

## MEMORANDUM

July 10, 2012

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager  
S.A. Johnston, Deputy City Manager  
D. McLellan, Deputy City Manager  
M. Coulson, City Clerk  
M. Welman, Director of Communications  
W. Stewart, Assistant Director, Corporate Communications  
B. Prosken, Acting General Manager of Community Services  
F. Connell, Director of Legal Services  
P. Judd, General Manager of Engineering Services

FROM: K. McNaney, Assistant Director, Central Area Planning

SUBJECT: CD-1 Rezoning - 800 Griffiths Way (Rogers Arena)

This memorandum brings forward additional recommendations for the above item to allow for Council's initial consideration of a lease of portions of road to accommodate the underground parking structure of the proposed south tower. Also recommended are revisions to two conditions of approval – one related to the building/parkade design and the future road network, and the other calling for a comprehensive pedestrian study of Northeast False Creek. The memo also explains a minor change to Map 4 of the False Creek North Official Development Plan.

### Part 1 - Closure of Griffiths Way

#### RECOMMENDATION

- A. THAT Council approve in principle the proposal to stop up, close and lease volumetric portions of Griffiths Way and the road under the Georgia Viaduct at fair market value to the registered owner of the Rezoning Site to accommodate the underground parking structure proposed to be within the these areas;

FURTHER THAT the General Manager of Engineering Services be instructed to bring back to Council, prior to the enactment of the rezoning, a report seeking Council approval to stop up, close and lease this volumetric portion of Griffiths Way and the road under the Georgia Viaduct

B. THAT conditions of approval (c)6 and (c)9 in Appendix B to the Policy Report dated June 5, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)" be replaced with the following:

- "6. Dedication of an approximate 22 m<sup>2</sup> of the western portion of the site adjacent to Griffiths Way as shown on revised Appendix D attached to this memo. The dedicated area is to be clear of all structures. Provision of a volumetric statutory right of way in favour of the city for approximately 16 m<sup>2</sup> of the western portion of the site adjacent to Griffiths Way as shown on revised Appendix D attached to this memo.
- "9. Make arrangements for the proposed underground parking structure under City Street, subject to Council approval prior to enactment, to raise title to a portion of Griffiths Way between Expo Boulevard and Pacific Boulevard and a portion of the road under the Georgia Viaduct, and to close, stop up and lease from the City at fair market value, to be paid on an annual basis for the term of the lease, the volumetric portion thereof to contain that portion of the development located herein, including arrangements for any utility relocation or reconstruction required."

### Discussion

For the proposed development at 800 Griffiths Way, parking is proposed below grade for the south tower. To achieve an efficient parking floor plate on this challenging site, the applicant is requesting that parking be located under a portion of Griffiths Way. In addition, to accommodate the future road network contemplated if the Viaducts are removed, the applicant is requesting a portion of the underground parkade be located underneath a 1.25 m portion of the road under the Georgia Viaduct. While conditions of approval have been added to accommodate parking under Griffiths Way, a recommendation allowing for Council to approve in principle the closure and lease of both a portion of Griffiths Way below grade and a portion of the road under the Georgia Viaduct would facilitate timely processing of all required legal agreements.

Prior to the enactment of the rezoning, a further report to Council will be required to obtain Council authority to stop up, close and lease to the owner of the Rezoning Site (Rogers Arena) a volumetric portion of Griffiths Way and road under the Georgia Viaduct to contain the underground parking structure (based on market rate to be determined by the Director of Real Estate Services). Prior to issuance of development permit, the applicant would enter into an agreement with respect to the applicant's use of the area below both Griffiths Way and road under the Georgia Viaduct for underground parking.

To accommodate the future road network if the Viaducts are removed, a portion of floor plate of the south tower may need to be constructed over a portion of the site required to be dedicated to provide for the reconfiguration of Griffiths Way. As buildings generally cannot be constructed over City Street, the condition calling for dedication of a western portion of the south tower site requires revision to accommodate the building structure by way of a volumetric statutory right of way in favour of the City.

## Part 2 - Pedestrian Circulation in Northeast False Creek

### RECOMMENDATION

- C. THAT condition of approval (c)10 in Appendix B to the Policy Report dated June 5, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)" be amended to add this further requirement to the Services Agreement after (d)(vi):

"vii) contribution by the owner of up to \$25,000 for a City-led comprehensive study of pedestrian movement in Northeast False Creek."

### Discussion

Pedestrian circulation in Northeast False Creek (NEFC) is an important component of developing the area for people to play, work and live. Incorporated into the area are many destination components south and east of Rogers Arena, including the Georgia Steps, the Civic space on the Plaza of Nations site, and BC Place. Additionally, proximity to downtown and presence of nearby transit (the Stadium/Chinatown Skytrain station, the Yaletown/Roundhouse Canada Line station and the future Downtown Streetcar) contribute to the pattern of pedestrian paths in the area. To better assess movement and mobility in NEFC as the neighbourhood builds out, a comprehensive study of pedestrian movement and circulation is required.

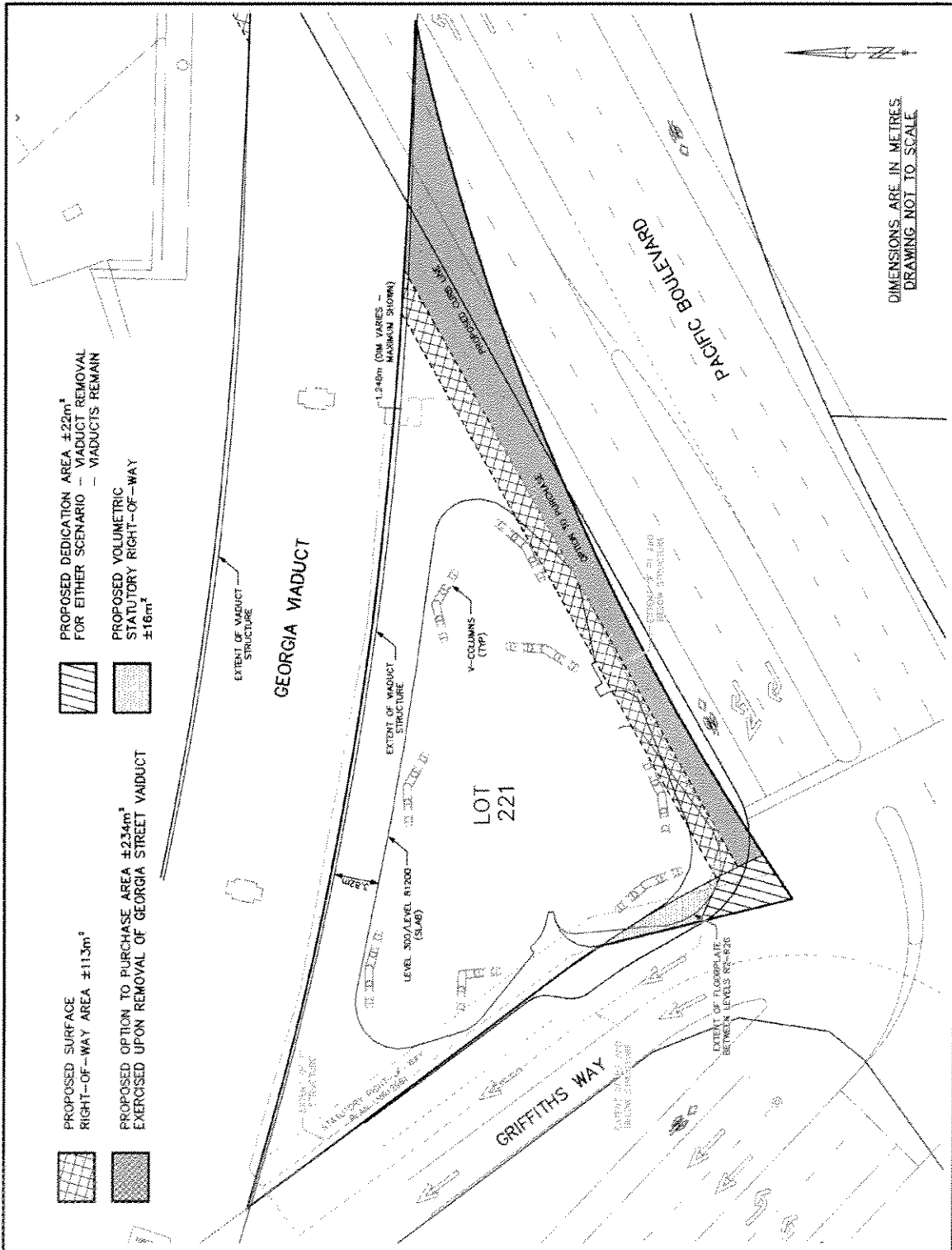
Rogers Arena has performed an analysis of pedestrian movement to and from their site during events, which will be incorporated into the further study, should the rezoning be approved in principle by Council. While Rogers Arena's pedestrian analysis answers questions about impacts under current NEFC land use, it does not address the long-term build-out of the NEFC area. To complete a comprehensive study, funding is required from the landowners in the area (Concord, CMP, Aquilini and BC PavCo). This condition would also be applied to the subsequent rezonings in the area, with timing to be determined. The overall cost of the study is estimated to be under \$100,000.

## Part 3 - Amendments to the False Creek North Official Development Plan (FCN ODP)

Included in Appendix C to the Policy Report dated June 5, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)" were draft amendments to the FCN ODP including changes to the ODP's Figure 4. The figure in the report included a floor area value from an earlier iteration of the project. This inadvertent error has now been corrected in the version of Figure 4 included in the draft by-law posted for the Public Hearing. No action is required by Council. The revision reflects the addition of 37 919 m<sup>2</sup> (408,157 sq. ft.) of new residential floor area on the Rogers Arena site (Area 7a) to align with the residential floor area permitted in the proposed CD-1 By-law in Appendix A for the project proposed in this report. The revised figure is attached to this memo.

  
Kevin McNaney  
Assistant Director, Central Area Planning

KM/DD/ss



False Creek North Official Development Plan - Figure 4 (Revised)

Area - Neighbourhood	Affordable		Market		Total Units	Floor Area		per CD-1
	non-family	family	non-family	family		m2	sq. ft.	
1 Beach	177	255	1,522	312	2,266	230,446	2,480,582	CD-1
	Units %	7.8 11.3	67.1 19.8		★			
2 Roundhouse	74	137	594	230	1,035	114,247	1,229,765	CD-1
	Units %	7.1 13.2	57.4 22.2					
3 Yaletown Esplanade	60	72	452	122	706	84,379	908,278	CD-1
	Units %	8.5 10.2	64 17.3					
4 Quayside	98	86	1,114	117	1,415	137,281	1,477,729	CD-1
	Units %	6.9 6.1	78.7 8.3	★	★			
5A Cambie Beauty	52	52	972	80	1,156	83,902	903,143	CD-1
	Units %	4.5 4.5	84.1 6.9					
5B East	0	0	233	78	311	32,404	348,795	CD-1
	Units %	0 0	75 25					
6A Coopers Park	36	63	458	155	714	70,556	759,500	CD-1
	Units %	5.3 8.8	64.1 21.7					
6C Abbott-Cornall	0	0	0	0	0	0	0	ODP
	Units %	0 0	0 0					
7A Rogers Areas	0	0	452	162	614	37,919	408,157	CD-1
	Units %	0 0	73.6 26.4					
7B Viaducts	0	0	866	288	1,153	83,331	897,000	CD-1
	Units %	0 0	75 25					
8 International Village	96	12	1,080	210	1,398	114,205	1,229,290	CD-1
	Units %	6.8 0.9	77.3 15					
<b>Total</b>					<b>10,768</b>	<b>988,672</b>	<b>10,642,259</b>	

\* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)

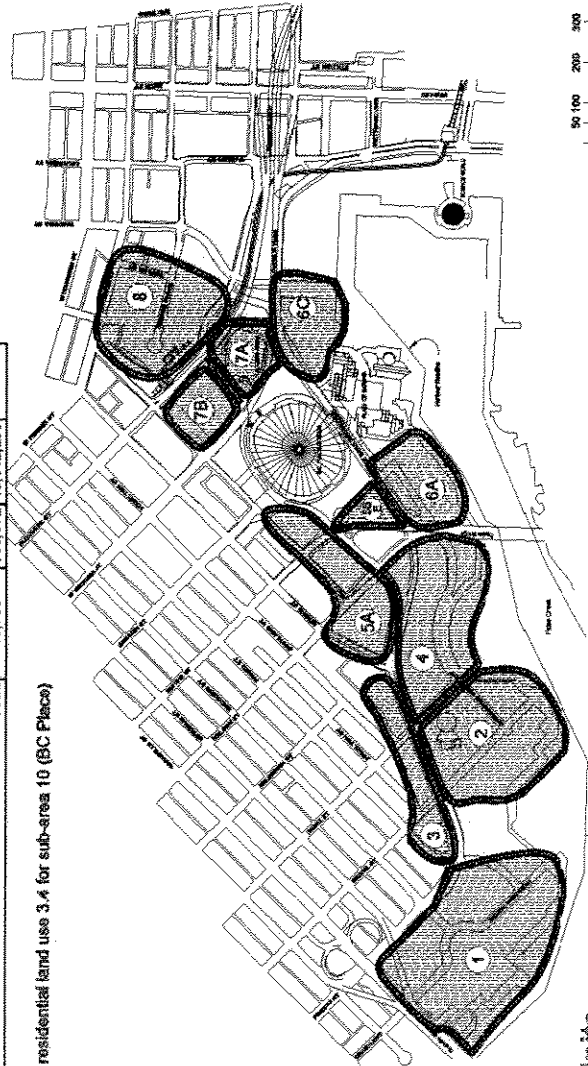


Figure # 4  
Residential Units

Sub-total	Affordable		Market	
	non-family	family	non-family	family
Units	595	677	7,742	1,754
%	5.5	6.3	71.0	16.3
<b>Total</b>			<b>1,272</b>	<b>9,486</b>
<b>Grand total</b>			<b>10,768</b>	<b>100</b>

★ Additional 97 units from unconsolidated Beach lands  
 ★★ Pay-in-lieu for 150 units  
 note 1: The floor area distribution between affordable and market is set out in legal agreements for each CD-1