



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: June 13, 2014
Contact: Kevin McNaney
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RTS No.: 10616
VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 601 West Hastings Street

RECOMMENDATION

- A. THAT the application by B+H Architects, on behalf of 675158 British Columbia Ltd. (Morguard), to rezone 601 West Hastings Street (*PID: 006-979-530, Lot B, Block 14, District Lot 541, Plan 20200*) from CD-1 (Comprehensive Development) District (164), By-law No. 5810, to a new CD-1 to increase the floor space ratio from 0.09 to 24.34, to allow for the construction of a 25-storey office tower, with retail uses and a public plaza at grade, be referred to a Public Hearing, together with:
- (i) plans prepared by B+H Architects, received September 6, 2013;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services 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.

FURTHER THAT the Director of Legal Services be instructed to amend CD-1 District (164), By-law No. 5810, to remove the provisions that apply to 601 West Hastings Street, generally as set out in Appendix C.

- 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 CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule 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, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A through D 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 bylaw 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.

REPORT SUMMARY

This report evaluates a rezoning application to rezone 601 West Hastings Street from CD-1 (Comprehensive Development) District (164) to a new CD-1. The proposed zoning would increase the maximum density from a floor space ratio of 0.09 to 24.34 which would allow for a 25-storey office building, with retail uses and a public plaza at grade. This application helps achieve City economic policies through the creation of 21,155 m² (227,714 sq. ft.) of office and job space in the Central Business District.

Staff have assessed the application and support the uses and form of development of this application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Vancouver Economic Action Strategy (2011)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2014)
- Public Art Policies and Guidelines (1994, last amended 2008)
- Downtown Official Development Plan (1975)
- Downtown Design Guidelines (1975; last amended 1993)
- DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)
- Civic Childcare Strategy (1990)
- View Protection Guidelines (1989).

City Manager's Comments

This development proposal aligns with the Metro Core Jobs Strategy, the Vancouver Economic Action Strategy, and the Transportation 2040 Plan in that it involves the creation of significant job space adjacent to a major transit hub. One of the key directions set forth in the *Vancouver Economic Action Strategy* is to attract and retain human talent through measures that include increased access for working families to amenities, particularly childcare facilities. The City's *Civic Childcare Strategy*, approved by Council in 1990, recognizes the critical shortage of affordable licensed, quality childcare for children of working parents and insufficient access to quality early childhood programs. Almost 24 years later, the demand for childcare continues to far exceed the supply, with long wait lists for existing spaces. There is a clear shortage of childcare spaces for working parents, particularly for children under 3 years old. It is estimated that about 9,700 additional childcare spaces serving 0 to 4 year olds are needed to meet current need, and this figure is anticipated to increase as Vancouver's population grows in the future.

REPORT

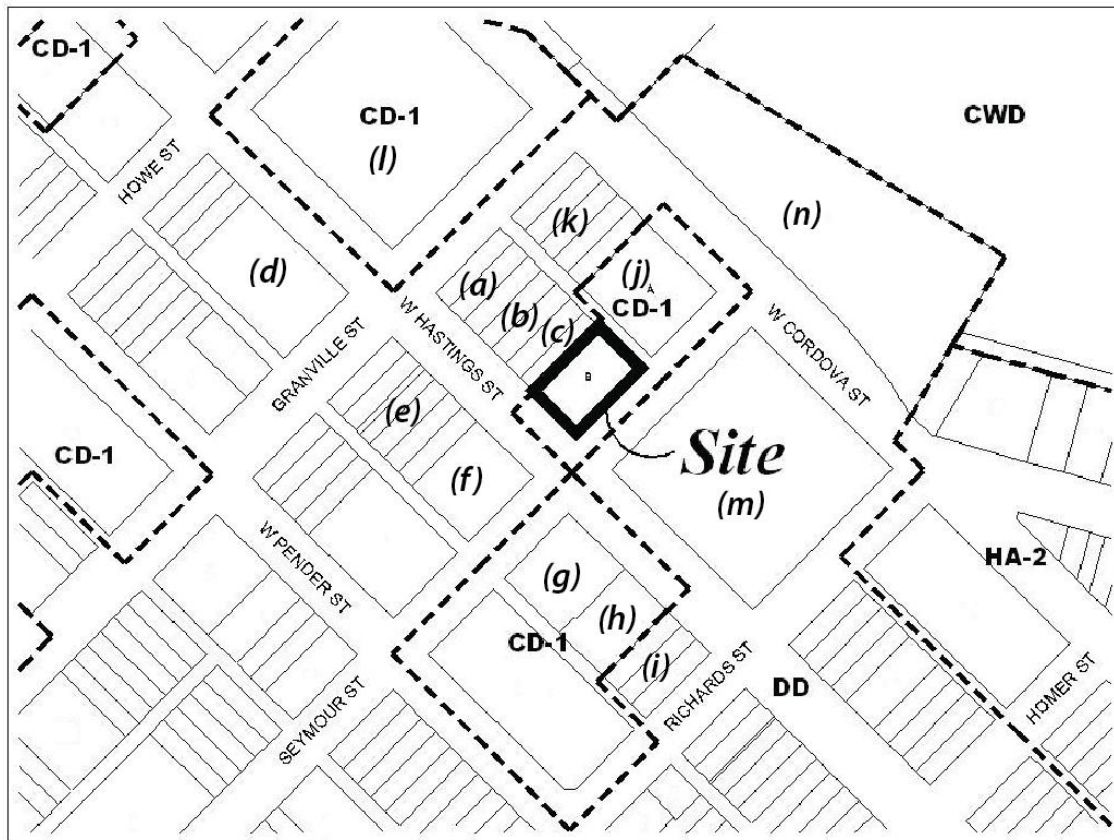
Background/Context

1. Site and Context

This 869 m² (9,354 sq. ft.) site is situated at the northwest corner of Hastings and Seymour Streets (see Figure 1). The site is part of an existing CD-1 that includes a public plaza at 601 West Hastings Street and an office tower at 333 Seymour Street. The site at 601 West Hastings Street is comprised of one legal parcel and has 23.8 m (78 ft.) of frontage along Hastings Street and 36.6 m (120 ft.) along Seymour Street.

The blocks surrounding the subject site contain primarily commercial buildings ranging from older two- to three-storey buildings to buildings with heights of about ten- to twelve- storeys, and newer developments up to 30 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

Figure 1 - Site and surrounding zoning



- (a) the “Royal Bank of Canada” building at 675 West Hastings Street, a 19-storey heritage “A” office tower
- (b) 619 West Hastings, a three-storey commercial building
- (c) 609 West Hastings, an 11-storey office building
- (d) the “United Kingdom” building at 409 Granville Street, a 19-storey office building
- (e) “Birk’s Place” at 698 West Hastings Street, a four-storey heritage “A” commercial building
- (f) the “Bank of Nova Scotia” at 602 West Hastings Street, a nine-storey office building
- (g) the “Morris J. Wosk Centre for Dialogue” at 580 West Hastings Street, a three-storey heritage “A” educational facility
- (h) the “Delta Suites Vancouver” at 550 West Hastings Street, a 23-storey hotel
- (i) the “Standard Building” at 510 West Hastings Street, a 16-storey heritage “B” office building
- (j) “Grant Thornton Place” at 333 Seymour Street, an 18-storey office building
- (k) 320 Granville Street, an eight-storey parkade (a current rezoning application proposes 31-storey office building on this site)
- (l) “Sinclair Centre” at 757 West Hastings Street, heritage “A” office and commercial buildings up to seven storeys
- (m) “Harbour Centre” at 555 West Hastings Street, a 28-storey heritage “B” office tower
- (n) “Waterfront Station” at 601 West Cordova Street, a three-storey heritage “A” retail building and transit hub.

Located in the core of the CBD and in close proximity to Waterfront Station, the subject site is extremely well located with regard to transit, with the Canada and Millennium Lines, the West Coast Express, the SeaBus, and multiple bus routes nearby.

If this application is approved, it would result in a new CD-1 at 601 West Hastings, and the existing CD-1 (164) would be amended to include only the provisions that apply to 333 Seymour Street.

2. Policy Context

Metro Core Jobs and Economy Land Use Plan: The Metro Core Jobs and Economy study was initiated in 2005 to review the need for development and transportation capacity to accommodate future job growth and economic activity in the Metro Core. By 2007, after extensive research and analysis, the study concluded that there was an anticipated 5.8 million square foot shortfall in commercial capacity in the Downtown and that zoning and policy changes would be required to meet Vancouver's long-term (30-year) job space needs. In 2009, as part of the Metro Core Jobs and Economy Land Use Plan, Council addressed the job space gap by adopting zoning changes to the Downtown Official Development Plan and a *Central Business District (CBD) and CBD Shoulder Rezoning Policy*, with the objective of intensifying job space in the CBD, and mitigating against additional residential speculation, within the City's key commercial area.

Rezoning Policy for the CBD and CBD Shoulder: The adoption of the *Rezoning Policy for the CBD and CBD Shoulder* is strategic and seeks to increase the potential for commercial capacity by guiding rezonings for non-residential buildings to heights and densities up to the view cones, thereby improving the climate for new office development. Rezoning of the remaining viable commercially-zoned sites in the CBD to maximize their job space potential is fundamental to Council's objective of closing the 5.8 million square foot gap in job space that has been identified. This application for an office building within the City's CBD addresses the intent of this policy.

Vancouver Economic Action Strategy: The *Vancouver Economic Action Strategy* provides directions to enhance the City's economic performance, with a focus on creating a climate for economic growth and supporting business investment and trade. The *Strategy* further seeks to attract and retain talent through measures that include increased affordability and availability of family housing and of childcare for working families.

3. Background

This CD-1 site was rezoned from Downtown District (DD) in 1984. The CD-1 includes two sub-areas: sub-area A, at 601 West Hastings Street, is the subject of this application and sub-area B, across the lane to the north, includes the office building at 333 Seymour Street.

The public open space currently located on 601 West Hastings and shown in Figure 2 was provided as a requirement of the original rezoning, with public access secured through a statutory right-of-way across the entire site.

Figure 2: Existing Public Open Space at 601 West Hastings Street

Strategic Analysis

1. Proposal

This rezoning application proposes a total of 21,155 m² (227,714 sq. ft.) of commercial floor area, with retail uses at street level and office uses above. A new public plaza, located at the corner of Hastings and Seymour streets, is proposed to fulfill the commitment of the original rezoning, providing public open space on this site.

2. Land Use

The uses currently permitted for 601 West Hastings Street (sub-area A) include park (public plaza), a limited amount of commercial uses, and underground off-street parking for 333 Seymour Street (sub-area B). The proposal is to rezone 601 West Hastings Street to allow for commercial uses, including office, retail and service uses. In addition to these uses, the draft CD-1 By-law provisions allow for a wide range of non-residential uses to support future employment opportunities, including cultural and institutional uses.



The surrounding zoning is area “B” of the Downtown District, with land use regulated by the Downtown Official Development Plan (DODP). Area “B” forms a key part of the CBD, which is the premier business and cultural district for Vancouver and the focal point of the region’s transportation system. To ensure continued economic vitality and competitiveness of this centre of commerce, policy in the CBD prioritizes commercial uses and increased job space, and also encourages the rezoning of commercial sites to maximize their job space potential. This application for an office building within the City’s CBD addresses the intent of these policies.

3. Office Development

Table 1 below shows how major office development has been accelerating since the time of Council’s policy changes for the Metro Core and for areas outside of the Downtown. Included in the “Approved Rezoning and Development Permit” total for the Metro Core is new job space totalling 2,002,000 sq. ft. This is a significant change from the five-year period prior to the policy changes when very little office space (particularly in the stand-alone office buildings that the business community favours) was built due to high building costs and high land costs resulting from residential speculation in the CBD. If this application is approved, a further 20,817.5 m² (224,085 sq. ft.) of office space would be added to this total.

Table 1: New Office Floor Space (Major Developments*) in Vancouver since January 2009

Completed	Sq. ft.	Projects	Jobs (Estimated)
Metro Core	429,000	8	1,300
Rest of City	465,000	5	1,410
City Total	894,000	13	2,710
Under Construction			
Metro Core	2,421,000	10	7,330
Rest of City	662,000	4	2,000
City Total	3,083,000	14	9,330
Approved Rezoning and Development Permit			
Metro Core	2,002,000	9	6,070
Rest of City	648,000	2	1,960
City Total	2,650,000	11	8,030
Completed, Under Construction and Approved Rezoning and Development Permit			
Metro Core	4,852,000	27	14,700
Rest of City	1,775,000	11	5,370
City Total	6,627,000	38	20,070

*Major Developments are those that add at least 50,000 sq. ft. of office space.
Source: City of Vancouver development tracking as of June 2012.

4. Density and Form of Development

Density: Under the existing CD-1 zoning the permitted floor area on the site is 74.32 m² (800 sq. ft.), equivalent to a floor space ratio (FSR) of 0.09. The surrounding zoning, Area “B” of the DODP, permits a density of 9.0 FSR and through the Heritage Amenity Bank a further ten percent density could be achieved, for a maximum of 9.9 FSR. This rezoning application

proposes an overall density of 24.45 FSR on this site. This increase of density is consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder*, and the staff urban design assessment concludes that the proposed floor area can be appropriately accommodated, subject to the design development conditions in Appendix B.

Height: The existing CD-1 does not include any height restrictions for 601 West Hastings (sub-area A). The maximum discretionary height permitted under the adjacent zoning for area “B” of the DODP is 137.2 m (450 ft.), however, the site is restricted by view cones which limit the height of this proposal, including all appurtenances, to 109.5 m (359.3 ft.). The maximum overall height proposed for this tower is to the underside of this view cone. Staff have assessed the proposed height and have concluded that it can be supported.

Form of Development: The proposed form is substantially a tall, narrow tower relieved by a curving fold line on each major façade. Each office level is approximately 850 m² (9,150 sq. ft.). The base is significantly carved away to accommodate a new public plaza that is open along the majority of West Hastings Street and Seymour Street. This open air space would extend approximately 9 m (30 ft.) to the underside of the office floor above, which is partially set back from West Hastings Street to maximize sunlight access down to the plaza floor. The entry lobby to the elevators is entered from a relatively narrow frontage on West Hastings Street in order to maximize the width of the public plaza, which is 14 m (47 ft.) on the south side and 26 m (85 ft.) on the east side. A commercial space, located at the back of the plaza, should help to animate the plaza throughout the day.

The tower does not create any shadowing of public open space at the standard times between 10:00 am and 2:00 pm at the equinoxes, largely due to its location on the southern tip of this downtown block of offices. Shadow studies also indicate the majority of the plaza would enjoy substantial sunlight during the lunch hour due to the low height of the Morris J. Wosk building across the street and the high soffit that is proposed.

Public Realm: The site at 601 West Hasting Street currently includes an open space for use by the public, including an escalator and stairs that connect to 333 Seymour Street, of about 760 m² (8,180 sq. ft.). Most of the plaza is currently covered over by a heavy structural ring supporting a glass canopy. Although substantial in size, the design of the plaza has not fulfilled its potential as an attractive and well-used gathering space. As part of this proposal, the applicant is proposing to provide a new revitalized plaza, as described above, with an area of about 364 m² (3,918 sq. ft.). Staff feel that an opportunity exists for a replacement that is smaller but more attractive, if carefully designed and detailed.

The edges of this development must accommodate arrivals on foot to the office tower and commercial space at the Hastings Street level, as well as loading from the lane. A steep grade drops along Seymour Street down to Cordova Street and the nearby Waterfront Station. Further design development is recommended at the development permit stage to arrive at a detailed design that optimizes the public amenity of the new plaza in balance with the constraints of the site.

Urban Design Panel: The rezoning application and the proposed form of development were reviewed by the Urban Design Panel, receiving support on May 22, 2013 (see Appendix D).

Staff recommend that the proposal be approved, subject to the conditions in Appendix B, which seek further design refinement at the Development Permit stage. The form of development drawings are included in Appendix E and the development statistics are included in Appendix G.

5. Parking and Transportation

Parking: The application includes five levels of underground parking accessed through the underground parkade at 333 Seymour Street, under the City lane. Seymour Street, between Hastings and Cordova Streets is relatively steep, making vehicular access to underground parking difficult. To remedy this, a connection from the existing parkade at 333 Seymour Street, under the City lane, is proposed to allow access to the parking levels of the proposed development. Subject to the Public Hearing and prior to enactment of the new CD-1 By-law, the General Manager of Engineering Services will bring a further report to Council to obtain authority to stop up, close and lease a volumetric portion of lane adjacent to the rezoning site. The City would be compensated by the applicant for the value of this portion of the lane.

Based on the Parking By-law, the proposed development would require a minimum of 146 vehicle parking spaces; a total of 100 parking spaces are proposed, representing a shortfall of 46 spaces, which will be resolved through the development permit process. In the downtown area, a property owner has the opportunity to address a shortfall in parking supply by securing additional parking off-site or through the “payment-in-lieu” provisions of the Parking By-law. These provisions require a payment of \$20,200 per parking space at the development permit stage, which is used to fund downtown parking structures or green mobility initiatives.

The applicant is exploring options of meeting the current shortfall of parking including increased bicycle spaces and the addition of shared vehicle spaces. The draft amendments to the Parking By-law contained in Appendix C, allow for up to three shared vehicle spaces, equivalent to 15 parking spaces.

Loading: Loading spaces are accessed off the lane. Based on the Parking By-law, four class A and four class B loading spaces are required; Engineering staff have indicated that they would support a loading relaxation to three Class B and four Class A spaces.

Bicycle Spaces: The application would meet or exceed the Parking By-law for bicycle spaces. In addition, space for a public bike share station has been offered by the applicant within the entry plaza of the existing building to the north, at 333 Seymour Street.

6. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011, achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, indicating that the project could attain a minimum of 76 LEED® points and therefore be eligible for a LEED® Gold rating.

PUBLIC INPUT

Public Notification: A rezoning information sign was installed on the site on October 7, 2013. A notice of rezoning application was mailed to 778 surrounding property owners and to 1,566 tenant occupants on October 15, 2013. Notification and application information, as well as an on-line comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held on October 29, 2013, from 5:00-8:00 pm, at 333 Seymour Street. Staff, the applicant team, and a total of approximately 35 people attended the Open House.

Public Response: No comments have been received from the public regarding this application.

PUBLIC BENEFITS

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

Required Public Benefits:

Development Cost Levies (DCLS) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare centres, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the Vancouver DCL District rate, which is currently \$136.38/m² (\$12.67/sq. ft.). On this basis, a DCL of approximately \$2,885,064 is anticipated. DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place on September 30 of each year.

Public Art Program – The Public Art Program requires that rezonings involving a floor area of 9 290.0 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 21,154.6 m² (227,714 sq. ft.) of new floor area proposed in this rezoning, a public art budget of approximately \$412,162 is anticipated.

Offered Public Benefits:

Within the context of the City's financing growth framework, an offer from a rezoning applicant to make a public benefit contribution to address the impacts of rezoning can be anticipated. As part of this application, a voluntary \$4,000,000 cash contribution will be made by the applicant to the City, prior to enactment, to fund a childcare facility or facilities elsewhere in the Downtown area.

The provision of childcare facilities in the Downtown assists in recruitment of talented workers and companies, contributing to economic development and supporting job growth in the Downtown core. Staff, therefore, recommend that the offering be accepted and that it be fully allocated to childcare.

Rezoning for large office developments have been relatively infrequent and an approach to determining needed public benefits has not been established to the same level as that for residential rezonings. With the assistance of Vancouver Economic Commission staff, a review will be undertaken to identify key public amenities which will be supportive of the goals of the Vancouver Economic Action Plan, the Metro Core Jobs Strategy, as well as all other land use policy within the Downtown core, with a report back to Council in 2015.

See Appendix F for a summary of all of the public benefits for this application.

Financial

As noted in the section on Public Benefits, the applicant has offered a cash contribution of \$4 million towards the provision of a childcare facility or facilities in the Downtown area.

The site is within the Citywide Development Cost Levies (DCL) District. If the rezoning application is approved, it is anticipated that the applicant will pay \$2,885,064 in DCLs.

The applicant would also be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$412,162.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that the application, if approved, would contribute to Vancouver's job space and economic development objectives.

The General Manager of Planning and Development Services 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 General Manager of Planning and Development Services that these be approved, subject to the Public Hearing, along with 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.

* * * * *

**601 West Hastings Street
PROPOSED 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.

Zoning District Plan Amendment

- 1.1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of Use

- 3.1 On floors located at street level, except for entrances to other uses, only the following uses are permitted:
- (a) Retail Use, limited to Retail Store;
 - (b) Service Use, limited to Restaurant;

Building Height

- 4.1 The building height, measured above base surface, must not exceed 109.5 m [359.3 ft.], except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 869 m² [9,354.14 sq. ft.], being the site size at the time of the application for the rezoning evidenced by this By-law.
- 5.2 The floor space ratio for all combined uses must not exceed 24.34.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 5.5 Computation of floor area may exclude:
 - (a) amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20 per cent of the permitted floor area or 929 m²; and
 - (b) a covered open-air space, located at grade, with secured public access.
- 5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any purpose other than that which justified the exclusion.

* * * * *

**601 West Hastings Street
DRAFT 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 FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by B+H Architects, and stamped “Received City Planning Department, September 6, 2013”, provided that the General Manager of Planning and Development Services 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

- 1. Provision of a statutory right of way to preserve the plaza for public access and use.

Note to applicant: The public plaza must be at least 14 m by 26 m on the private property and accessible from both streets. Sun exposure must be maintained with a clear vertical dimension of at least 9 m. Existing legal agreements including other rights of way or covenants may require modification, replacement or discharge. Agreements must be to the satisfaction of the General Manager of Planning and Development Services and the Director of Legal Services.

- 2. Improvement in the sunlight and sky access to the plaza surface by raising the soffit and building edge.

Note to applicant: This can be accomplished by pulling back or raising the decorative ceiling at the east and south edges to increase morning and early afternoon sun infiltration to the rear corners of the plaza (see shade diagram, L04, Rezoning booklet). Raising the ceiling above the centre of the plaza and reducing the floor area by a modest amount may be required.

- 3. Design development to ensure a notably public character to the plaza.

Note to applicant: The detailed design of the plaza must signify to the first time visitor the public use and access of the space, without reliance on previous knowledge. Visual motifs should tie the floor, walls and ceiling of the plaza together in a unified expression that is separate from the office portion. Lobby entries facing Seymour must be visually minimized to avoid competing with the public purpose of the plaza, and the lobby wall facing Seymour Street

should be entirely integral with the plaza design rather than the office portion. Commentary offered by the Urban Design Panel should be addressed.

4. Design development to better integrate the visual elements of the proposed plaza ceiling, walls, and ground plane to create a unified public space that is distinct and separate from the private sides of the development.
5. Provision of a signage strategy, integrated into the landscape and architectural design, to announce the public nature of the space.
6. Design development to preserve views from Hastings Street through the plaza to the north and of the historic Waterfront Station beyond.

Note to applicant: The proposed commercial space on the north edge of the plaza, if properly designed and tenanted, will help to provide activity and animation to the public plaza. However, care will be needed to ensure that this volume is highly transparent to pedestrians. Consideration should be given to low-iron glass, and to tilted panels that reduce reflection.

7. Design development of the more distinctive tower elements, especially the curved walls and parapet.

Note to applicant: Consider the comments of the Urban Design Panel in this regard.

8. Provision of generously sized weather protection over the office entry.
9. Provision of high quality, durable exterior materials that will improve on the existing public plaza.
10. Provision of a lighting design to ensure an attractive, safe and well-lit plaza space while avoiding light trespass from the property.
11. Provision of enlarged drawings in plan, section and elevation to demonstrate an enhanced standard of quality of finish for the public space.

Note to applicant: Given the reduced quantity of public space from the existing 760 m² plaza to 400 m², careful attention to detail will be required to achieve a proportionately higher quality.

Crime Prevention Through Environmental Design (CPTED)

12. Design development to respond to CPTED principles, having particular regards for:
 - (a) theft in the underground parking;
 - (b) mail theft; and
 - (c) mischief in alcoves and vandalism, such as graffiti.

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Landscape

13. Further development of the landscape plan for the public plaza to improve circulation and accessibility.

Note to applicant: Currently there is an easy flow for people walking across the corner of the site at Hastings and Seymour. This easy pedestrian flow should be maintained and expanded wherever possible. The following recommendations should be addressed:

- Open up the corner to allow pedestrians to walk diagonally through the plaza between Hastings and Seymour Streets, especially where there is minimal grade change from public to private realm;
- Simplify the landscape elements along Seymour Street to create a more open expression;
- Remove the bench at the top of the stairs into the plaza from the center stair on Seymour Street, and pull the landscape back in line with the north edge of the stairs to provide a straight line of travel;
- Pull the landscape back in line with the south edge of the stairs into the plaza from the stair on Seymour Street near the lane to provide a straight line of travel;
- Move the east doors of the office lobby to the north and reduce their size to reduce their impact on the public plaza;
- Move the free standing columns out of the level plaza area and incorporate them into the sloped edge along Seymour Street;
- Develop a design to accommodate restaurant patio seating without taking over the public plaza;
- Delete some of the smaller islands of landscaping to improve interior circulation;
- Increase the length of contiguous stairs along the Seymour Street to allow for more casual seating opportunities, especially on the south end where sun access is best;
- Delete planting that blocks the diagonal route past the corner of the lobby.

14. Exploration of the feasibility of adding new street trees along Seymour Street.

Note to applicant: Where feasible in the evaluation of the General Manager of Engineering Services and the Director of Planning, these trees should be provided.

Sustainability

15. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating

system, six optimize energy performance points, one water efficiency point, and one storm water point.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Engineering

16. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

17. Clarification of the extent of the proposed canopy and whether it encroaches over public property.
18. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (a) Provision of direct access to grade from the Class A bicycle spaces on P1.

Note to applicant: As a parking ramp to grade is not being provided to the P1 level, provide a bicycle ramp to grade or a bicycle elevator with direct access to the outside.

- (b) Revise the parking layout to provide a minimum 6.1 m (20 ft.) maneuvering aisle as 5.7 m is shown on drawing A201.

Note to applicant: Standard stalls require 2.7 m (9 ft.) stall width with a reduced maneuvering aisle.

- (c) Provision of a section drawing through the loading area showing the overhead gate and a minimum 3.8 m (12.5 ft.) of vertical clearance.
- (d) Provision of an improved plan showing the design elevations on both sides of all parkade ramps at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. Provide elevations on sections drawings.

Note to applicant: Include design elevations for the new ramps on the P2-P4 levels on the 333 Seymour Street site.

- (e) Modify the loading area to provide a minimum of three Class B loading spaces with the required stall widths and throats, plus four Class A loading spaces.

Note to applicant: Refer to the Parking and Loading Design Guidelines at the following link for design standards:

<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- (f) Provision of additional information regarding the operation of the signal system for the single ramp on P4.

Note to applicant: Provision of additional details of the warning system to be supplied by a qualified transportation engineer. Please provide and note the location of all lights, signs and detection devices on the plans.

- (g) Provision of an improved plan showing the maneuvering for vehicles to enter and exit using the single ramp on P4 and P5.
- (h) Provision of an improved plan showing the vehicle access route through 333 Seymour Street to enter/exit onto the street.

Note to Applicant: Tandem spaces are not approvable in the Parking By-law and do not count towards the parking total.

- 19. Please add the following note to the landscape plan and submit a copy directly to engineering for review.

“A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details.”

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 General Manager of Planning and Development Services, 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. Arrangements to the satisfaction of the Director of Planning and the Director of Legal Services for the following:

- (a) The closure, stopping up, and lease of a volumetric, below-grade portion of city lane south of West Cordova Street, west from Seymour Street.

Note to applicant: a separate report to City Council is required for the lane closure to be approved.

- (b) Clarification of the intended dimension for the lane closure is required. A 78 foot length (the entire Lot B lane frontage) was previously indicated, however the current application drawings are indicating a shorter length scaling at about 60 feet.
- (c) Written confirmation from all outside utility companies (including BC Hydro, Fortis, Telus, Rogers, Shaw Cable and Teraspan) that arrangements have been made to accommodate their existing services in the lane and that they have no objection to the proposed lease of the lane.
- (d) Clarification of the need to retain existing off-site parking agreements on Lot A and Lot B and modification, replacement or discharge of the existing parking agreements to reflect the final parking arrangement for the development.
- (e) Provision of appropriate legal arrangements for vehicular, pedestrian and bicycle access from Lot A, Block 14, DL 541, Plan 20201 for access to all vehicular, pedestrian and bicycle parking on Lot B.
- (f) Release of Easement & Indemnity Agreement M36030, extension M80047, and Indemnity Agreement M80045 (relating to current bridge encroachment over lane) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

2. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS) to the satisfaction of the General Manager of Engineering Services.

Size: At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.

Location: The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. The proposed location at Seymour Street, north of the lane is acceptable.

Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of three percent and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of five percent. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive five hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

3. Provision of building setback and a surface statutory right of way to achieve a 5.5 meter distance from the back of the City curb to the building face for sidewalk purposes on Hastings Street and on Seymour Street adjacent the new building for a height of 9 m above grade. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension.
4. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of improved sidewalks adjacent the site to meet current commercial sidewalk standards for the area.
 - (b) Provision of standard concrete lane crossing at the lane north of West Hastings Street on the west side of Seymour Street.
 - (c) Provision of improved curb ramp at the south west corner of Seymour and West Cordova Streets.
5. 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 (including non BC Hydro

Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.

6. Arrangements to the satisfaction of the Director of Planning and Director of Legal services in consultation with the General Manager of Engineering Services for the provision of a statutory right-of-way over the plaza area for public access and use of the space.
7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:
 - (a) require buildings within the development to connect to the City-designated NES prior to occupancy, if connection is deemed available and appropriate at the time of development permit issuance, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available;
 - (b) grant the operator of the City-designated Neighbourhood Energy System access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant; and
 - (c) provide for adequate and appropriate dedicated space to be used for an energy transfer station connecting the building(s) to the City-designated NES.

Note to applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.

Public Art

8. 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: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

Soils

9. If applicable:
- (a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (b) As required by the Manager of Environmental Planning 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; and
 - (c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and the 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Other Public Benefits Offered

10. Prior to enactment of the rezoning by-law, make a cash contribution of \$4,000,000, to be used by the City to fund a childcare facility or facilities within the downtown area.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject 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.

* * * * *

601 West Hastings Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

“601 West Hastings Street [CD-1#] [By-law #] B (DD)”

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

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

“[CD-1#] [By-law #] 601 West Hastings Street”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
601 West Hastings Street	(_____)	(_____)	<p>Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i>, except for the following:</p> <ul style="list-style-type: none"> (i) The Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of shared vehicles and shared vehicle parking spaces for required non-residential parking spaces at a 1:5 ratio to a maximum of 3 shared vehicles and 3 shared vehicle parking spaces. (ii) Shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width.

DRAFT AMENDMENTS TO CD-1 (164) BY-LAW No. 5810
(601 West Hastings Street)

For 333 Seymour Street (formerly 601 West Hastings Street/602 West Cordova Street):

Zoning District Plan Amendment

- 1.1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

2 Uses

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1 and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

~~(a) In that portion of the outlined area situated on the northwest corner of Hastings and Seymour Streets (SITE A):~~

- ~~• Park~~
- ~~• Retail commercial~~
- ~~• Other commercial~~
- ~~• Underground off-street parking as an accessory use to development on SITE B~~
- ~~• Enclosed pedestrian access to a bridge to cross the lane.~~

~~(b) In that portion of the outlined area situated on the southwest corner of Cordova and Seymour Streets (SITE B):~~

- Office commercial
- Retail commercial
- Other commercial
- Residential
- Hotels
- Light Industrial
- Public and institutional
- Social, recreational and cultural
-

~~(c)~~ Accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued.

3 Floor Area

~~3.1 The maximum floor area which can be development on SITE A shall be 74.32 m² (800 sq. ft.) subject to the following:~~

- ~~(a) any structure for park purposes or bridge access shall not be counted as floor space;~~
- ~~(b) a minimum of 37.16 m² (400 sq. ft.) of floor area shall be developed and maintained as retail or other commercial uses; and~~
- ~~(c) for any additional amount of floor area developed as retail or other commercial uses up to the maximum set out above, an equivalent amount of floor area shall be deducted from the maximum floor area which can be developed on SITE B, as set out in section 3.2.~~

~~3.2 The maximum floor area which can be developed on SITE B~~ this site shall be 16,194.33 m² (174,320 sq. ft.), ~~subject to the following~~ except that

- ~~(a) the maximum floor area for SITE B, asset out above, shall be reduced by an amount of floor area equal to the floor area developed on SITE A for retail or other commercial use above the minimum set out in section 3.1(b) above; and~~
- ~~(b) the following ancillary facilities are excluded from the calculation of floor area provided that the area of such excluded facilities does not in total exceed 929.0. m² (10,000 sq. ft.):~~

- Saunas
- Tennis courts
- Swimming pools
- Squash courts
- Gymnasiums and workout rooms
- Games rooms and hobby rooms
- Day care centres
- Libraries (public)
- Other uses of a public service, social or recreational nature, which in the opinion of the Development Permit Board are similar to the above.

~~3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the areas of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls inexistence prior to March 14, 2000.~~

~~4 Off-street Parking and Loading~~

~~Off-street parking and loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning & Development By-law, except as follows:~~

- ~~(a) Off-street parking for office or commercial uses shall be provided at a ratio of no more than one parking space for every 92.90 m² (1,000 sq. ft.) of such use;~~

~~(b) Off-street parking for residential uses shall be provided at a ratio of not more than one parking space for every 92.90 m² (1,000 sq. ft.) of such use.~~

* * * *

**601 West Hastings Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

UDP Minutes May 22, 2013 (Support 5-0)

Introduction: Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application for a site located at the intersection of Hastings and Seymour Streets within the Vancouver Central Business District (CBD). The site is currently occupied by a public plaza and is part of the existing CD-1, dating back to 1984, that includes 333 Seymour Street located immediately to the north. This rezoning application is only for the portion of the CD-1 that is south of the lane.

The proposal is for a 357 foot office building, with retail use and a new public plaza at street level. The intent of the rezoning application is to increase the density beyond that permitted under the current zoning. Ms. Hoese noted that the policy for the area supported the proposed uses and increased density. Within the CBD area, the MetroCore Jobs and Economy Land Use Plan emphasize non-residential uses and the creation of job space close to transit. In response to this plan, the Rezoning Policy for the CBD was adopted in 2009. The objective of this policy is to increase the potential for commercial capacity by guiding rezonings for non-residential buildings to reach heights and densities up to the view cones. All rezoning are subject to the Green Building Policy, which required that rezonings apply for LEED™ Gold certification with specific emphasis on optimized energy performance.

Sailen Black, Development Planner, further described the proposal and noted that originally the site was intended to provide an attractive public gathering space for people in the downtown as open space is very limited. Mr. Black mentioned that the height is limited by a view cone to approximately 357 feet above Hastings Street. The adjacent zoning allows for consideration of heights up to 450 feet, although consideration needs to be given to building size and location, siting, surrounding buildings and existing views. The design guidelines for the Downtown note the importance of good open space, and that new structures in an area of older buildings should respect their scale, window rhythms and general façade treatments, as well as environmental considerations such as minimizing shadowing on public areas.

Mr. Black explained that the City was willing to consider rezoning of the site if the quality of public amenity can be maintained. He added that for this site, there is the potential to improve access to sunlight, daylight and publicness. The current proposal is for a 25-storey office tower with commercial space at grade with parking access from the lane. Mr. Black described the form briefly, noting the exterior curtain wall intended to respond to adjacent buildings, and the covered, open-air plaza for public use that has been designed to maximize the sun at 12 noon.

Advice from the Panel on this application was sought on the proposal, including the following:

1. Does the Panel support the proposed form of development in general, including approximately 24 FSR and 357 feet in height, as designed?
2. Noting the existing quantity and quality of the public amenity, including places to gather and the view of the sky above the dome, does the proposed size, layout and

proportions of the plaza provide an attractive and welcoming space for the public that performs as well or better than the existing plaza?

3. Does the massing of the proposed tower respond well to its specific context, considering its relationship to nearby neighbours, shadowing, and impacts to the public realm?
4. Noting the rezoning stage of this application, does the Panel have any preliminary comments on the exterior expression and especially the treatment of the open space treatment as shown?

Ms. Hoese and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: James Vasto, Architect, further described the proposal and noted the challenges they were faced with which included the small foot print of the site and how to address the parking. He added that their main concern was how to address the ground plane and the public realm in the public space. Mr. Vasto said they intent to connect the parking of 333 Seymour Street with the proposed new parking under the lane on three levels. He mentioned that they have had a chance to observe how the current plaza is used and found that it is rarely if ever used by the public. He said that in their opinion it is a cold space and there isn't a reason to go there. In order to create the job space on the site what they are proposing is to carve away the bottom three levels and give that back as an amenity with an interesting soffit that in the evening will glow and during the day will allow in lots of light.

Patrick Fejér, Architect, described the design principles for the proposal. He said they wanted to increase the slenderness of the tower and are planning a frit pattern on the façade with textured recessed panels. He said they wanted to make a useable workplace layout for the floor plan that allows for views on all four corners. The mechanical penthouse will be concealed by the skin of the building extending past it. Mr. Fejér mentioned that they are proposing a two level restaurant that will overlook the plaza. He added that they are looking at having public art displayed in the plaza.

Eddie Wu, Landscape Architect, described the landscaping plans and mentioned that they are proposing a memorable urban park that people that can relate to that has a modern design. He said they want to get more people to use the space. They have terraced the area and have edge conditions that will allow for people to sit. A sculptured wall is proposed that will animate the façade. Featured lighting is planned throughout the area with plantings for a miniature botanical garden.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the plaza expression;
- Design development to improve the overall expression of the tower;
- Consider opening up the view from the corner to the Seabus terminal;
- Design development to improve the canopy expression.

Related Commentary: The Panel supported the proposal and thought it was an interesting building.

The Panel supported the proposed form of development, the overall height and massing. In summarizing comments, the Chair also noted a couple of sticking points. One area for further development was the role of the Seymour Street edge and its relation to the plaza at the Hastings Street level; the opportunity to connect better with the 333 Seymour Street site; and the connection with the foot of Seymour Street. Another area was the tower, which benefited from elegant proportions but needed stronger form-giving ideas at the development permit stage than were shown. The Panel didn't think the plaza met the definition of a public park since it had a number of constraints. However, they thought it was an improvement over the existing plaza.

A couple of Panel members thought the size of the restaurant area into the plaza was too big and made for more constraints in the plaza. As well they were concerned with the grade change and thought the seating buffer forced pedestrians into the sidewalk. One Panel member mentioned that the sidewalk was narrow and didn't help the situation. Another Panel member thought the steps could be made into an active edge and that it needed an opening. As well it was suggested that there could be places where people can sit instead of stairs.

The Panel thought the tower responded well to its context and that the proportions were well done. However a couple of Panel members said they were looking for "big idea" and thought the formal moves were arbitrary. It was suggested that the restaurant was blocking the view down to the Seabus terminal. They thought the canopy would function well but wasn't sure that it related well to the street.

Applicant's Response: Mr. Vasto thanked the Panel for their comments.

* * * * *

601 West Hastings Street
FORM OF DEVELOPMENT



Figure 1: Building Rendering



Figure 2: Building Rendering at West Hastings and Seymour Streets



Figure 3: Public Plaza Rendering from Seymour Street

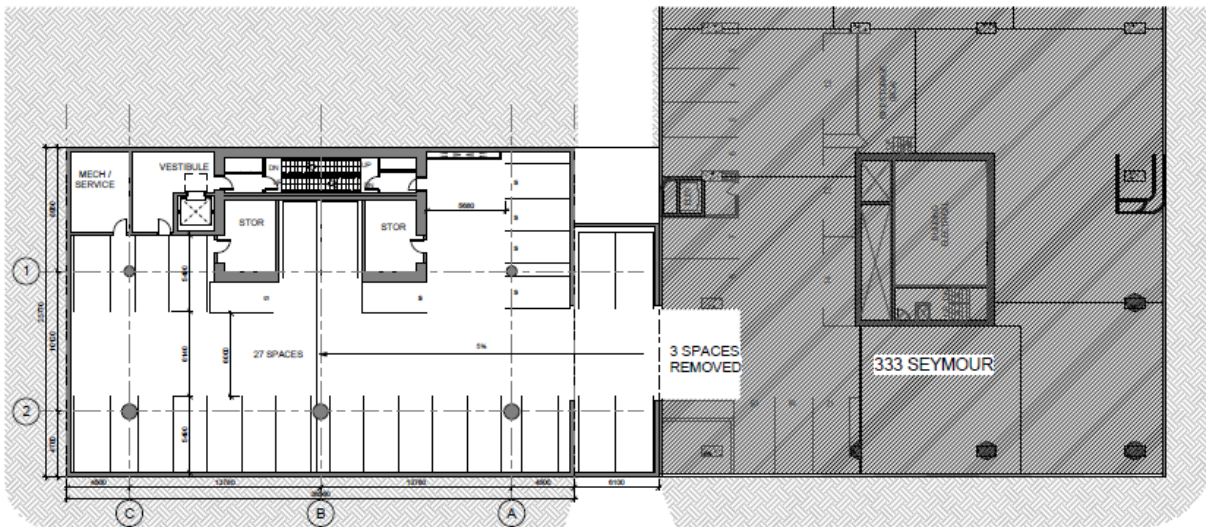


Figure 4: P2 Parking Plan showing parking access from 333 Seymour Street, under the City lane

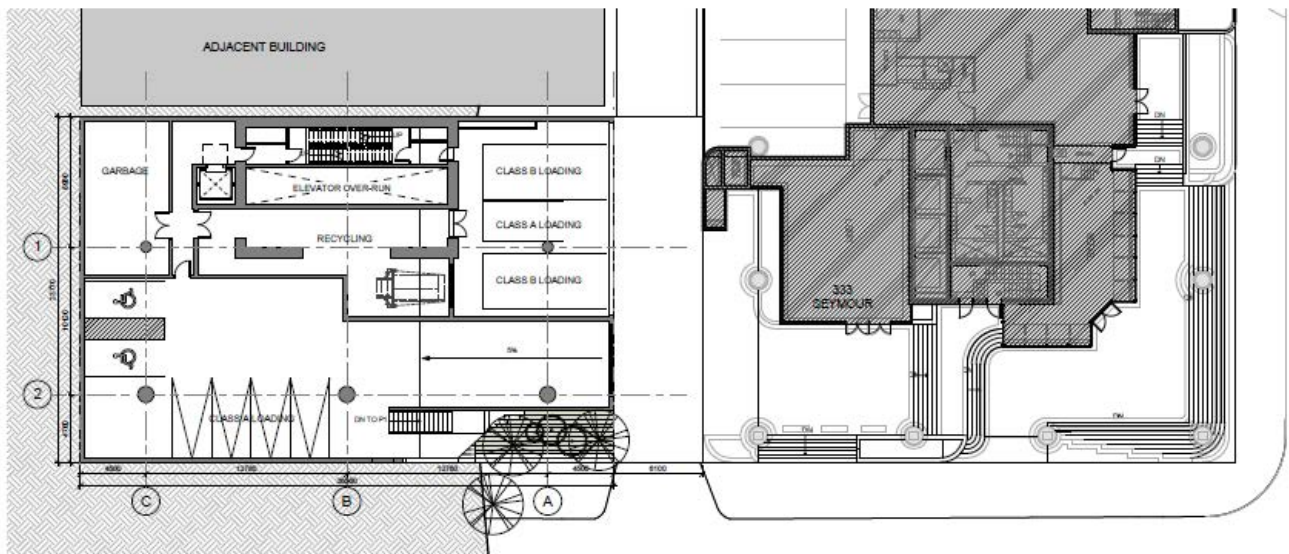


Figure 5: Level 0 Floor Plan including 333 Seymour Street

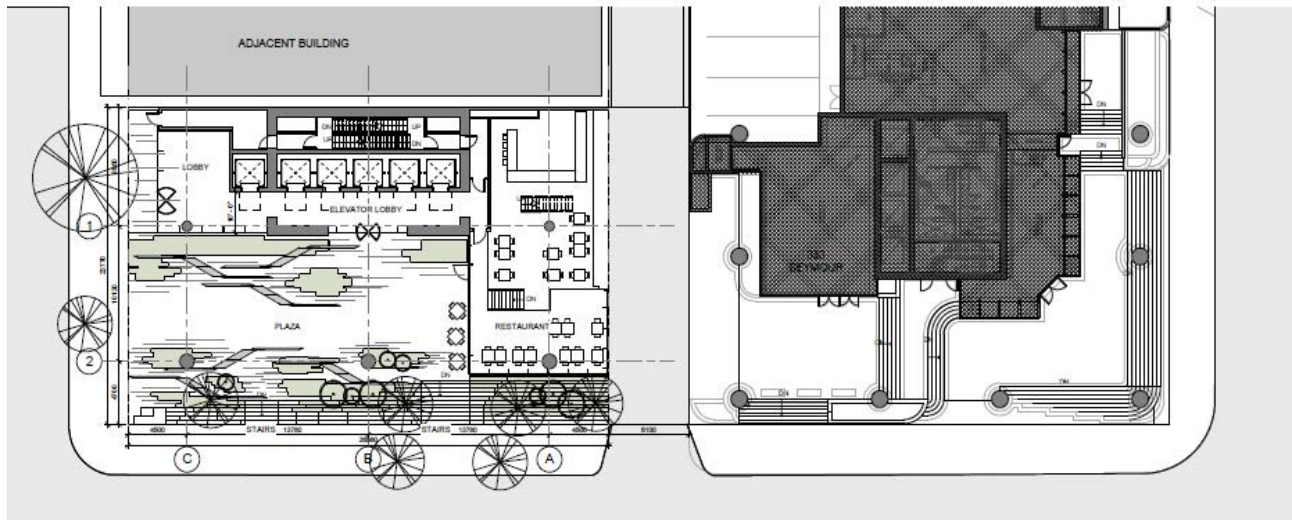


Figure 6: Level 1 Floor Plan with public plaza, including 333 Seymour Street



Figure 7: Public Plaza Landscape Plan

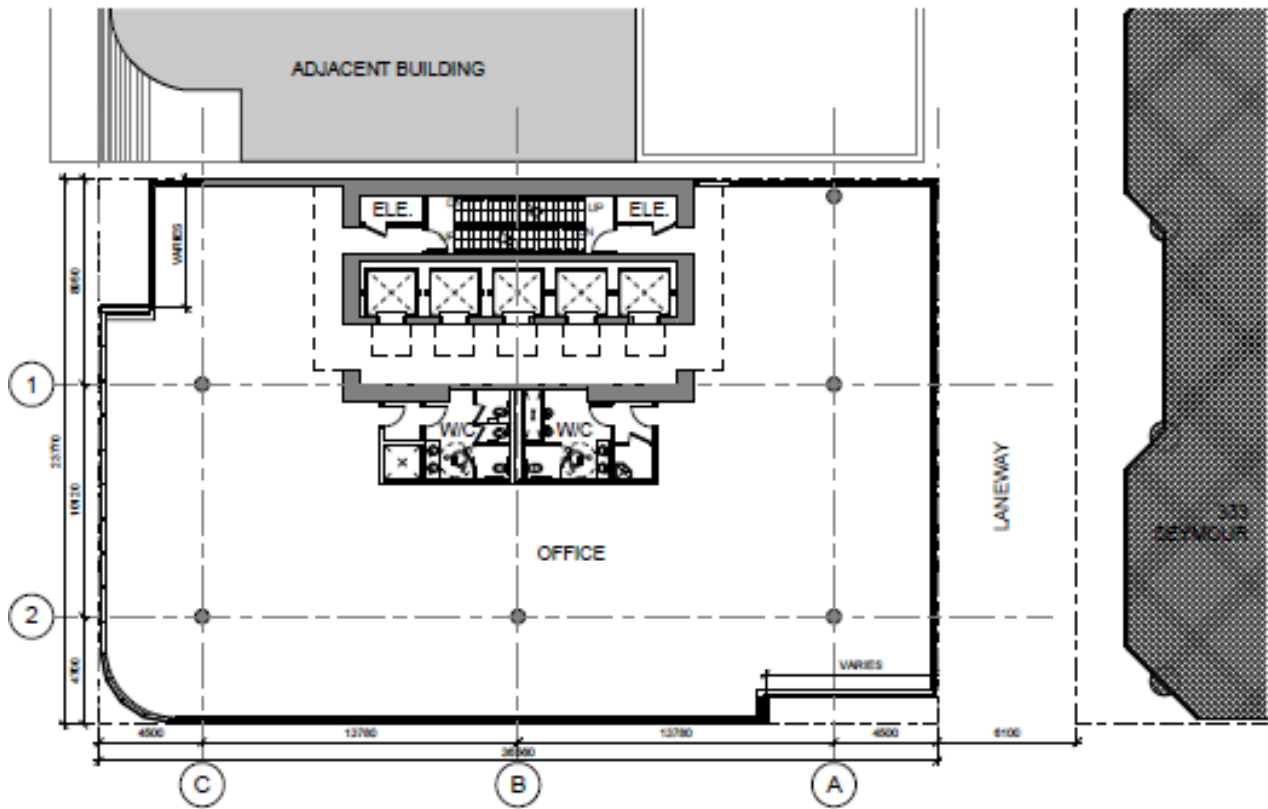


Figure 8: Typical Office Floor Plan

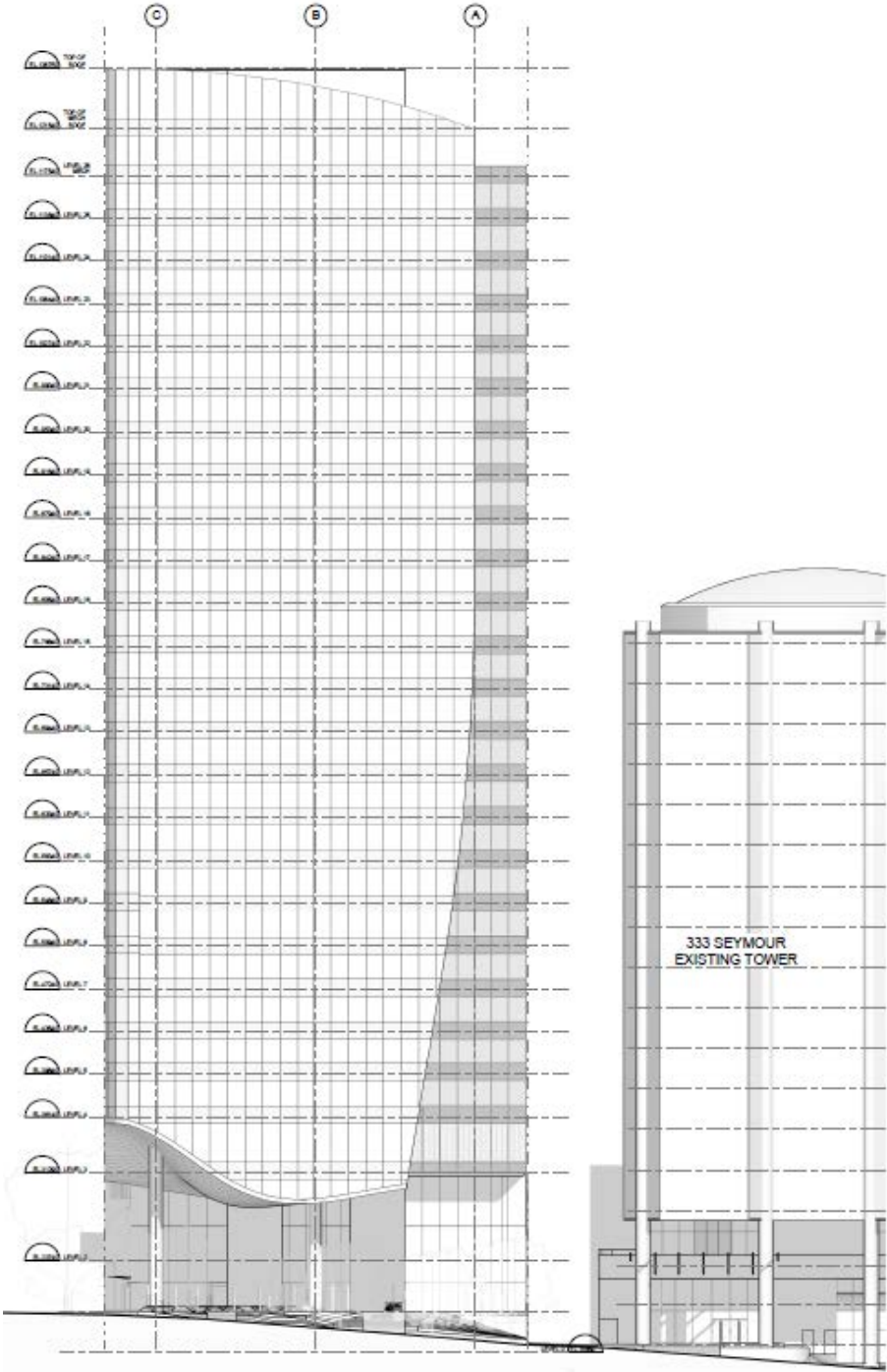


Figure 9: East Elevation

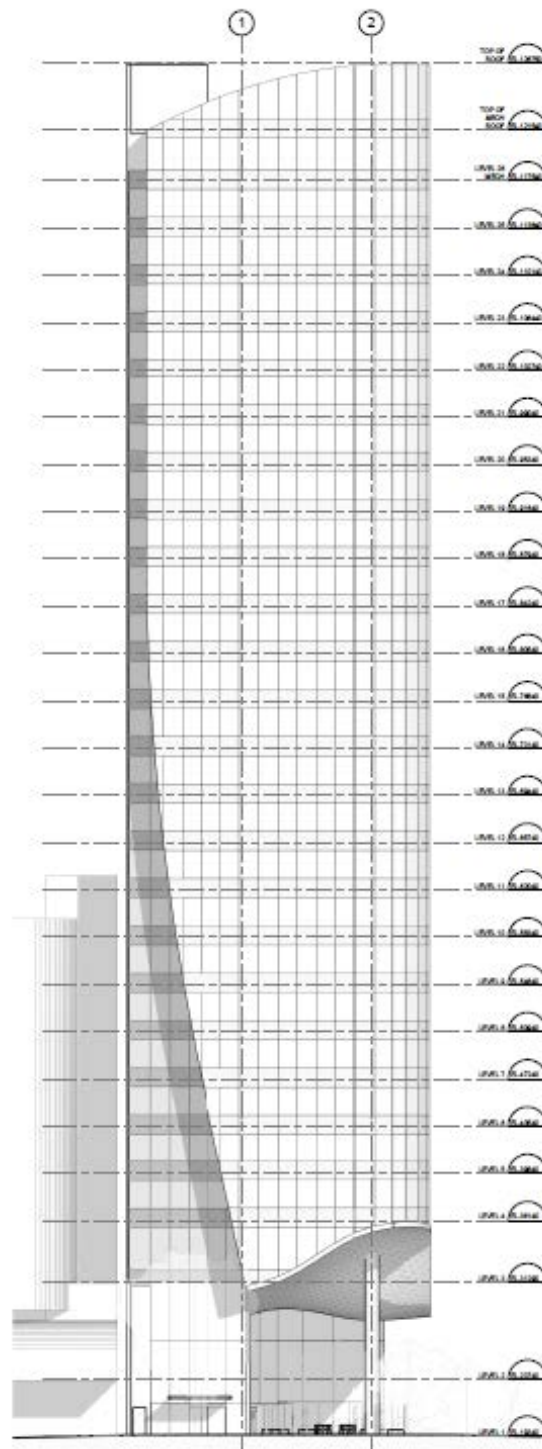


Figure 10: South Elevation

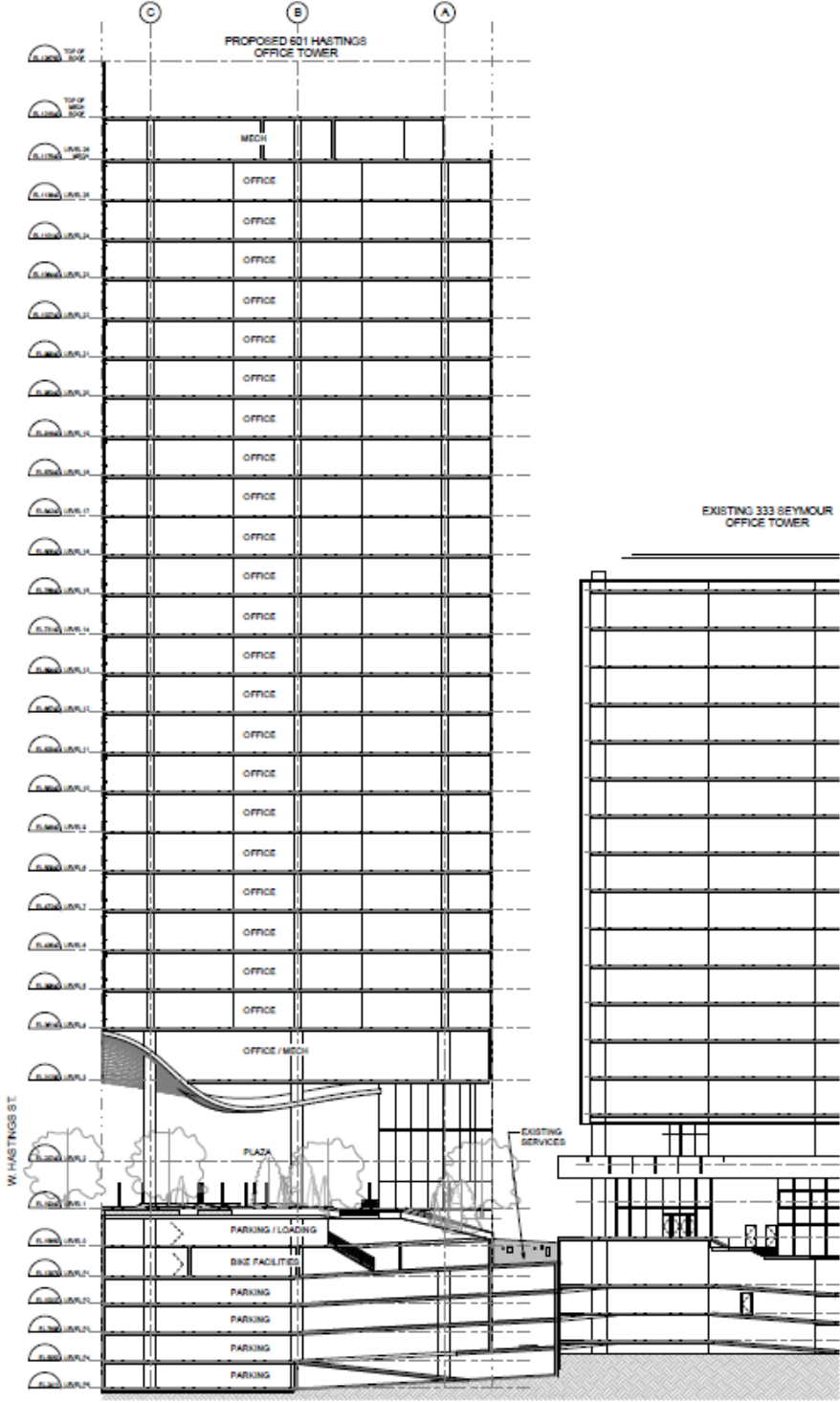


Figure 11: Building Section

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601 West Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 25-storey office building with retail/service uses, and a public plaza.

Public Benefit Summary:

The project would result in a cash contribution towards childcare facilities in the downtown, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
FSR (site area = 9,354.14 sq. ft.)	0.09	24.34
Buildable Floor Space (sq. ft.)	800 sq. ft.	227,714 sq. ft.
Land Use	Commercial	Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12.67/sf)	\$10,136	\$2,885,064
	DCL (Area Specific)		
	Public Art (\$1.81/sf)		\$412,162
	20% Social Housing		
Other Public Benefits Offered	Heritage)(Note 1)		
	Childcare Facilities	N/A	\$4,000,000
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$10,136

Other Benefits (non-quantified components):

Revitalized public plaza.

* 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.

601 West Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	601 West Hastings Street
Legal Description	PID: 006-979-530, Lot B, Block 14, District Lot 541, Plan 20200
Applicant/Architect	B+H Architecture
Developer/Property Owner	675158 British Columbia Ltd. (Morguard)

SITE STATISTICS

Site Area	869 m ² (9,354.14 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning (CD-1) and DD	Proposed	Recommended (Other Than Proposed)
Zoning	CD-1 (Comprehensive Development) District	CD-1 (Comprehensive Development) District	
Uses	Commercial, Park	Office, Retail, Service	Add Institutional, Cultural
Max. Floor Space Ratio (FSR)	CD-1 0.09 FSR DD 9.0 FSR	24.34 FSR	
Floor Area	CD-1 74.32 m ² (800 sf) DD 7,821 m ² (84,187 sf)	Retail/Service 37.1 m ² (3,629 sf) Office <u>20,817.5 m²</u> (224,085 sf) Total 21,154.6 m ² (227,714 sf) Public Plaza 760 m ² (8,181 sf)	
Maximum Height	CD-1 no height limit DD - Overall 137.2 m (450 ft) View Cone 126.76 m (353.5 ft)	Overall 126.75 (353.4 ft.)	
Parking Spaces	Minimum 146 Maximum 184 Disability 9	100 Disability 2	-Payment in lieu option for parking deficiencies - Provide disability spaces per Parking By-law - Substitution of shared vehicles/parking spaces for required non-residential parking spaces at 1:5, to a maximum of 3 shared vehicles/parking spaces.
Loading	Class A 4 Class B 4	Class A 5 Class B 2	Class A 4 Class B 3
Bicycle Spaces	Class A 43 Class B 6	Class A 78 Class B 6	Provide bicycle spaces per Parking By-law

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