgia Street. It is intended that the lane will still provide all the necessary servicing activities required to minimize impacts onto existing streets. Additional detail is sought on the resolution of the design intent of this portion of lane as a pedestrian environment including material treatments and lighting.

Overall the conceptual public realm and landscape components are successful but will need design refinement through the Development Permit process including aspects related to weather protection, lighting and signage for the street frontages.

The application was reviewed by the Urban Design Panel on June 01, 2011, and was supported (see Appendix D).

5. Signage and LED Lighting

Unique lighting for the project has been proposed in a few key locations. The project provides white uplighting for the sculptural wood framed open pavilion, the sky garden located on the cantilevered element parallel to Georgia Street, and a green wall proposed along the lane adjacent to the existing Telus Building. Complimenting this are two colored LED lighting strategies located at grade on the plaza on Georgia Street, and the photovoltaics on the roof of the proposed new office building. These LED lights would be programmable with a gently revolving colour display. Further analysis shall be provided at the Development Permit stage to ensure minimal impact on adjacent residential properties.

As well, the proposed rezoning contemplates display screens in four locations for the project:

- a. One 3,000 square foot retractable projection screen located between the 14th and 17th floors of the office building
- b. One 400 square foot LED screen located between floors 2 and 4 along the Seymour Street Frontage
- c. Two 1,250 square foot LED screens located between floors 2 and 4 at the corner of Robson and Seymour Streets (one screen on Robson and one screen on Seymour Street)

The applicant has confirmed that these size aspirations are conceptual at this point, and anticipates confirming sizes through subsequent stages of work.

Currently, staff are in the early stages of scoping a work program to review the City's Sign Bylaw. One of many issues and needs to be addressed in the review, is the need for a clear and coherent approach to new technologies such as display screens. In the interim, such screens have only been contemplated under very special circumstances, such as at the CBC Plaza. A significant issue in the consideration of screens of this type, in staff's experience, is that typical requests are for a predominance of third party advertising. Staff have carefully considered the requests for such screens in this application, and are prepared to support their further consideration in this case, given that this is a head office principally used by a pre-eminent technology provider who seeks to integrate them into the language of the initial architectural concept. Further, the applicant is agreeing in principle that the significant majority of the content will be for civic and artistic uses (although they will not be part of the City's public art program), with a lesser component for first party advertising only, in the form of displays of new Telus technologies. No third party advertising will be permitted. This is significantly different than other proposals, which have suggested that third party advertising was essential to the business case for the technology. Under these special circumstances, staff believe this further work can proceed in advance of the Sign Bylaw Review, and will in fact serve to educate many of the review considerations.

The projection screen between the 14th and 17th floors is located on the west façade of the office building. The display would be predominantly visible from the North side of Georgia Street when approaching the building from the west, and based on this technology only available from dusk until dawn. It is anticipated the screen would be retractable, and might only be used in the evening and nighttime hours with a shut-off time to be determined after further evaluation. It has been suggested that the screen could be for events or used at strategic dates, rather than on a seven-day-a-week basis. The screen would provide interest and animation to the building façade, and allows for a unique place-making opportunity for Telus in this location. While this screen would require an amendment to the Sign By-law (subject to public hearing), staff are prepared to support the screen in principle at the zoning stage based on the integration of the concept into the building architecture in this proposed location. Further analysis is required to ensure minimal impact on adjacent residential properties, and regulate the time and amount of use, as well as content.

The LED screens located on the Robson and Seymour facades are designed to provide a combination of civic and artistic content, as well as showcase emerging technologies representing first party advertising for Telus. While staff are willing to explore LED signage in this location in principle, further detailed analysis would be required to determine appropriate size, ratios of content, impact on neighbouring properties, and other factors. Specific details would be confirmed prior to Council consideration of a Sign By-law amendment (subject to public hearing).

Recommendation B in the report directs staff to prepare an amendment for the Sign By-law as part of a public hearing. This is a standard procedure for all CD-1 (Comprehensive Development) Districts as the Sign By-law regulates all signage for development (including fascia signs, etc). The LED signage referred to above is outside the scope of this Sign By-law amendment and will be dealt with at a later date.

6. Kingston Hotel (757 Richards Street)

The Kingston Hotel is an existing four storey building which is surrounded by the proposed redevelopment. While not listed on the Heritage Register, the hotel was constructed in 1910. The owners of the hotel and the developer have been in discussions regarding the project, and the proposed building interfaces with the hotel. Staff have added conditions of approval to try to accommodate garbage service within the proposed Telus office for the benefit of the Kingston Hotel.

7. Parking, Traffic and Circulation

Vehicular access for the project was designed around the following parameters:

- a) Minimizing access to Robson Street (which is one of the busiest pedestrian corridors in the City of Vancouver);
- b) Minimizing the overall number of points of conflict between pedestrians and auto/truck movements;
- c) Closure of the northern portion of City lane adjacent to Georgia Street and incorporation into the proposed plaza;
- d) Maintaining the existing Telus Building along Seymour Street; and
- e) Recognition that Richards Street is a bicycle route connecting to the separated Dunsmuir bicycle lane.

Recognizing these parameters, the applicant has proposed two vehicular access points from Richards Street for the rezoning. The northerly access point on Richards Street has been designed to connect to the existing north/south lane running through the site, with an access point to the underground parkade for the office building located on this lane. Loading for the project would also use the new lane for access. As the applicant is locating underground parking beneath this lane, a Statutory Right of Way shall be registered across the lane, with maintenance obligations being the responsibility of the owner of the adjacent office development. The southerly access point on Richards Street has been designed for access for the underground parkade for the residential development, including residential loading.

To facilitate minimal interruption to the pedestrian traffic along Robson Street, a removable obstruction has been requested at the entrance to the lane north of Robson. Access from Robson Street shall be limited to periods of lower pedestrian activity (i.e., late evening and early morning) for the Class C loading space on site and in cases of emergency. The proposal provides enhanced site frontages all around the development including varied setbacks for the west side of Richards Street building frontages to achieve a 5.0 m to 5.5 m sidewalk (the existing sidewalk on the west side of Richards is currently 2.6 m wide).

Parking for the proposed developments will be provided in accordance with the City's Parking By-law.

A Transportation Study completed by Bunt & Associates was submitted with the application. The study analyzed the impact of the proposed development on traffic in the vicinity and concluded that the traffic generated by the rezoning is manageable within the current network of streets and will likely be imperceptible to drivers at most times, with no additional capacity improvements required.

8. Sustainability

The Rezoning Policy for Greener Buildings requires that rezoning applications received after July 30, 2010 achieves a minimum of LEED® Gold, with target points for energy performance, water efficiency, and stormwater management. The City's Green Building policy also requires the applicant to register the project with the Canada Green Building Council. The applicant is proposing LEED® Platinum for the Office development, and LEED® Gold for the residential development.

The applicant is proposing several approaches to conserving and optimizing energy use in an integrated way. Currently, excess energy is rejected into the atmosphere from the data centre located in the existing building. Under the proposed concept, this energy will be harnessed and redistributed to satisfy demand of either the residential or office spaces. In addition to the capture and redistribution of waste heat from the data centre, a geo-exchange field is being proposed to provide additional heating and cooling services. Geo-exchange fields are able to store energy to and from the earth acting as a heat source during the winter and a heat sink during the summer.

In addition to the energy conservation and optimization approaches noted above, a comprehensive approach to energy efficient design requires that the buildings be positioned and designed to optimize passive design elements. In response, the applicant is using triple glazed windows in the office building. These measures lead to a reduction in heating and cooling energy consumption and allow for equipment efficiencies. In addition to the triple glazing, the thermal mass within the building fabric will support further thermal comfort achieved through passive means.

This application is also subject to the Rezoning Policy for Greener Larger Sites, as the new development parcels combined with the existing Telus building site for this rezoning exceeds the 2 acre threshold for policy application. The policy is designed to achieve higher sustainability outcomes on site developments through the exploration and implementation of: district and renewable energy opportunities; sustainable site design; green mobility and clean vehicles strategies, sustainable rainwater management; solid waste diversion strategies; and, strategies to ensure housing affordability & housing mix. Conditions of approval have been added to Appendix B to achieve these policies.

PUBLIC INPUT

Notification and Open House — The City of Vancouver Rezoning Centre webpage included notification and application information as well as an on-line comment form. Notification signs were also posted on the site.

An open house was held for the rezoning application on June 21, 2011, with staff and the applicant team in attendance. Approximately 175 people attended the event, with representations from Telus employees as well as area residents. There was general support for the project. The majority of concerns from residents in the area were in regard to provision of park space at Richards and Smithe streets. Individual e-mails have been sent to the City requesting provision of park space in this location (see Public Benefits for more information). There were also a few concerns regarding loss of private views and traffic, which have been addressed in this report.

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 (DCLs) are collected on new development 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 engineering infrastructure. The subject site is in the City Wide DCL District where the current rate is \$121.96/m² (\$11.33/sq. ft.). If developed at the levels proposed in this rezoning, a DCL of \$11,168,038 based on the current rate is anticipated.

Public Art Program – The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 91 575 m² (985,705 sq. ft.) of new development proposed in this rezoning, a public art budget of approximately \$1,784,126 would be anticipated.

Offered Public Benefits:

Community Amenity Contribution – In the context of the City's Financing Growth Policy, the City anticipates the offer of a Community Amenity Contribution (CAC) 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.

Staff recommend that the priority for the CAC be allocation towards park development at the future City park at Richards Street and Smithe Street. The Downtown South Public Benefits strategy approved by Council in May 2007 identified a site at the corner of Smithe and Richards Streets as a second park space for the area (with the first being Emery Barnes Park). While the City's Property Endowment Fund has acquired the property, priority was placed on the development of Emery Barnes Park in Downtown South. The proposed park size is approximately 0.76 acres (0.31 ha). The CAC allocation would cover the cost of purchasing the site from the Property Endowment Fund, demolition costs, and park development and construction. Estimated costs to complete the park (including site acquisition and demolition) would be \$8,000,000

As of the date of this report, discussions with the applicant about the final value of the CAC have not been completed. Real Estate Services has advised that the value of the CAC will be significantly higher than the \$8,000,000 required for park improvements described above. Staff will provide a yellow memo to Council regarding the final value of the CAC, but anticipate contributions towards the following:

- tenant upgrades at the City owned space at the CBC building (700 Hamilton Street) which would match the City's need and priorities (existing space focused on supporting multiple organizations in shared space/shared services model);
- greenways and/or bikeways in the general area; and
- transfer of amenity bonus density from the Woodward's development to this site, as provided for under the City's Transfer of Density Policy.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development represents an acceptable urban design response to the site and context, and is therefore supportable.

The Director of Planning recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Director of Planning that, subject to the Public Hearing, these be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

555 Robson Street, 775 Richards Street, 520 West Georgia 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.

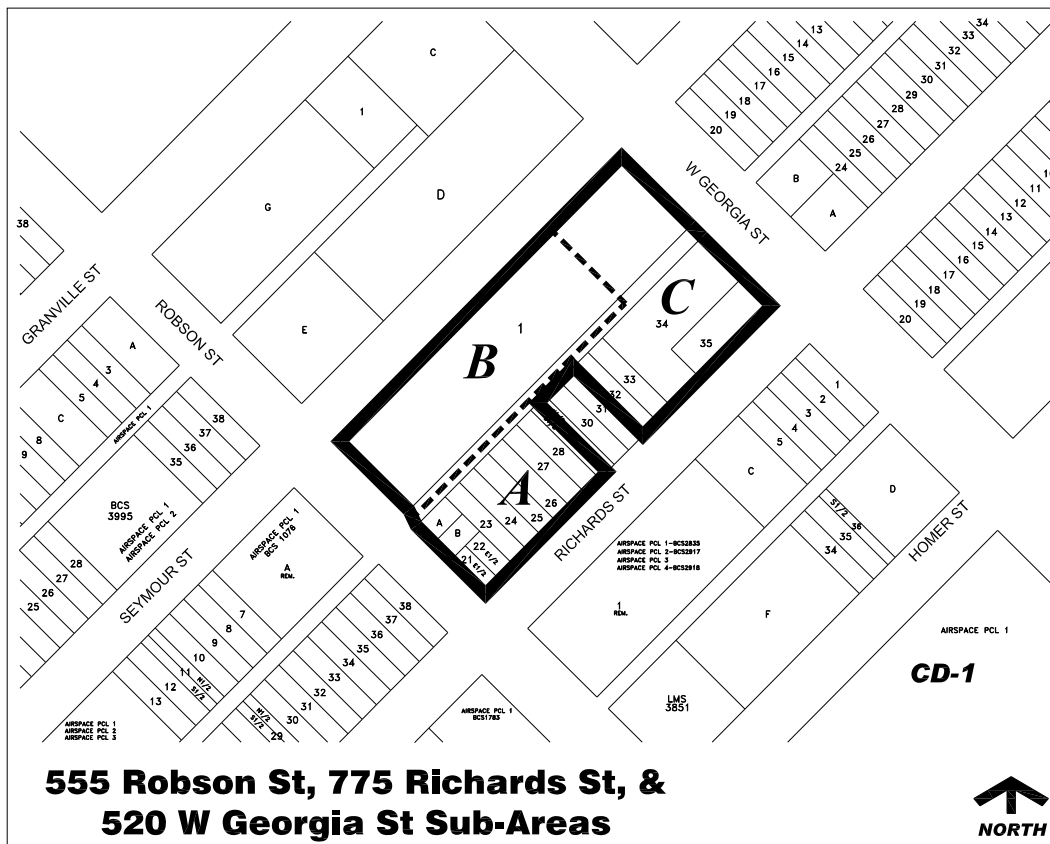
Definitions

Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

View Shadow, which means an existing building that penetrates into a view corridor approved by Council and blocks a portion of that view across an area extending from the view point origin to the mountains.

Sub-areas

- The site is to consist of 3 sub-areas approximately as illustrated in Figure 1, for the purposes of this by-law.



Uses

- Cultural and Recreational Uses;
- Dwelling Units, except that such uses are only permitted in sub-area A;
- Institutional Uses;
- Office Uses;
- Retail Uses;
- Service Uses; and
- Accessory Uses customarily ancillary to the above uses.

Conditions of Use

- All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:
 - Restaurant,
 - Neighbourhood Public House, and
 - Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.
- No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office.
- Dwelling units are in an “activity zone” as defined in 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.

Floor Area and Density

- The maximum floor area allowed in each sub-area shall be as indicated below:

Sub Area	Floor Area
A	41 630 m ² of which a minimum of 50 960 m ² shall be commercial use
B	38 872 m ²
C	46 412 m ²

- Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.
- Computation of floor space ratio must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 12% of the residential floor area;

- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors or portions of 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, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - (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, except that:
 - i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 12 percent of the residential floor area being provided, and
 - ii) no more than 20 percent of the excluded balcony floor area may be enclosed;
 - (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 1 400 m²;
 - (c) 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;
 - (d) 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. (This is the urban gardens clause)

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

Height

- The maximum building height, measured above base surface, must not exceed the maximum heights set out on the table below, except that the building must not protrude into the view corridors approved by Council in the City of Vancouver View Protection Guidelines.

Sub Area	Maximum building heights
A	412.4 m
B	300 m
C	300 m

- The Director of Planning may permit an increase in maximum building height to 445.7m for a building located in sub-area A, if the building is wholly within a view shadow and does not further block a view corridor approved by Council.

Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law, except that:

- For residential use: Class A loading spaces are required at a rate of 0.01 spaces per dwelling unit up to and including 300 units, and at a rate of 0.008 spaces per dwelling unit for any number of units over 300, rounded to the nearest whole number.
- Non-residential Class B loading at grade shall require a minimum of 4.0 m (13' 1.5") overhead clearance, or greater if necessary to accommodate anticipated servicing vehicles.

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

* * * * *

555 Robson Street, 775 Richards Street, 520 West Georgia 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 Henriquez Partners and stamped "Received City Planning Department, August 29, 2011", 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:

Urban Design - Office Building

1. Design development to further refine the detailing of the office tower facade to fully demonstrate the design intent of the horizontal and vertical solar shade fins in combination with the mullion details, glass color and transparency, fritting and expected energy performance.

Note to Applicant: Superior detailing and execution of the facades details are critical to achieving the proposed building aesthetic. Glass samples along with full performance specifications are required.

2. Design development to refine the overall relationship between the various massing components (office tower, horizontal office building, plaza roof structure) to enhance the overall built form composition while remaining distinguished from each other.

Note to applicant: Staff strongly support innovative, bold architecture utilizing high quality material treatments given the prominence of this proposal within the downtown context. Aspects to review include; the relationship between the plaza roof structure and the office tower above; the connection between the office tower and the lower tower bar; the exposed soffit treatments of both the cantilevered components and the underside of the tower.

3. Design development to further enhance those portions of horizontal office building that cantilever (encroaches over City streets) with increased transparency and visual interest including containing an aspect of semi-public use.

Note to applicant: Generally the proposed cantilevered over Richards Street in a supportable approach as a semi-public space within the building. The proposed cantilever over Seymour Street should employ a use other than general office space

only. To increase its visual transparency a reduction in the number of internal floors occupying this space should be provided.

4. Design development to enhance and provide special signification as part of the building's interface with the public realm, including its soffit treatment, where those portions of the horizontal office building cantilevers over City Street(s).
5. Design development to further refine and architecturally integrate rooftop mechanical penthouse, elevator override service volumes, photovoltaic panels and other service equipment including window washing infrastructure to minimize any incursion into the public view cone.

Note to applicant: The proposed cell tower and antennae elements are not a supportable incursion into the public view cone.

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance 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. Confirmation of LEED® registration is also required. The applicant's desire to pursue LEED® Platinum for the office building is strongly encouraged.

Public Realm and Plaza

7. Design development to refine the public plaza site design and surrounding public realm to engage and enhance the public experience utilizing high quality materials.

Note to applicant: Aspects to review include, making the public plaza open and inviting from both West Georgia and Seymour Street; optimize solar access; a stronger destination and activation of use that contributes to the ceremonial nature of West Georgia Street, integration with the West Georgia public realm; and increasing seating and landscaping opportunities.

8. Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of the tenancies along Robson, Richards, and Seymour Streets frontages and lane.
9. Provision of a conceptual lighting strategy to ensure appropriate lighting levels, and CPTED performance, while minimizing glare for nearby residents. Careful attention to public realm lighting, including all street frontages and lane, is required.
10. Provision of a conceptual retail signage strategy to ensure a well conceived, and disciplined, approach to announcing tenancy.

Note to applicant: The strategy should confirm general signage hierarchy, location and type. Back-lit box signs are not supported. Further clarification of finer grain, and more creative approaches, to announcing ground-oriented tenancy is required.

Urban Design - Residential Building

11. Design development to the upper portion of the building to further refine and enhance its architectural contribution to the city skyline and the public view corridor.

Note to applicant: Service equipment including window washing infrastructure and the proposed cell tower and antennae elements are not supportable incursions into the view corridor or beyond the view shadow of the Scotia Building.

12. Design development to further refine the detailing of the residential tower facade to fully demonstrate the design intent of the horizontal and vertical solar shade fins in combination with the mullion details, glass color and transparency, fritting and expected energy performance.
13. Design development to delete the proposed building encroachments (residential building) on both Robson and Richards Street.
14. Design development to enhance the livability and privacy of the lower units facing the lane across from the existing TELUS facility.

Note to applicant: Given the close proximity of these units to the existing building, their primary orientation should be optimized towards Robson Street. Alternatively office space would be a supportable use on these lower floors.
15. Design development to improve the Robson Street retail continuity by relocating the residential lobby to Richards Street.
16. Delete all signage located above the third level for this development. All signage shall comply with the Sign By-law.
17. Identification on the plans and elevations of the built elements contributing to the residential building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance 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. Confirmation of LEED® registration is also required.

Landscape Review

18. Design development to expand opportunities for pedestrian engagement in the main plaza fronting Georgia Street, being the focal point of the development. This could be achieved by providing more pedestrian scale articulation at street level, including soft landscape elements. This would promote the 'green' image of the project, as well as

enhance connectivity between public and private realm, and between indoor and outdoor spaces at grade.

19. Design development to showcase the principles of sustainability by the addition of more substantial planting at grade, throughout the proposed pedestrian paths.

Note to Applicant: Plant Palette to be indicative of west coast native ecosystems without the use of invasive plants (such as Equisetum or Phyllostachys), even with precautionary root barriers.

20. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.

Note to Applicant: Provision of a section through the planted areas at the time of development permit application, to show adequate depth of soil for the type of trees proposed, in order to allow for better root development and therefore healthier trees in the future.

21. A full Landscape Plan for proposed green roofs 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.

22. 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.

23. A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan).

24. 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.

25. 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

26. Deletion of all proposed projections from the residential/retail building encroaching over Richards Street and the Robson Street Building Line including but not limited to the level 3 pool projection.

27. Deletion of the vertical, glass solar fins on the office/retail building façade proposed to encroach onto Richards Street, unless these can be shown to be required for LEED® certification and shown to be lightweight and demountable.
28. Provision of a knock out panel at the appropriate location along the residential building vehicular entry ramp, and a commitment to permit shared use of the ramp, in support of access to underground parking within future development on the Kingston Hotel property.
29. Deletion of those portions of roof-top photovoltaic panels on the office/retail building proposed to encroach onto Richards St. and W. Georgia Streets.
30. Confirmation that all canopies on the existing Telus block building are in compliance with the Building By-law for overhead clearance, drainage and demountability: where they do not comply make arrangements for the extension or replacement of the existing canopy encroachment agreement on title. (Easement & Indemnity Agreement BK257666, Statutory Right of Way BK257667).
 - a. Note: The existing Telus Building (which is to remain) has a secondary glass curtain-wall (deemed a “Ventilation Cavity”) which encroaches onto Seymour and Robson Streets. This façade change was approved by Council in 1997, and is covered by Easement & Indemnity Agreement BT390743 and Statutory Right of Way BT390744).
 - b. Note: The application indicates a “green wall” to be attached to the existing building encroachments. Note: The existing Telus Building has exterior cladding encroaching into the lane, (Easement & Indemnity Agreement G29739). The proposed greenwall, presumed to be attached to this encroaching cladding, must not be mounted lower than 17 feet above the lane grade. At permit stage arrangements for the encroachments of the proposed greenwall will be required.
31. If a Class C loading space is to be accommodated, the block’s internal lane network, as well as entry and exit points must be configured to accommodate the ingress and egress movements of the largest truck anticipated, to the satisfaction of the General Manager of Engineering Services.
32. An update to the Transportation Study is required and is to include:
 - a. Details of the loading which occurs at the existing Telus building on Seymour Street and in the lane.
 - b. The adequacy and functionality of the existing loading spaces in the existing Telus building to accommodate all deliveries and pick ups from the building.
 - c. The number and size of trucks which deliver and pick up from the existing Telus building.
 - d. A plan to downsize the existing Class C delivery and pick up vehicles to Class B vehicles for the existing Telus building. Restriction of truck size to a single-unit truck of a maximum 10 m length (MSU-TAC design vehicle).

- e. Confirmation that all deliveries will then fit within the existing Telus Buildings loading facility or that the building can and will be retrofitted to accommodate all delivery vehicles.
 - f. The analysis must also provide recommendations to improve loading functions, minimize impacts to vehicle traffic in the lane, and ensure that all loading activity is occurring within the on-site loading spaces.
33. Provision of a Loading Management Plan to the satisfaction of the General Manager of Engineering Services that identifies loading managers for each of the buildings and will co-ordinate deliveries amongst all users ensuring that the lane functions adequately for all access and egress activities for all buildings.
34. Any improvements to the lane (pavers/concrete resurfacing or specialty treatments require a separate application to the General Manager of Engineering Services).
35. The applicant is to consult with Engineering's Sewers Design Branch and outside utility agencies where necessary to develop details of a protected utility corridor that will pass through the closed portion of the lane

Sustainability

36. An approach to Sustainable Site Design shall be taken and, where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.
37. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

38. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan.

39. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and

minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

40. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat, distributed heat generating equipment, including gas fired make-up air heaters.
41. No heat producing fireplaces are to be installed within residential suites.

Note to Applicant: All fireplaces are discouraged. A letter from a professional Engineering outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

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 Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural 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, subject to Council approval, for the closure and acquisition of a portion of the lane east of Seymour Street, south from West Georgia Street, as shown generally dotted on the sketch attached hereto as Appendix F. A separate application to the City Surveyor is required.

Note to applicant: There will be a significant impact on utility infrastructure; the applicant must consult with outside utility companies to determine their requirements for the closure of the lane (including BC Hydro, Fortis, and Telus) and provide written confirmation that relocations of any impacted services can be accomplished. All utility work is to be fully at the applicant's expense.

2. Provision of a Statutory Right of Way (volumetric) in favour of the City for utility purposes and public access over the portion of City lane to be closed.
3. Provision of an Option to Purchase and Statutory Right of Way Agreement in favour of the City over the whole of the lane to be closed.
4. Provision of a Statutory Right of Way over a portion of the plaza area located adjacent to West Georgia Street for a future public bicycle share station.

5. Provision of a Statutory Right of Way over the public plaza along West Georgia Street for 24 hour pedestrian access and public use. The SRW is to be a blanket charge (defined by sketch plan) and to be modified to volumetric plan based on the as-built conditions. The modification is to be registered prior to occupancy of the office building. Maintenance of the public plaza shall be the responsibility of the owner of the adjacent office development;
6. Provision of building setbacks and the following surface statutory rights of way over the setbacks for public access purposes, generally as shown on the attached sketch attached hereto as Appendix F

2.9 metres on Richards St. north of the Kingston Hotel
2.4 metres on Richards St. south of the Kingston Hotel
7. Provision of legal arrangements for the proposed office building encroachments (levels 4 to 7) onto City Street subject to Council approval and prior to zoning enactment. Such arrangements to include a lease of the encroaching areas at fair market value on an annual basis.

Note: encroachments are to be reasonably demountable, are to be detailed in a separate application to the City Surveyor and must not be necessary to meet Vancouver Building By-law requirements including ingress and egress.
8. Provision of a surface right of way (which may be volumetric) adjacent to Lot 31 (the Kingston Hotel) for the new lane outlet to Richards Street north of the Kingston Hotel generally as shown on the attached sketch in Appendix F.

Note to Applicant: Any buildings to be constructed over this lane right of way are to provide a minimum of 7.62 m (25 ft.) of overhead unobstructed clearance.
9. Subdivision of Lots A, B, E ½ of Lots 21 & 22, Lots 23 to 28, and the S ½ of Lot 29 resulting in the dedication of the south 7 feet (the Robson St Building Line area) and the consolidation of the remaining lots to form a single parcel.

Note to Applicant: Clarification is required on the proposed property boundaries regarding the subdivision of Lot 1, Plan 15050, Lots 32 to 35, Plan 210, and the portion of lane proposed to be closed. (Note the drawings are not clear as to the proposed lot line locations.)
10. Provision of a structural upgrade to the existing areaway under Seymour Street (currently under Easement & Indemnity Agreement 453821M, and extended by A59226). A review by a structural engineer and approvals from Engineering, Structures Branch is required.
11. Release of Easement & Indemnity Agreement BN192048 and Statutory Right of Way BN192050, prior to occupancy of the new buildings. Confirmation of removal of encroaching bridge structure, footing and seismic features encroaching onto public property is required before release of existing agreements.

12. Release of Easement & Indemnity Agreements A71051 (for exhaust pipes) and 397475M (3 commercial crossings), prior to building occupancy.
13. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
14. Execute a Services Agreement, that facilitates a phased approach to development, to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called "the Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights of way for the Services are provided. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:
 - a) no development permit will be issued for a parcel until the design of the Services required for that particular phase of development are completed;
 - b) no occupancy of any buildings or improvements on a Parcel until the Services required for that particular phase of development are completed; and
 - c) shall include the following works to the satisfaction of the General Manager of Engineering Services:
 - i. The design and installation of all Storm, Sanitary and Water systems as required by the development.
 - ii. Upgrading and or replacement of existing sidewalks around the site to meet current sidewalk treatment standards. (Georgia St. Public Realm and downtown commercial standards on the remaining frontages.)
 - iii. Provision of additional street trees around the site where space permits.
 - iv. Removal of the existing lane entry at Georgia St. and reconstruction of the curb and sidewalk to reflect the lane closure including any utilities that may be impacted.
 - v. Provision of improved disability ramps at all intersections adjacent the site.
 - vi. Provision of new concrete entry for the proposed lane outlets on Richards Street, and crossing for the proposed residential building vehicular entrance on Richards Street.
 - vii. Provision of a new concrete lane entry on Robson Street fitted with a closure mechanism governing motor vehicle access and passable for pedestrians, under the control of the City of Vancouver unless shared or delegated by Agreement to the satisfaction of the General Manager of Engineering Services.
 - viii. Provision of garbage storage facilities on the Telus block site for use by the Kingston hotel should the existing garbage facilities for the Kingston

- Hotel not be adequate and/or require storage on the lane. Appropriate legal arrangements will be required.
- ix. Provision of a cash contribution \$375,000.00 to developing an improved/separated cycling facility on the 700 block of Richards Street.
 - x. Provision of the following cycling support facilities:
 - (a) A public drinking fountain to be located on-site and accessible to cyclists and pedestrians.
 - (b) A bicycle pumping station to be located on-site and accessible to cyclists.
 - (c) Associated infrastructure for the public bike share station.
 - (d) Enhanced end-of-trip facilities and services, for use by both the on-site community and other members of the public (note: These may be part of proposals submitted to satisfy the requirements pertaining to LEED® status and/or Green Mobility and Clean Vehicles). Appropriate legal arrangements will be required.
15. Provision of access to and use of the Telus loading facilities for the Kingston Hotel. Appropriate legal arrangements will be required.
16. Unless alternate arrangements to the satisfaction of the General Manager of Engineering Services are concluded, provision, operation, and maintenance of 5 shared vehicles and the provision and maintenance of 5 shared vehicle parking spaces for use exclusively by such shared vehicles and under the conditions outlined below:
- a. The developer will be required to fund \$25,000 for the purchase of each required shared vehicle and fund \$11,560 for operating costs for each required shared vehicle;
 - b. Management services to be provided by the professional shared vehicle organization subject to an agreement to be entered into with the developer on terms and conditions satisfactory to the City,
 - c. The registration against the title to the development, with such priority as the Director of Legal Services may require, and in form and substance satisfactory to the Director of Legal Services, of a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, providing that the shared vehicle spaces in the development must be accessible to members of the car sharing organization who do not reside in the development, and the provision of, prior to issuance of any development permit, details on arrangements that will allow members of the shared vehicle organization access to the car share parking spaces.
 - d. The location of vehicles and spaces within the project

Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to building Occupancy:

Public Art

17. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the

aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: To discuss your public art application and fulfillment options please call Bryan Newson, Public Art Program Manager, at 604.871.6002

Community Amenity Contribution (CAC) Payable on Enactment

18. Pay to the City, prior to enactment of the rezoning by-law, the Cash portion of the Community Amenity Contribution of \$8,000,000 which the developer has offered to the City.

Note to Applicant: The funds shall be allocated towards park development at the future City park at Richards Street and Smithe Street

Soils

19. Submit a site profile to the Environmental Protection Branch (EPB).
20. That 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.
21. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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 sites 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 by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

555 Robson Street, 775 Richards Street, 520 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"555 Robson Street, [CD-1#] [By-law #] B (DD)"
775 Richards Street,
520 West Georgia Street

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1 #] [by-law #] 555 Robson Street, 775 Richards Street, 520 West Georgia Street"

* * * * *

ADDITIONAL INFORMATION

1. Legal Descriptions

555 Robson Street

Parcel Identifier:	
007-697-473	Lot 1 Block 54 District Lot 541 Plan 15050

520 West Georgia Street

Parcel Identifier:	
015-467-767	Lot 32 Block 54 District Lot 541 Plan 210
015-467-791	Lot 33 Block 54 District Lot 541 Plan 210
010-205-471	Lot 34 Block 54 District Lot 541 Plan 8259
010-205-543	Lot 35 Block 54 District Lot 541 Plan 8259

775 Richards Street

Parcel Identifier:	
014-561-948	Lot A of the West ½ of Lots 21 and 22 Block 54 District Lot 541 Plan 1542
014-561-964	Lot B of the West ½ of Lots 21 and 22 Block 54 District Lot 541 Plan 1542
015-467-619	The East ½ of Lot 21 Block 54 District Lot 541 Plan 210
015-467-635	The East ½ of Lot 22 Block 54 District Lot 541 Plan 210
015-467-520	Lot 23 Block 54 District Lot 541 Plan 210
015-467-546	Lot 24 Block 54 District Lot 541 Plan 210
015-467-554	Lot 25 Block 54 District Lot 541 Plan 210
015-467-571	Lot 26 Block 54 District Lot 541 Plan 210
015-467-694	Lot 27 Block 54 District Lot 541 Plan 210
015-467-716	Lot 28 Block 54 District Lot 541 Plan 210
015-467-741	The South ½ of Lot 29 Block 54 District Lot 541 Plan 210;

2. Urban Design Panel

EVALUATION: SUPPORT (10-0)

- **Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal by giving a brief policy outline of the site. The site is subject to the Downtown Official Development Plan which has been adopted by Council. The Downtown Official Development Plan talks about office development and allowing residential development on the shoulders of the Central Business District. The area in the lane between Seymour and Richards Streets and the Kingston Hotel is the area that allows residential. This application does meet the Policy for the area. It talks about maximum heights for the area which are allowable up to the view cone. There is a view cone that restricts the height on the Telus Buildings and there is also a view cone that restricts the height on the residential buildings as well. The site is also subject to design guidelines along Robson Street which recognizes that Robson Street is an area of greater pedestrian activity as it leads down to the two stadiums that terminate at the end of Robson Street. Mr. Drobot explained that the Scotia Tower is already impacting the view cone so there is Council adopted Policy that says that if you can prove your building is entirely within the shadow of an existing building you can go up to the existing height provided you have a higher level of architectural criteria and have a higher level of sustainability. He remarked that at rezoning staff will be making allowance for the intrusion into the view cone but the applicant must detail and prove that out at the development permit stage.

Anita Molaro, Development Planner, further described the proposal noting the local context includes a number of residential highrises and office buildings. The proposal is bounded by West Georgia, Robson, Seymour and Richards Streets. The existing Telus facility (William Farrell Building) on the Seymour Street frontage and along with the corner building were revitalized in 2000 with a double glass façade with the midblock building being converted into an atrium in 2007.

The proposal consists of mixed-use office and residential and will replace the two existing parkades along Richards Street with a 21-storey office tower on West Georgia and a 45-storey residential tower and retail podium on Robson Street that wraps around to Richards Street. The existing White Spot restaurant on the north end of Seymour Street will be replaced by an extension of the office block over the lane creating a covered plaza with retail functions. The north end of the lane accessing Georgia Street will be closed to vehicles and will be reconfigured to turn out onto Richards Street. The Kingston Hotel, located on Richards Street, will remain as it is as a separate owner.

Ms. Molaro explained that current zoning permits a base height of 300 feet and where the policy permits, an increase in height up to 450 feet or to the underside of the view cone. The heights are restricted on the site by several view cones, including the most restrictive one being over the residential building which will only allow a height of 404 feet. The office building is proposed at 289 feet and an addition of three storeys is proposed on the fifteen storey William Farrell Building. Another aspect of the view cone limit is where a pre-existing building has impeded the view cone. The Scotia Tower, built in 1977, is 452 feet in height and encroaches well into some of these view cones. As a result, there is an opportunity to shape the residential building in such a way in front of the Scotia Tower that goes beyond the view cone height limit of 404 feet to a height of 442 feet. This will

be assessed as part of the more detailed development permit process including an expanded High Building Urban Design Panel review.

Ms. Molaro stated that the residential floor plate of 9,500 square feet is significantly larger than many of the residential buildings within the context. In terms of buildings of a similar size within the area, the closest residential building is Capital Residences with a floor plate of 8,200 square feet. The Scotia Tower has an office floor plate of approximately 10,000 square feet. A more recent example that the Panel had seen recently is Burrard Gateway with a floor plate of 6,500 square feet and a height of 550 feet.

Ms. Molaro remarked that the residential tower itself has been shaped to minimize its scale as seen from Richards Street with a narrow façade articulation, however it has a fairly broad profile over 110 feet in width as seen by pedestrians moving along Robson Street, westbound from BC Place.

Ms. Molaro stated that Planning was not supportive of the proposed cantilevered extensions over Robson and Richards Streets (as part of the residential building) but were prepared to consider the protruding elements associated with the commercial/office building.

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

Form of Development

- does the panel support the urban design response developed for this site:
 - buildings' siting and open space strategy.
 - heights to underside of view cone (Residential 404 feet plus potential additional view shadow up to 452 feet, subject to Higher Building Review UDP at DE stage and Commercial at 289 feet).
 - density (Residential - 15.72 FSR) (Office - 11.26 FSR).

Other aspects of the form of development including:

- Residential building
 - Does this site, within this context, both immediate and within the downtown peninsula, support the proposed height, scale and massing of the residential building.
 - Relationship and neighbourliness of the residential building with existing buildings (Telus building across the lane, Kingston Hotel adjacent, l'Hermitage across Richards Street) including shadow and view impacts.
 - Are there additional opportunities/measures that should be considered to further express/enhance the building's architectural composition and sustainability performance (LEED® Gold).
- Office Building
 - If the built form extensions over the street are supportable (office) - what are the urban design principles that should be considered?
 - How should/can they contribute to the public realm?
 - How should/can they contribute to the architectural merit of the overall proposal?
 - What is the role of the space generated within (occupancy)?

- Proposed lighting concepts as an integrated component of the building's architecture.
 - Back projection LED integrated into exterior envelope treatment.
 - Projection LED as feature elements of the building's façade expression.
 - Are there additional opportunities/measures that should be considered to further express/enhance the building's architectural composition and sustainability performance (LEED® Gold).
- Public realm and Landscape
Public plaza at Georgia Street:
 - Role and contribution to the public realm of Georgia Street
 - Covered plaza as a feature component of the overall development composition
 - Integration of the lane with active uses as part of an expanded public realm as a connection between Robson Street and Georgia Street.
- Public realm interface of the various street frontages including:
- Integration of existing building along Richards Street frontage, including the number of vehicle access points.
 - Proposed augmentation to the existing buildings along Seymour Street.
 - Continuity of Robson Street.
 - Other landscape treatments: Green roofs, sky gardens, vertical green walls.

Mr. Drobot and Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Gregory Henriquez, Architect, further described the proposal and indicated that it is a unique opportunity to design something of significance on Georgia Street and amplify the urban experience through the use of public art. He added that they wanted to use technology, and the idea was to define specific opportunities using "media walls". They are proposing for Telus to have a rotating artist-in-residence program, who would create digital images on these media walls. They are also talking to non-profit organizations to see if they would be interested in participating in the making of some dynamic public art for the development. Mr. Henriquez noted that they may not be in the location as indicated at this review, and that they have a company looking at the building to come up with some proposals.

Mr. Henriquez described the architecture noting that they are proposing the office building to be LEED® Platinum with triple glazed windows and radiant heating as well as other sustainable strategies. They are planning to have a covered public plaza with a restaurant that will spill out into the plaza. The residential building scale will relate to the Kingston Hotel with a series of elements that project out over the sidewalk. They are proposing LEED® Gold for the tower which will be part of a site wide geo-exchange utility. This will capture the heat that is generated from the Telus Hub which has all the telephone lines in the province. The amount of cooling to keep the Telus tele-communication systems from overheating is immense, so they will be taking that rejected heat and storing it in the ground to be used for hot water heating in the residential tower. He added that there is a potential for this to be a net producer of heat where surplus heat can then be sold to other sites.

Ian Gillespie, Westbank, noted that one of the commitments made with Telus was to re-skin the existing Telus building as well as the addition of canopies down Richards and Seymour Streets. It also includes moving the White Spot to mid block on Seymour in addition to another retailer. The existing atrium will have new elevators and staircases and there will also be a “pop-up” restaurant and a presentation center in the atrium. The presentation center will become retail space after the residential units are sold. Mr. Gillespie stated that they are planning to improve the lane with pavers that will allow grass to grow through and possibly more LED light features. As well there will be retailers in the laneway as well as access for loading.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - Design development to the ground plane to make for more open public spaces;
 - Consider having the cantilevered spaces in the office building be used as public spaces.
 - Design development to the retail façade and podium on Robson Street;
- **Related Commentary:** The Panel supported the project and thought for a rezoning it was a well considered and put together package.

The Panel thought this was an exciting project and supported the size of the floor plates, the overall form, massing, variety of uses and density. They liked the design for the Telus tower with the bridge-like element providing a bold and unique expression to define that end of the development.

The Panel had some concerns with the ground plane especially the sculptural plaza canopy element on the north side, as they thought it seemed a bit awkwardly jammed under the building and made the plaza seem tight and crowded. One Panel member noted that the public realm should have a large airy open space considering the size and scale of the development. Also, the applicant could consider the existing wall on the Telus building by using some form of animation that could also go on in the lane or other creative ways to make the blank façade interesting.

A couple of Panel members thought the scale of the residential tower was overly aggressive and this particular location didn’t seem like a tall building site. One Panel member thought it was because of the location and the other residential buildings in the area. It was suggested that it have a descending scale towards Yaletown as it seem a bit too big and is causing some proximity and privacy issues for the buildings across the lane. Another Panel thought the first five or six floors being right up against the existing Telus building seemed tight and suggested adding more office space on those floors.

The Panel supported the direction that the office building is taking and thought the sustainability and green building strategies were well expressed. Although most of the Panel supported the cantilevered portions in the project there were a number of Panel members who were concerned with them projecting into Seymour Street as they felt the street end view was impacted. There was an appreciation that they are public art in nature with several Panel members feeling the spaces should also be used as public spaces.

The Panel wanted the main public plaza space to have an open and comfortable feeling and as a result had some concern regarding the wood structure in the plaza. They thought it collided somewhat awkwardly into the rest of the composition. They were also concerned on how it would be cleaned and how pigeons would be kept out of the space.

The Panel thought the existing atrium should be experienced at street level and if it is a public space the stairs should be visible and easily accessible. There was a comment regarding using the atrium as another potential light box for public art. Some panel members suggested the light boxes have more hierarchy in scale rather than all being the same. One Panel member thought the atrium could be one of the more exciting aspects of the project.

The Panel thought the weakest point in the design was the lower four storeys on the Robson and Richard Streets corner. They thought it seemed fragmented and lacked the simple and bold clarity as the rest of the project. One Panel member suggested the entrance could be moved to Robson Street.

The Panel supported the plan to keep the existing buildings as they add flavour and character. They liked that the Kingston Hotel would remain as it creates a unique and memorable situation within the development. Some of the Panel acknowledged and were concerned that the hotel would be adversely impacted for a long period during construction.

The Panel liked the plans to animate the lane, with a couple of Panel members suggesting that given the large scale of the buildings in the laneway area, it was going to take a lot to make it pedestrian friendly.

The Panel thought the sustainability strategy was well done.

- **Applicant's Response:** Mr. Henriquez thanked the Panel for their comments and thought they were helpful as they move forward with the design.

Mr. Gillespie said he agreed with most of the comments. He stated that he wants to get a really strong retail on Robson Street but that they were looking for an anchor tenant so the façade hasn't been developed until they get that tenant who will work with them to develop the façade.

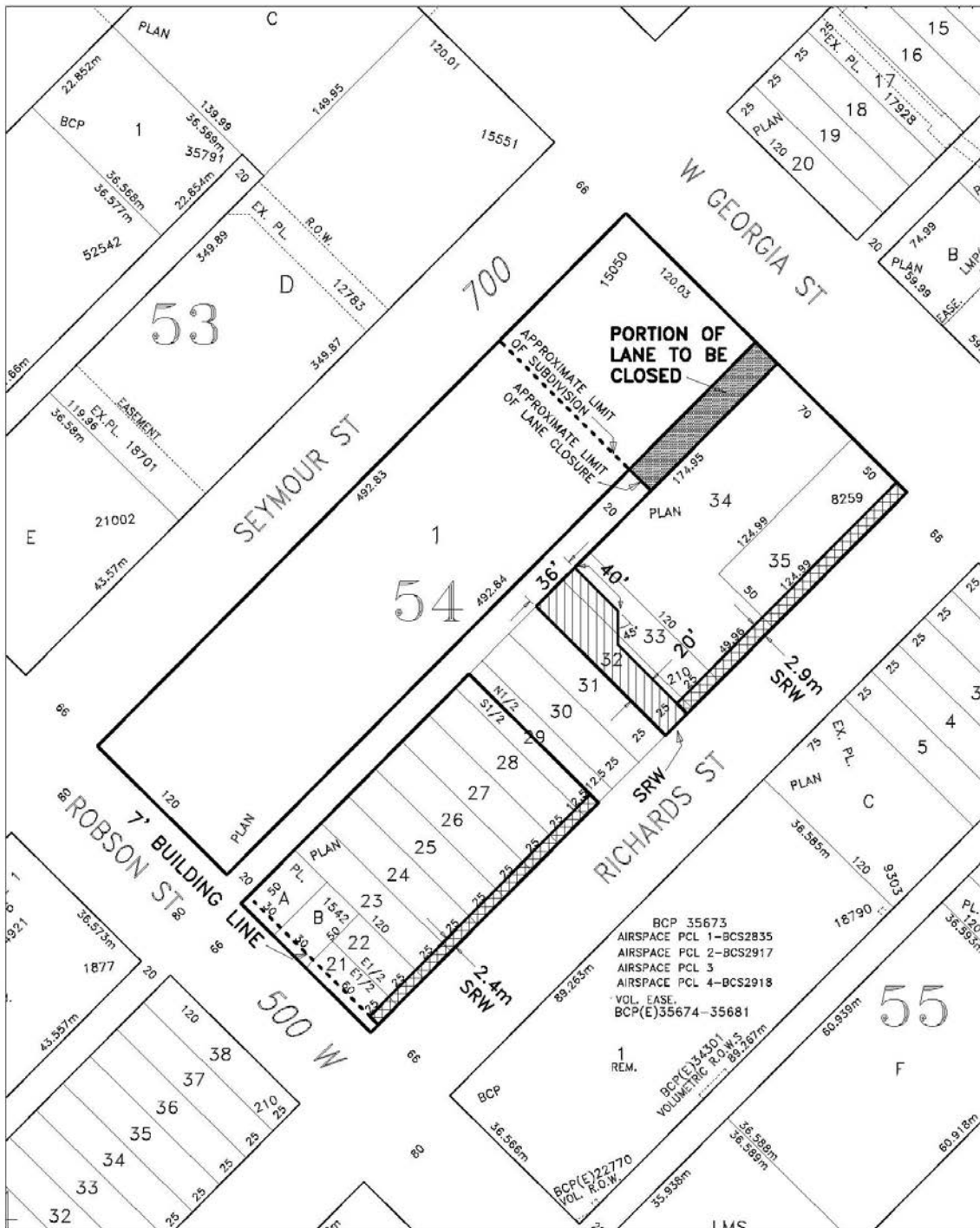
* * * * *

555 Robson Street, 775 Richards Street, 520 West Georgia Street
Form of Development
Office Building (Viewed from the corner of Georgia and Seymour Street)



Residential Building (Viewed from the corner of Robson and Richards Streets)





	<p>CITY OF VANCOUVER ENGINEERING SERVICES <small>THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF INFORMATION SHOWN ON THIS MAP</small></p>		<p>SCALE N.T.S.</p>	<p>DATE 07-SEP-2011</p>	<p>555 Robson Street THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH</p>
--	--	--	--------------------------------	-----------------------------	--

555 Robson Street, 775 Richards Street, 520 West Georgia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A mixed-use development with a 499,572 sq. ft. office tower, a 459 unit residential tower (including 56,617 sq. ft. of retail space, and additional 37,940 sq. ft. for the existing Telus office building on the site.

Public Benefit Summary:

Financial contributions to construction of a new park at Richards and Smithe Street and public art in addition to DCL's

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area Residential= 25,480 sq. ft.) (site area Office = 40,825 sq. ft.) (site area Existing Bldg.= 45,318 sq. ft.)	Residential - 5.0 FSR Office - 7.0 FSR Existing Bldg - 7.0 FSR	Residential - 17.59 FSR Office - 12.24 FSR Existing Bldg (with addition - 9.23 FSR
Buildable Floor Space (sq. ft.)	Residential - 127,400 sq. ft. Office - 285,775 sq. ft. Existing Bldg - 317,226 sq. ft.	Residential - 448,193 sq. ft. Office - 499,572 sq. ft. Existing Bldg - 418,285 sq. ft.
Land Use	Residential/Commercial	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	\$4,681,273	\$11,168,038
	DCL (Area Specific)	0	0
	Public Art	0	\$1,784,126
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (20% Housing)		
	Parks and Public Spaces		\$8,000,000
	Social/Community Facilities (Neighbourhood House and Adult Day Care)		
	Unallocated		
Other (Endowments for Social Facilities)			
TOTAL VALUE OF PUBLIC BENEFITS			\$20,952,164**

* 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.

** Values are subject to change base on final value confirmation of Community Amenity Contribution

555 Robson Street, 775 Richards Street, 520 West Georgia Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	555 Robson Street, 775 Richards Street and 520 West Georgia Street
Legal Description	(See Appendix D)
Applicant/Architect	Henriquez Partners
Property Owner/Developer	Telus/Westbank Developments

SITE STATISTICS

SITE AREA	Site area Residential= 25,480 sq. ft. Site area Office = 121,480 sq. ft. Site area Existing Bldg.= 45,318 sq. ft.
-----------	---

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	DD	CD-1	
USES	Residential/Commercial	Residential/Commercial	
DWELLING UNITS	Permitted on area C-3	459 Units	
FLOOR SPACE RATIO & FLOOR AREA	Residential - 127,400 sq. ft. Office - 850,360 sq. ft. Existing Bldg - 380,473 sq. ft.	Residential - 448,193 sq. ft. Office - 1,486,915 sq. ft. Existing Bldg - 418,285 sq. ft. (of which 37,940 is new construction)	
MAXIMUM HEIGHT	91.4 m (300 ft.), with potential to increase to 137.2 m (450 ft.), subject to View Corridor Analysis.	Residential -- 445.7 ft. New Office - 291.6 ft. Existing Office - 201.4 ft.	
PARKING SPACES			