



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 20, 2015
Contact: Kevin McNaney
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RTS No.: 10922
VanRIMS No.: 08-2000-20
Meeting Date: April 28, 2015

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Text Amendment: 555 Robson Street, 775 Richards Street and
520 West Georgia Street (Telus Block)

RECOMMENDATION

- A. THAT the application by Henriquez Partners, to amend Comprehensive Development (CD-1) District (525) By-law No. 10433, for:
- (i) 555 Robson Street [*PID: 028-779-584, Lot B, Block 54, District Lot 541, Group 1 New Westminster District Plan BCP50274*], on behalf of Telus Communications Inc.;
 - (ii) 775 Richards Street, [*PID: 028-779-592, Lot 1, Block 54, District Lot 541, Group 1, New Westminster District Plan BCP50275*] on behalf of 501 Robson Property Inc.; and
 - (iii) 520 West Georgia Street [*PID: 028-779-576, Lot A, Block 54, District Lot 541, Group 1, New Westminster District Plan BCP50274*], on behalf of 500 Georgia Property Inc.,
- to remove the restriction on office uses along Richards, Seymour and West Georgia streets and add a retail use continuity requirement along Robson Street wrapping around 7.6 m (25 ft.) on to each of Richards Street and Seymour Street, together with:
- (iv) draft by-law amendments generally as presented in Appendix A; and
 - (v) the recommendation of the General Manager of Planning and Development Services to approve the application.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

B. THAT Recommendation A 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.

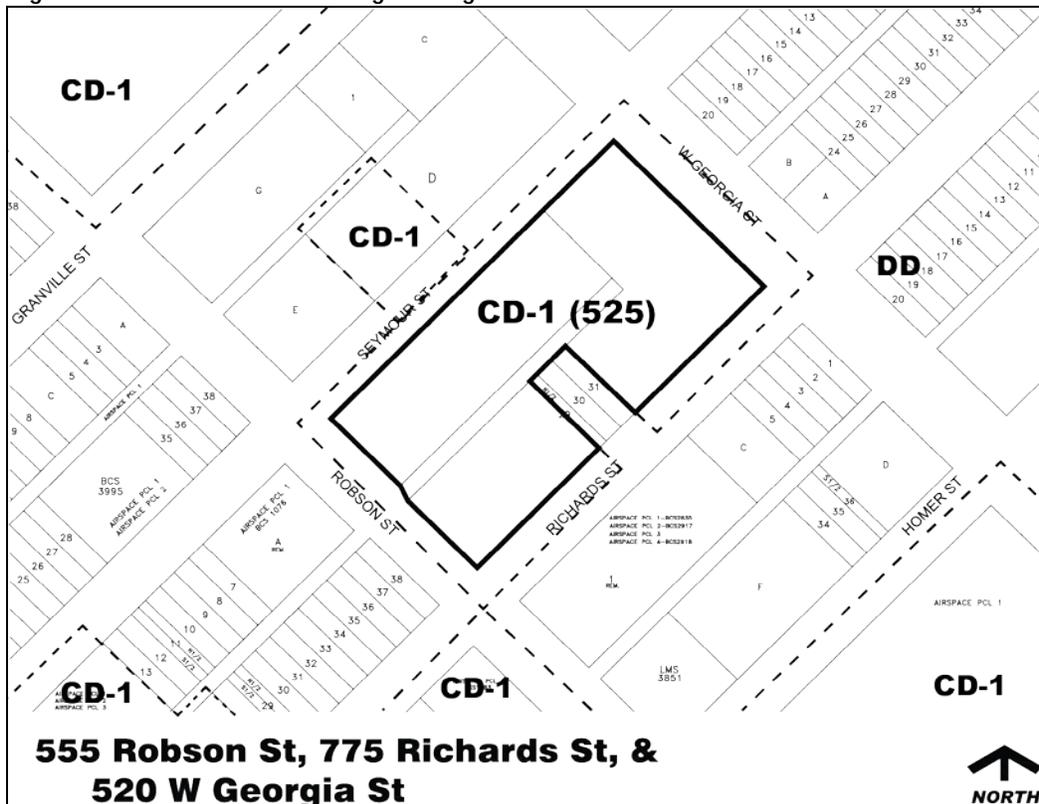
REPORT SUMMARY

This report assesses a rezoning application by Henriquez Partners, on behalf of Telus Communications Inc., 501 Robson Property Inc. and 500 Georgia Property Inc., to amend Section 5, Conditions of Use, in Comprehensive Development (CD-1) District (525) for 555 Robson Street, 775 Richards Street and 520 West Georgia Street (Telus Block). The proposed amendments would remove a limitation on office uses in at-grade portions of the buildings along West Georgia Street, and along Richards and Seymour streets, except for a distance of 7.6 m (25 ft.) from the corner of Robson Street. It would further add a requirement for a continuous retail frontage along Robson Street, wrapping around 7.6 m (25 ft.) on to each of Richards Street and Seymour Street (as shown on Diagram 2 in Appendix A). 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

- CD-1 (525) By-law No. 10433, enacted February 28, 2012
- Metro Core Jobs and Economy Plan (2007)
- Downtown Official Development Plan (1975, last amended 2015)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)

Figure 1: Site and Surrounding Zoning



REPORT

Background/Context

The subject sites (Telus Block) are located between Georgia, Robson, Richards and Seymour streets. The approved form of development is for a 46-storey residential tower with a commercial podium at 775 Richards Street, and a 22-storey office tower at 520 West Georgia Street. The CD-1 By-law was approved in principle after a public hearing on October 18, 2011 and was enacted on February 28, 2012.

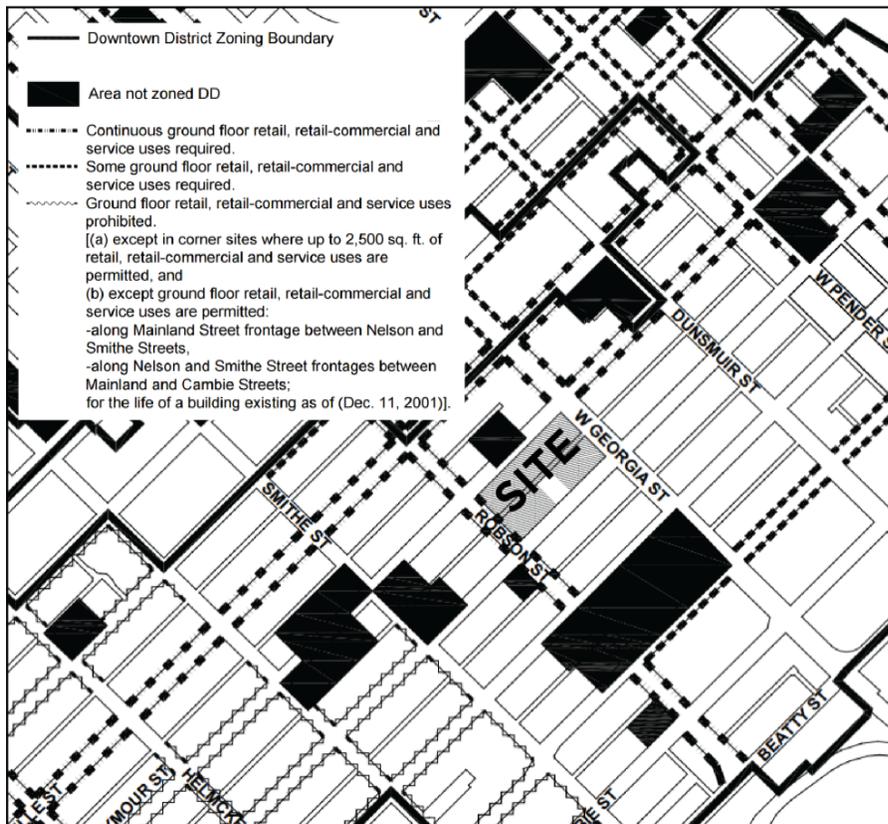
Following enactment of the CD-1 By-law, the applicant has requested an amendment to the conditions of use in CD-1 (525), to allow for a broader range of office uses at street level.

Strategic Analysis

Before rezoning to CD-1 in 2012, the subject sites were zoned Downtown District (DD), with the form of development and land use regulated by the Downtown Official Development Plan (DODP). The DODP is structured in such a way that if a site within its boundaries is rezoned to CD-1, the rezoned site is automatically removed from the DD zoning district (no amendments to the DODP are required) and as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, staff apply DODP urban design and land use policy considerations where possible, to new and existing CD-1 zoned sites.

The DODP includes retail use continuity requirements, which provide for continuous street-level retail and service uses along specific pedestrian routes, to create an interesting and enjoyable environment for walking. Figure 2 shows the retail continuity requirements of the DODP. Of the streets surrounding the Telus Block, the DODP requires retail continuity only along Robson Street.

Figure 2: Downtown Official Development Plan Retail Use Continuity Map (excerpt)



In response to the original rezoning application, which proposed retail and services uses along all the frontages, a condition of use was included in the CD-1 By-law (525) that limited office uses at street level. The applicant is now proposing to locate a bank and dentist's office at street level on Richards Street, serving people living and working in the area, as well as future residents and employees in the new Telus Block buildings.

The proposal to remove the limitations on street-level office uses along the majority of Seymour and Richards streets, and on West Georgia Street, is consistent with the DODP, and if approved, the CD-1 text amendment would allow for a broader range of office uses at street level along these streets.

In addition, the text amendment introduces a requirement for continuous retail and service uses at street level along Robson Street, wrapping around 7.6 m (25 ft.) on Seymour and Richards streets. This meets the objective of maintaining the character of Robson as a pedestrian-oriented retail corridor, consistent with the retail continuity requirements of the DODP. The proposed amendments to CD-1 (525) introduce a minimum depth requirement of 10.7 m (35 ft.) for any new ground floor retail or service uses along Robson Street. Some of

the existing Robson Street units do not meet this minimum depth requirement, and as a result, the amending by-law has been drafted to exclude areas containing existing retail or service uses from the minimum depth requirement.

Approval of this text amendment does not have any implications for the approved building height, floor area or form of development for the subject sites. The proposed amendment to the CD-1 By-law is set out in Appendix A.

Public Input

A rezoning information sign was installed on March 19, 2015. Information about the application, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage. No responses or comments were received regarding the application.

PUBLIC BENEFITS

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) are a growth-related charge on new development and were paid on the development at the development permit stage, following enactment of the initial rezoning to a new CD-1 (Comprehensive Development) District. As this application proposes a change to the conditions of use for an existing building, with no addition of floor area, there is no additional DCL payable.

Public Art Program – The *Public Art Policy for Rezoning Development* 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 to public art as a condition of rezoning. Following the initial rezoning from DD to CD-1, a public art contribution was required as a condition of enactment. As this application proposes a change to the conditions of use for an existing building, with no addition of floor area, no additional public art contribution is required.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. For the Telus Block sites, a CAC was achieved as part of the original rezoning from DD to CD-1. With no changes proposed to the approved height, density or form of development for the Telus Block sites, a further CAC would not be anticipated.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the public benefits section above, this application proposes a change to the conditions of use for the Telus Block sites, with no change in height, density or form of development. As such, there are no additional Community Amenity Contributions, Development Cost Levies or public art contributions associated with this rezoning.

CONCLUSION

Staff have reviewed the application to amend the conditions of use in CD-1 (525) for 555 Robson Street, 775 Richards Street and 520 West Georgia Street (Telus Block) and support removing the limitation on office uses in at-grade portions of the buildings along West Georgia Street, and along Richards and Seymour streets, except for a distance of 7.6 m (25 ft.) from the corner of Robson Street, as well as adding a requirement for a continuous retail frontage along Robson Street, wrapping around 7.6 m (25 ft.) on to each of Richards Street and Seymour Street (as shown on Diagram 2 in Appendix A). The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A and, subject to the public hearing, that it be approved.

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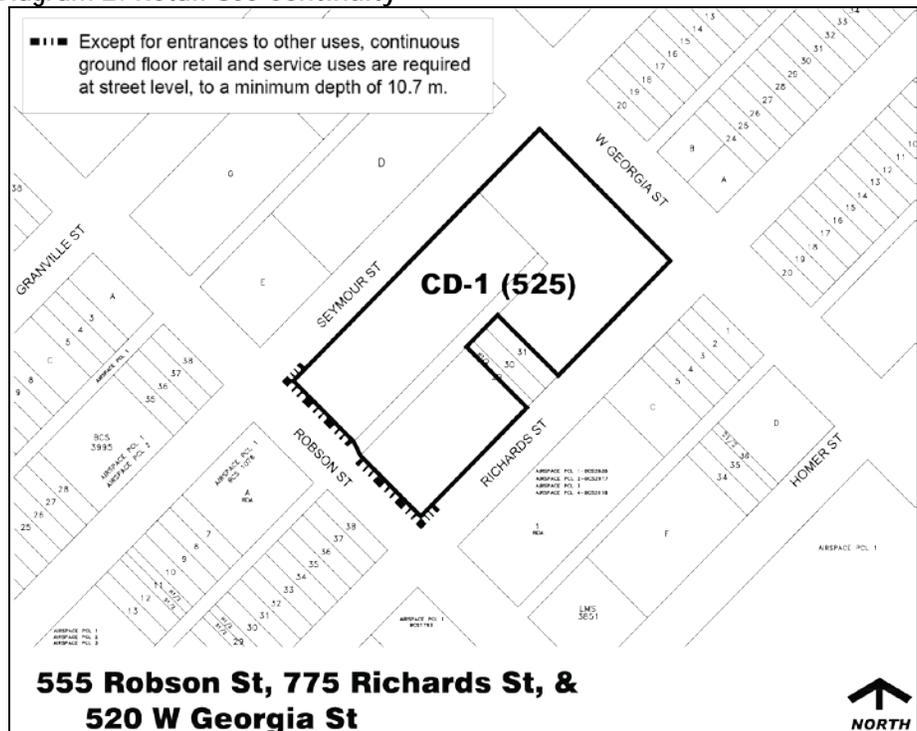
555 Robson Street, 775 Richards Street and 520 West Georgia Street
DRAFT AMENDMENTS TO CD-1 (525) BY-LAW NO.10433

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Conditions of Use

- Replace sub-section 5.2 with the following:
"5.2 Except for entrances to other uses, continuous retail and service uses are required for buildings fronting on Robson Street and for a distance of 7.6 m [25 ft.] along Richards Street and along Seymour Street from the corner of Robson Street, as shown in Diagram 2, to a minimum depth of 10.7 m [35 ft.] for floors located at street level, except that the minimum depth requirement does not apply to areas that contain retail and service uses and that are existing prior to [date of enactment of CD-1 amending by-law].

Diagram 2: Retail Use Continuity



- Renumber sub-section 5.3 as 5.4 and insert new sub-section 5.3 in chronological order:
"5.3 Except for residential entrances, no residential uses are permitted on floors located at street level."

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555 Robson Street, 775 Richards Street and 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	PID: 028-779-584, Lot B, Block 54, District Lot 541, Group 1, NWD Plan BCP50274 PID: 028-779-592, Lot 1, Block 54, District Lot 541, Group 1, NWD Plan BCP50275 PID: 028-779-576, Lot A, Block 54, District Lot 541, Group 1, NWD Plan BCP50274
Applicant/Architect	Henriquez Partners
Property Owner/Developer	Telus Communications Inc., 501 Robson Property Inc. and 500 Georgia Property Inc. / Westbank Projects

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1 (525)	CD-1 (525)
USES	Cultural and Recreational, Dwelling, Institutional, Office, Retail, and Service uses.	No change
CONDITIONS OF USE (Proposed to be amended)	No office uses at street level, with the exception of office entrances, insurance office, travel agency or real estate office.	Continuous retail, retail-commercial and service uses required at street level on Robson Street, wrapping around 7.6 m (25ft.) from Robson on to Richards and Seymour streets. Except for residential entrances, no residential uses permitted at street level.
FLOOR AREA	555 Robson Street (sub-area B): 38,872 m ² 775 Richards Street (sub-area A): 43,237 m ² of which a minimum of 6.341 m ² must be commercial use. 520 West Georgia Street (sub-area C): 47,023 m ²	No change
MAXIMUM HEIGHT	555 Robson Street (sub-area B): 81.5 m 775 Richards Street (sub-area A): 125.7 m 520 West Georgia Street (sub-area C): 91.5 m	No change