



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: January 19, 2016
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 11128
VanRIMS No.: 08-2000-20
Meeting Date: February 2, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street

RECOMMENDATION

- A. THAT the application by Henriquez Partners Architects, on behalf of ARPEG Holdings Ltd., to rezone 1575-1577 West Georgia Street [*PID: 004-321-782; Lot 1 except: Firstly; Part in Explanatory Plan 18091 now road, Secondly; Part Dedicated Road on Plan LMP 19026 Block 42 District Lot 185 Group 1 New Westminster District Plan 14048, and PID: 007-955-073; Lot 2 Block 42 District Lot 185 and of Public Harbour of Burrard Inlet Plan 14074*] from CD-1 (Comprehensive Development) District (336) By-law No. 7431 and 620 Cardero Street (with consent in writing of the registered owner, City of Vancouver) [*PID: 018-454-143; Lot 3, Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354*] from CD-1 District (312) By-law No. 7200, both, to a new CD-1 District, to permit a floor space ratio (FSR) of 10.59 and a building height of 82.6 m (271 ft.) to allow for a 26-storey mixed-use development containing 175 market strata units, along with retail, service and office uses, be referred to a Public Hearing, together with:
- (i) plans prepared by Henriquez Partners Architects, received July 16, 2014;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting 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.

- B. THAT, subject to referral of the rezoning application to Public Hearing, the Director of Legal Services be instructed to prepare a by-law to repeal CD-1 (336) By-law No. 7431 for 1575-1577 West Georgia Street for consideration at the Public Hearing.
- C. THAT, subject to referral of the rezoning application to Public Hearing, a consequential amendment to CD-1 District (312) By-law No. 7200 to remove 620 Cardero Street from the by-law, generally as set out in Appendix C, also be referred to the same Public Hearing;

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

- D. THAT, subject to referral of the rezoning application to Public Hearing, a consequential amendment to the Coal Harbour Official Development Plan (By-law No. 6754), generally as set out in Appendix C, also be referred to the same Public Hearing;

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

- E. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to:
- (i) establish regulations for the new CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule “B” DD], and
 - (ii) consequentially, delete CD-1 (336) By-law No. 7431 from Schedule E,
- 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.

- F. THAT, subject to enactment of the new 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 new CD-1 By-law.

- G. THAT, subject to approval of the rezoning application after the Public Hearing, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the by-law to amend CD-1 (312) By-law No. 7200, a consequential amendment to the Marina Neighbourhood CD-1 Guidelines for Land Development (300 Cardero Street)(By-law No. 7200)(CD-1 No. 312), generally as set out in Appendix D, for approval by Council.

- H. THAT Recommendations A to G 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; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the applicant; 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 an application to rezone the parcels at 1575-1577 West Georgia Street and the adjacent City-owned parcel at 620 Cardero Street from two existing CD-1 (Comprehensive Development) Districts to a new CD-1 District to allow for construction, on the consolidated site, of a 27-storey building containing 184 market residential units (levels 5 to 26), office space (levels 1 to 4), retail and service uses (level 1) and rooftop access (level 27), with a density of 10.96 FSR.

This report recommends a height, density and number of residential units which are slightly lower than that of the rezoning application, with 10.59 FSR and 175 units. The decrease is a result of the applicant's response to staff recommendations and public feedback to reduce building height by one residential floor, resulting in a 26-storey building.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. The report recommends that the Community Amenity Contribution (CAC) offered by the applicant be allocated towards heritage conservation and achieving affordable housing and childcare to serve Coal Harbour.

Prior to enactment of the rezoning, the General Manager of Real Estate and Facilities Management will bring a report to Council to obtain authority to sell 620 Cardero Street to the applicant.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *CD-1 (336) 1575-1577 West Georgia Street (By-law No. 7431)(1995, last amended 2003)*

- *CD-1 (312) 300 Cardero Street (By-law No. 7200)(1993, last amended 2003)*
- *Marina CD-1 Guidelines for Land Development (300 Cardero Street) (By-law No. 7200)(CD-1 No. 312) (1993)*
- *Coal Harbour Official Development Plan (By-law No. 6754)(1990)*
- *Downtown Official Development Plan, By-law No. 4912 (1975, last amended 2015))*
- *Downtown (Except Downtown South) Design Guidelines (1975, last amended 1993)*
- *DD (except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975, last amended 2003)*
- *Triangle West Policies (1990 and 1991)*
- *West End Community Plan (2013)*
- *Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)*
- *Vancouver Economic Action Strategy (2011)*
- *Transfer of Density Policy and Procedure (1983, last amended 2013)*
- *Green Buildings Policy for Rezoning (2009; last amended 2014)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Public Art Policy for Rezoning Development (1994, last amended 2014)*
- *Community Amenity Contributions Through Rezoning (1999, last amended 2004)*
- *High Density Housing for Families with Children Guidelines (1992)*

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The Acting General Manager of Planning and Development Services RECOMMENDS approval of the recommendations of this report.

REPORT

Background/Context

1. Site and Context

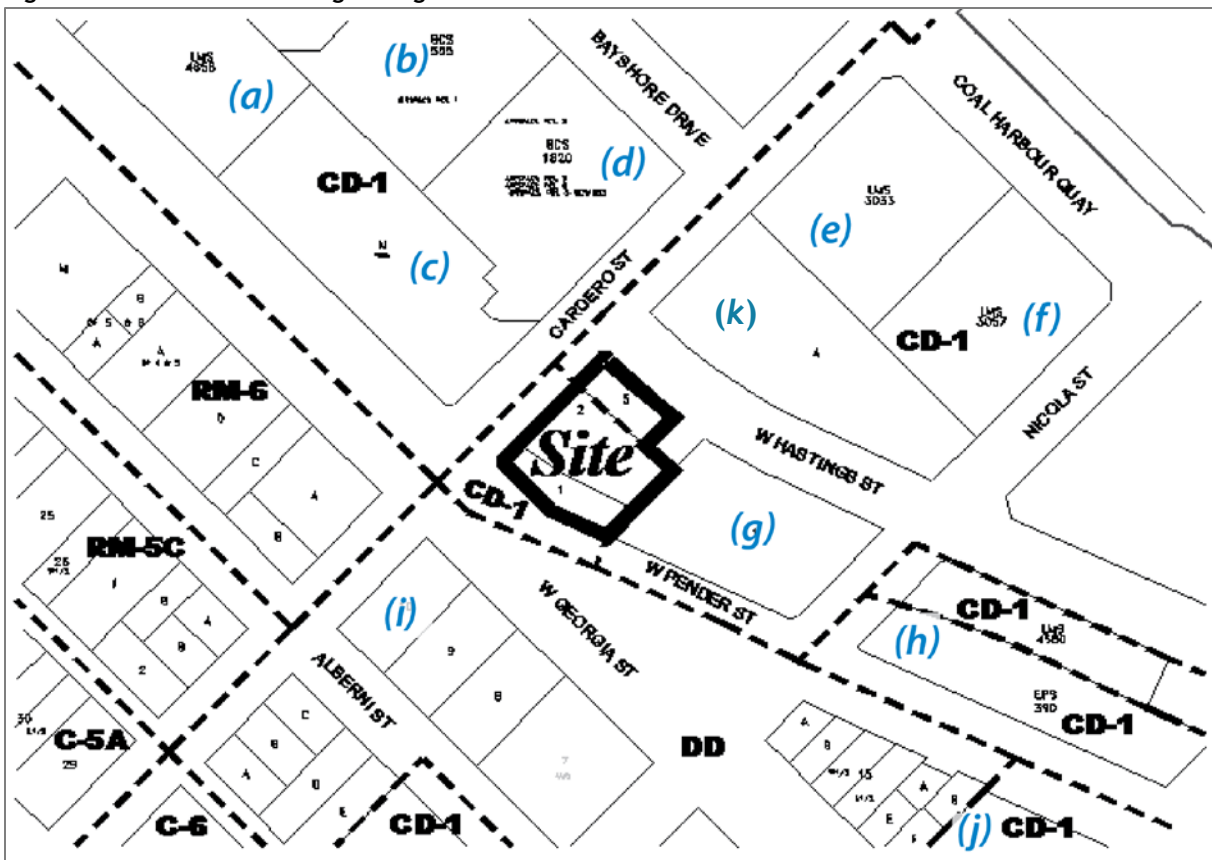
The subject site is bounded by West Georgia and Pender streets to the south, Cardero Street to the west, and Hastings Street to the north (see Figure 1). This 1,698.6 m² (18,284 sq. ft.) site is comprised of three legal parcels with a combined frontage of approximately 40.5 m (132.9 ft.) along Georgia/Hastings streets and 44.1 m (144.7 ft.) along Cardero Street. The site has a substantial slope of approximately 4.49 m (14.7 ft.) from south to north. Existing development on the site includes:

- On 1575-1577 West Georgia Street, a three-story commercial building constructed in 1971. The existing floor area of this building is 2,381 m² (25,632 sq. ft.).
- On 620 Cardero Street, the City-owned parcel, a surface parking lot subject to a number of restrictions:
 - a statutory right-of-way in favour of the City (for a potential future streetcar line);
 - a statutory right-of-way in favour of BC Hydro; and
 - an 11.6 m (38 ft.) wide stub-lane east of Cardero Street and south of West Hastings Street, which is not available for closure as it is required for utility purposes including a sewer pump station that cannot be relocated (see Figure 3).

The site is located in a transitional area along West Georgia Street, a key ceremonial street, and serves as part of a “gateway” to downtown Vancouver approaching from Stanley Park. The blocks surrounding the subject site contain a variety of building types ranging from small-scale commercial buildings to a mix of mid-to-high-rise residential development, including many newer tower-and-podium developments with townhouses or retail uses at street level. Adjacent development is shown in Figure 1 and listed below.

- (a) The “Bayshore Tower”, a 22-storey residential building
- (b) The “Jewel of the Bayshore”, a 19-storey residential building
- (c) The “Bayshore Outlook”, a 26-storey residential building
- (d) The “Bayshore and Performing Arts Lodge”, a 25-storey residential building that contains a daycare and has retail at grade
- (e) The “Avila”, a 21-storey residential building with retail at grade
- (f) The “Bauhinia”, a 25-storey residential building with retail at grade
- (g) The “Bayview”, a 28-storey residential building with retail and office at grade
- (h) “West Pender Place”, a 37-storey residential building
- (i) 1500 West Georgia “Crown Life Plaza”, a 20-storey office building
- (j) The “Palais Georgia”, a 33-storey residential building
- (k) Coal Harbour Housing Co-Operative, with a 4-storey and a 7-story residential building.

Figure 1: Site and surrounding zoning



2. Policy Context

The site is at a location where three policy areas converge: the *Coal Harbour Official Development Plan*, the *Triangle West Policies* area, and the *West End Community Plan* (see Figure 2).

Coal Harbour Official Development Plan - To the north of Georgia and Hastings streets and east of Cardero Street is the *Coal Harbour Official Development Plan (CHODP)* area. Cardero Street is the boundary between Marina Neighbourhood CD-1 (312) to the east (which is part of CHODP) and the Bayshore Garden CD-1 (321) to the west. The intent of the *Coal Harbour ODP* and the guidelines for these neighbourhoods is to create mixed-use waterfront neighbourhoods that maximize public waterfront view and access. The general approach to building height is to step the height down from Georgia/Hastings corridor to the water's edge. In Bayshore Gardens, tower height ranges from 50 m (164 ft.) to 74 m (243 ft.). In Marina Neighbourhood, tower height ranges from 62 m (203 ft.) to 84 m (276 ft.).

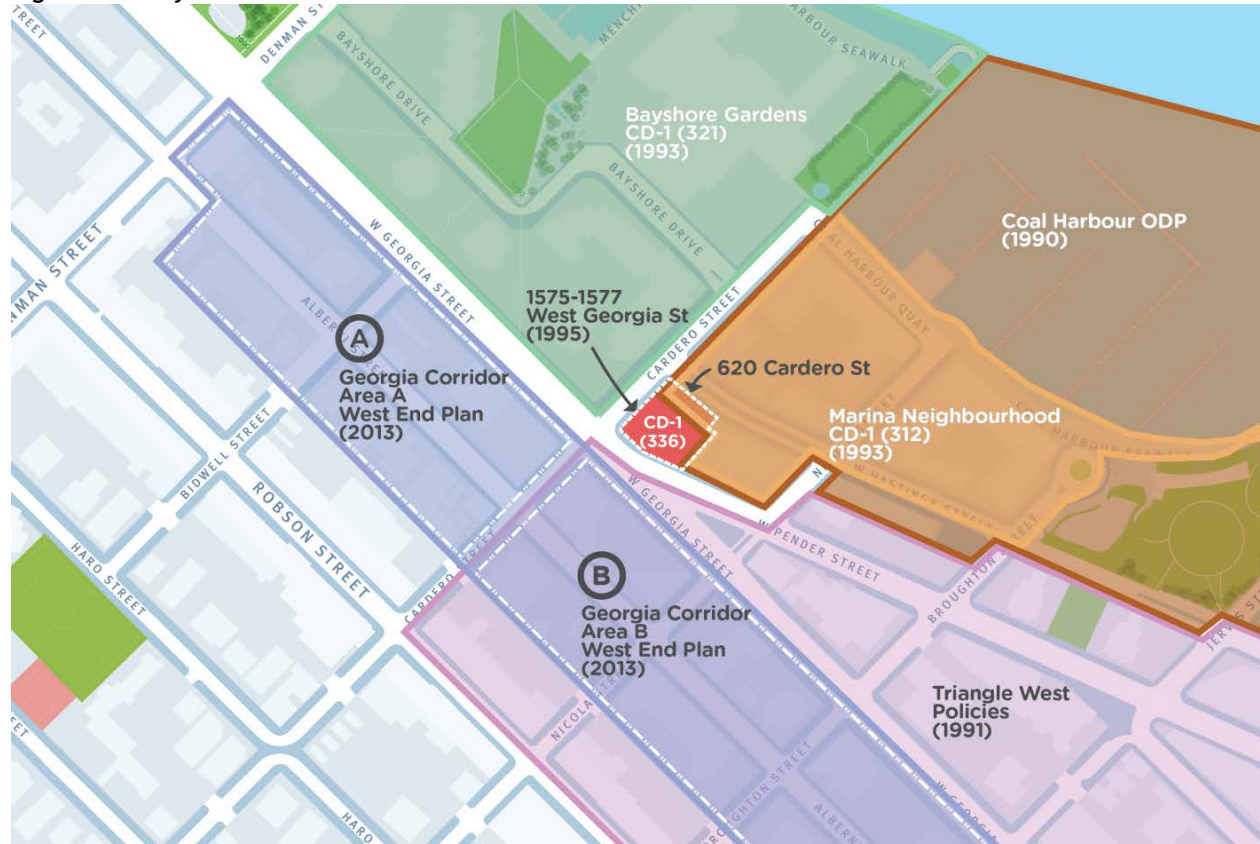
Triangle West - To the southwest of the site is the *Triangle West Policies* area. The intent of these policies is to allow for a choice-of-use area that transitions from waterfront neighbourhoods to the Central Business District (CBD) where the maximum building height under the *Downtown Official Development Plan (DODP)* is 91.4 m (300 ft.), with a discretionary height of up to 137.2 m (450 ft.).

West End Community Plan - To the south of Georgia Street is the *West End Community Plan* area. Along the Georgia Street corridor between Cardero and Jervis streets (sub-area A), a maximum building height of 152.4 m (500 ft.) may be considered under the *West End Community Plan* subject to view cone restrictions. West of Cardero Street (sub-area B), a maximum building height of 117 m (385 ft.) may be considered subject to view cone restrictions.

The subject site is currently governed by two CD-1 by-laws:

- *1575-1577 West Georgia Street* – The portion of the site containing the existing three-storey office building was rezoned from Downtown District (DODP) to CD-1 (336) in 1995 but was not redeveloped. The current zoning regulations limit the uses to Multiple Dwelling, with a maximum of 72 dwellings, and Cultural and Recreational uses. A density of 4.0 FSR, with a maximum height of 42 m (138 ft.) and 13 storeys is permitted.
- *620 Cardero Street* – Located in sub-area 1 of Marina Neighbourhood, this lot was rezoned, along with all the other sub-areas, from Central Waterfront District (CWODP) to CD-1 (312) in 1993. All the density within sub-area 1 has been allocated to other sites, leaving 620 Cardero Street with no residual density rights. The *Marina Neighbourhood CD-1 Guidelines for Land Development* identify the only permitted use as surface parking for visitors, subject to landscaped setbacks from Cardero and Hastings streets.

Figure 2: Policy context

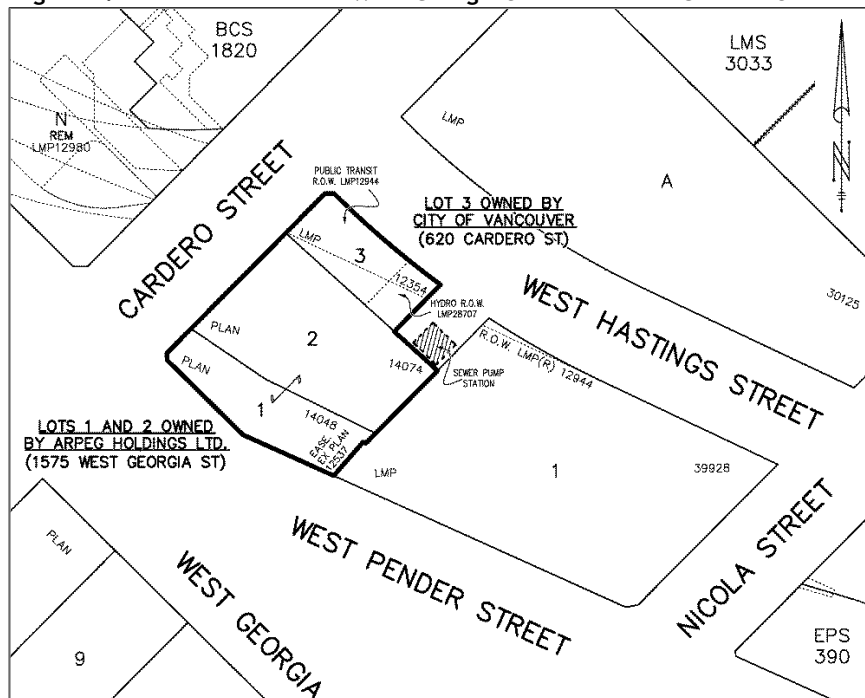


3. Sale of City Land

The City was approached about the possibility of including the City-owned land at 620 Cardero Street, located immediately adjacent to the site at 1575-1577 West Georgia Street, as part of a site assembly for which an application would be submitted to rezone and redevelop the consolidated site with a mixed-use development (see Figure 3).

The Vancouver Charter authorizes Council to dispose of City-owned property deemed to be surplus to the City's needs.

Figure 3: Lands at 1575-1577 West Georgia Street and 620 Cardero Street



Council policy further allows for the direct sale of City-owned lands without a public tendering process in certain circumstances, including where City-owned lands are essential to an assembly or expansion project. In this case, a direct sale of the City-owned land at 620 Cardero Street will enable the land to be consolidated into the larger assembly required to facilitate the optimum development of the block. The sale of the City-owned land to this applicant is subject to the lands being rezoned. If this application is referred to and approved at a public hearing then prior to enactment of the rezoning the General Manager of Real Estate and Facilities Management will bring a report to Council to obtain authority to sell 620 Cardero Street to the applicant.

Strategic Analysis

Proposal

The application is for a 27-storey mixed-use development (figures 4 and 5). Staff are recommending a reduction in the height of the building to 26 storeys, resulting in a commensurate reduction in density and the number of residential units. The resulting recommended proposal would include:

- a density of 10.59 FSR;
- 13,360 m² (143,808 sq. ft.) of residential use, with 175 residential market strata units on levels 5 to 25 and the access lobby located off Cardero Street;
- 4,212.6 m² (45,346 sq. ft.) of office use on levels 1 to 4, with at grade office use fronting Hastings Street and the access lobby located off Georgia Street;
- 417.5 m² (4,494 sq. ft.) of retail and service uses at grade, fronting Georgia Street; and
- seven underground parking levels, with vehicular access off Hastings Street.

Figure 4: Site Context

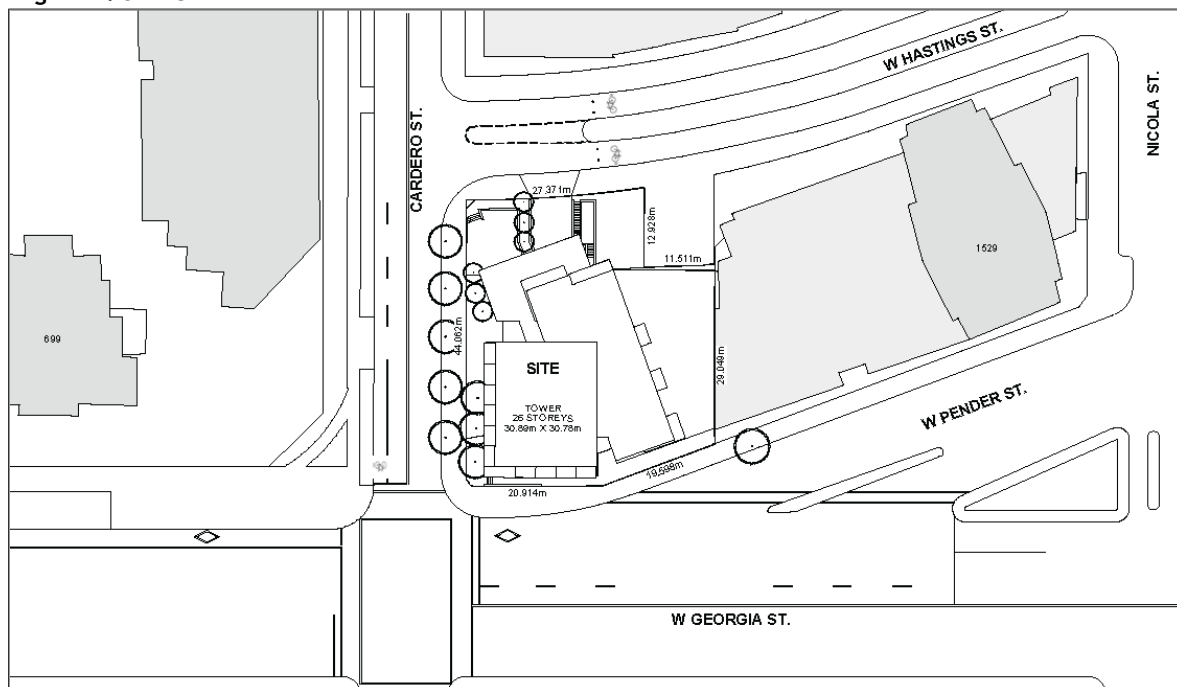


Figure 5: Perspective Rendering from West Georgia Street

1. Land Use

The proposed land uses include residential, office, retail and services uses. These are consistent with the intent for the area, which is to encourage mixed-use development including residential uses in conjunction with retail and service uses on the ground floor to activate the pedestrian realm. Further, the proposed office space will help the City achieve objectives in the *Metro Core Jobs and Economy Land Use Plan*.

The proposed residential unit mix includes approximately 46 percent of two- and three-bedroom units, which would be suitable for families. The building design is to comply with the *High Density Housing for Families with Children Guidelines*. Relevant conditions are included in Appendix B.

Density, Height and Form of Development

The subject site is located at the crossroads of several neighbourhoods and is a key site along West Georgia Street leading to the Central Business District (CBD). In assessing the proposed form of development that seeks an increase in density and height, staff reviewed the proposal in light of the following policies that have form of development guidance and that collectively establish a framework for built form in the area:

- *Coal Harbour Policy Statement (1990)*
- *Downtown District Character Area Descriptions (2003)*
- *West End Community Plan (2013)*

Coal Harbour Policy Statement: This policy is intended to guide development towards a compatible fit with adjacent sites. Street walls are to be shaped to provide generous public spaces, landscaped streets and semi-private open space. Public open spaces should maximize sun exposure during the late afternoon for residents. High buildings should be spaced carefully in relation to adjacent towers to maximize building separation and to protect views. The configuration and location of towers should fit into the overall built form of downtown and the West End, particularly with respect to transition of heights from the downtown core toward the north and west. More specifically, the objective for height transition is that building heights increase towards the central business district (CBD) and decrease moving northward, towards the waterfront. Lastly, the design of the top of buildings should provide interest and character to the skyline.

Downtown District Character Area Descriptions: The site falls within the Georgia Street Character Area. Development in this sub-area should take into account the experience of travelling along West Georgia Street. Travelling eastward, the visual experience of this area is the approach to downtown with a long view of major office buildings. Travelling westward, one encounters the experience of leaving the downtown to gain views of Stanley Park and the West End apartment buildings. The objective of new development is to reinforce and enhance the approach from the West End to the CBD in addition to enhancing the commercial/residential mixed-use character. Another objective is to provide a public realm that enhances and accommodates pedestrian movement along West Georgia Street and to the waterfront.

West End Community Plan: The subject site is located on the north side of West Georgia Street, outside of but immediately adjacent to the boundary of the *West End Community Plan* area. Cardero Street is the border between area A and area B of the Georgia Corridor where height is anticipated up to 117.3m (385 ft.) and 152.4m (500 ft.), respectively. Residential floor plates above the podium are expected to be a maximum of 5,500 sq. ft. and 6,500 sq. ft., respectively. While the project site lies just outside of the West End, the emerging heights along Georgia Street will shape the emerging context for this area and therefore the form of development guidance in the *West End Community Plan* can provide appropriate parameters for the form of development for the subject site.

The following paragraphs summarize the form of development analysis which is contained in Appendix F.

Building Form and Massing: The proposed building massing is made up of three elements: a four-storey podium, and a residential tower that is expressed as two distinct components. The

podium has a shoulder height of approximately 19 m (62.3 ft.) and is made up of retail, service and office uses at the ground floor to activate the street in addition to three levels of office space above. These spaces are expressed with higher floor-to-floor heights and curtain wall glazing making this aspect of the building mass read as a glass box. The podium, as mentioned above, breaks down the scale of the building where it is adjacent to Georgia and Cardero streets. The residential tower, comprised of two masses, has one mass that follows the street grid at Georgia and Cardero streets and the other rotated to align with Pender Street to better capture views to the north. The first residential mass, located at the corner, is articulated with a folded metal sun shade that gives the overall building a highly articulated and delicate appearance. The other rotated residential mass exhibits a more conservative appearance in contrast with the aforementioned “cheese grater” feature. These two aspects of the building massing provide a good contrast to one another. They also make the 6,900-sq.ft. typical residential floor plate appear consistent, compatible, and in scale with other buildings within the context.

Height and Density: Under CD-1 (336), which governs 1575-1577 West Georgia Street, the maximum permitted height is 13 stories and 42 m (137.8 ft.), the maximum permitted density is 4.0 FSR. The site at 620 Cardero Street is governed by CD-1 (312) under which there is no density ascribed to the site. The proposed building is 27 stories, with a height of 85.3 m (279.9 ft.) above the base surface, measured to the top of the boiler room roof parapet, and a density of 10.96 FSR. The building height takes into account a north/south slope across the site of approximately 4.49 m (14.7 ft.).

Approaching downtown from the west, the proposed building together with the 18-storey office development across Georgia Street at 1500 West Georgia Street (Crown Life Place) will form a gateway that will frame taller buildings beyond. The additional height sought beyond the currently permitted maximum height of 42 m (137.8 ft.) is required to create this gateway effect; however, to better relate to the Crown Life Place building, staff recommend design development conditions to reduce the proposed building height by one storey. This recommendation will reduce the proposed building height by 2.79 m (9.2 ft.) from 85.3 m (279.9 ft.) to 82.6 m (271 ft.) and result in a commensurate reduction in the proposed density from 10.96 FSR to 10.59 FSR.

The proposed height on the site successfully meets the form of development anticipated in the *Coal Harbour Policy Statement* in terms of providing a height which contributes to the ascending height of towers from the west towards the CBD. Further, although the site is just outside of the boundaries of the West End, it is adjacent to the future built form context under the *West End Community Plan* where buildings along Georgia and Alberni streets are anticipated to have heights ranging from 152.4 m (500 ft.) to 213.4 m (700 ft.). The height of buildings therefore from Georgia Street moving northward towards the waterfront will also descend in height.

The view impact and shadow studies have been reviewed and they indicate that the effect of the additional height and density beyond what is permitted under current zoning does not provide unreasonable hardship to neighboring sites. The proposed height and density is consistent with the form of development policy goals for the area, particularly in view of the emerging future context that will develop on the south side of West Georgia Street under the recently adopted *West End Community Plan*.

Urban Design Panel: This rezoning application and the proposed form of development were reviewed by the Urban Design Panel on October 22, 2014, and received support (see Appendix G).

Staff conclude that the proposed height and density is an appropriate response to the site, and to the neighbourhood context, and recommend that, subject to the Public Hearing, the form of development be approved subject to the design development conditions in Appendix B, which seek a reduction in height and additional design refinement at the development permit stage. The form of development drawings are included in Appendix H and the development statistics are included in Appendix J.

2. Parking, Loading and Circulation

The application proposes seven levels of underground parking accessed from Hastings Street, providing a total of 201 parking spaces and 246 bicycle parking spaces, which generally meet the requirements of the Parking By-law.

A transportation study was conducted and submitted as part of the rezoning application to assess the transportation impacts of the development. Although a modest increase in vehicle volumes is anticipated as a result of this development, the study identified operational changes that could be made to the intersection of Georgia and Cardero streets that would mitigate these impacts and reduce the amount of queuing currently observed along Cardero Street during weekday afternoons and evenings. The result would be a net improvement to traffic flow in the area. Conditions of approval to provide these operational changes have been included in Appendix B.

3. Environmental Sustainability

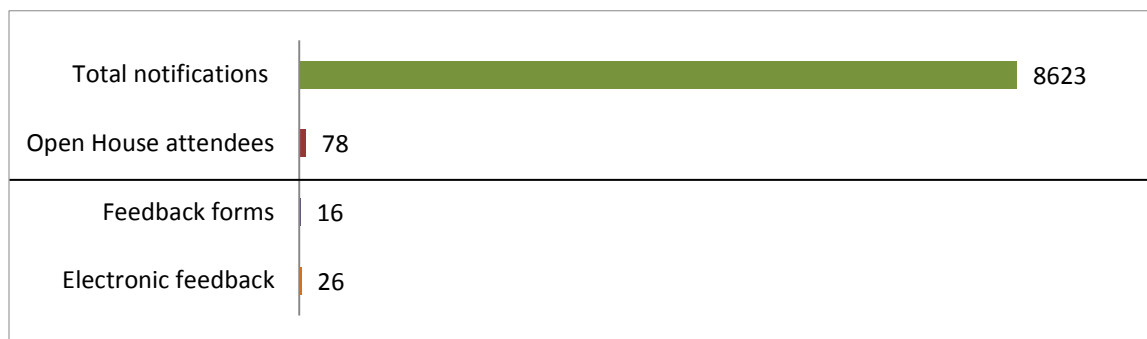
The *Green Buildings Policy for Rezoning*s (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO₂ reduction by 2020, the *Vancouver Neighbourhood Energy Strategy* (approved by Council in October 2012) focuses on high density areas of the City including the Downtown. This development presents a strategic opportunity for Neighbourhood Energy given its close proximity to other large development sites in the area. In alignment with the Vancouver Neighbourhood Energy Strategy, conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, connection to a City-designated NES utility provider, and space to host NES equipment.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on August 26, 2014. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held on September 17, 2014, at the Marriot Pinnacle Downtown Hotel (1128 West Hastings Street). A total of 8,623 notification postcards were distributed within the neighbouring area on or about September 3, 2014. Approximately 76 people attended the open house.

Public Response and Comments – The City received a total of 42 public responses by letter, email or comment form. Below is a summary of the numbers of feedback received online and from the open house.



While a wide range of issues and commentary were voiced, the most discussed topics from respondents were the proposed height, shadowing impacts, and traffic in the area.

Height – Some respondents commented that the proposed height is too much for an already dense area where there are many tall buildings. Others supported the height for the same reason and believed that the height would be needed to mark this key site.

Shadowing – Concerns are related to the potential shadowing of the 8th floor rooftop garden of the Performance Arts Lodge (PAL) building (1616 Bayshore Drive) to the west of the site and the four-storey Coal Harbour Housing Co-Operative (588 Cardero Street) to the north of the site.

Traffic – Most respondents who discussed traffic were concerned that the proposed development would worsen the already problematic traffic in the area.

Staff have assessed the concerns voiced by members of the public. As outlined in the Density, Height and Form of Development section of this report, the proposed height is supported based on the existing and future built form context of the area. The shadow studies provided as part of the rezoning application have been reviewed and it is concluded that the shadow performance of the proposed building is favourable and does not unduly affect outdoor areas on adjacent sites.

With regard to traffic, staff are aware of some of the existing traffic challenges in the area, particularly with regard to queuing along Cardero Street. As outlined in the Parking, Loading

and Circulation section, operational changes to the intersection of Georgia and Cardero streets are recommended to mitigate any potential traffic impacts of this development and to reduce the amount of queuing currently observed along Cardero Street during weekday afternoons and evenings. The result would be a net improvement to traffic flow in the area.

A more detailed summary of public comments on this application, including staff responses, is provided in Appendix E.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCL) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the City-wide DCL District where the rate for residential and commercial uses developed at a density greater than 1.2 FSR is \$143.27/m² (\$13.31/sq. ft.). It is anticipated that the new floor area of 17,990 m² (193,649 sq. ft.) in this development would generate DCLs of approximately \$2,577,427.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program –The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. This application qualifies the project for a public art contribution. Public art budgets are based on a formula (2015) of \$19.48 per m² (\$1.81 per sq. ft.) for areas contributing to the total FSR calculation of 17,990 m² (193,649 sq. ft.). On this basis, a public art budget of approximately \$350,445 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Offered Public Benefits

Community Amenity Contribution (CAC) – 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. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they

take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a CAC package valued at \$14,562,700 (see allocation below). Real Estate Services have reviewed the applicant's development pro forma, and have concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Heritage Conservation – On September 25, 2013, Council approved amendments to the *Transfer of Density Policy and Procedure* to allow for the transfer of heritage density to be considered in rezonings on a citywide basis. The applicant has offered to purchase heritage density with a value of \$747,500 – equivalent to approximately 1,068 m² (11,500 sq. ft.) of floor area. This purchase would help support citywide heritage conservation by contributing to the reduction of the Heritage Density Bank. Staff support a heritage density purchase being part of the public benefits delivered by this application and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

In addition to the purchase of heritage density valued at \$747,500, the applicant has offered a cash CAC of \$13,815,200 (95% of total CAC package). It is recommended that the cash CAC be allocated towards affordable housing and childcare facilities to serve the Coal Harbour area. Conditions to secure the heritage density purchase and cash CAC are included in Appendix B.

A summary of the public benefits for this application is included in Appendix I.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a CAC package with a total value of \$14,562,700.

In-kind CAC:

- Purchase of heritage density valued at \$747,500 (5% of total CAC package) which will reduce the Heritage Density Bank by approximately 1,068 m² (11,500 sq. ft.)

Cash CAC:

- \$13,815,200 (95% of total CAC package) towards affordable housing and childcare facilities to serve the Coal Harbour area

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

The site is within the City-wide DCL District. If the rezoning application is approved, it is anticipated that the applicant will pay \$2,577,427 in DCLs.

If the rezoning application is approved, the applicant would 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 \$350,445.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported. The application proposes to revitalize a key site at the intersection of the Coal Harbour and West End neighbourhoods and is consistent with the City's objective to provide job space as well as to create a mixed-use community in this part of the downtown. Further, this application, if approved, would contribute to heritage conversation and the achievement of social housing and childcare spaces in the Coal Harbour area.

The Acting 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 set out in Appendix A, and that, subject to the Public Hearing, the application including form of development shown in plans in Appendix H, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1575-1577 West Georgia Street and 620 Cardero 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. 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, limited to Artist Studio - Class A, Arts and Culture Indoor Event, Community Centre or Neighbourhood House and Fitness Centre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility;
 - (d) Office Uses, limited to Financial Institution, General Office, Health Care Office and Health Enhancement Centre;
 - (e) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Neighbourhood Grocery Store, Public Bike Share, and Retail Store;
 - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Neighbourhood Public House, Laboratory, Laundromat or Dry cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Vocational or Trade; and

- (g) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 The design and lay-out of at least 25 % of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,698.6 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 10.59.
- 4.3 The floor space ratio for Dwelling Uses must not exceed 7.86, except that the use of 213.7 m² of area located above grade must be limited to mechanical space.
- 4.4 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas except that the exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m².
- 4.7 The use of floor area excluded under section 4.5 or section 4.6 must not include any use other than that which justified the exclusion.

Building height

- 5.1 The building height, measured from base surface, must not exceed 82.6 m, except that the building must not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.
- 5.2 Despite the provisions of section 5.1 and of section 10.11 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms, mechanical screens, or for access and infrastructure required to maintain green roofs, urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, if the Director of Planning first considers:
 - (a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
 - (b) all applicable policies and guidelines adopted by Council;

and the Director of Planning must not permit any structure above a maximum height of 85.3 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council; and

(b) the minimum distance of the unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - i) 10% or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

Acoustics

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

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

* * * * *

**1575-1577 West Georgia Street and 620 Cardero 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 Henriquez Partners Architects, and stamped “Received City Planning Department, July 16, 2014”, 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce maximum building height from 85.3 m (279.9 ft.) to 82.6 m (271 ft.).

Note to Applicant: Reduction of height to achieve greater compatibility with the existing building at 1500 West Georgia, reduce overall building mass relative to adjacent sites, and to improve shadow performance to adjacent. This condition will warrant a reduction in the height of the mechanical screening. This condition anticipates a commensurate reduction in density for the proposal.

- 2. Design development of the building to maintain the high quality materials indicated to maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.
- 3. Design development to ensure that service equipment including window washing infrastructure, cell antennas, and any other mechanical units do not obstruct or compromise the integrity of the architectural expression.
- 4. Design of below grade parking structures to be provided at adequate depths below grade to ensure the planting of trees and mature landscape may be successfully executed.

Note to Applicant: see also Landscape condition 8.

- 5. At DE application, submission of a bird friendly strategy for the design of the building is encouraged;

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Sustainability

6. 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 Rezonings*.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the LEED® 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.

Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove 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. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

Landscape

8. Design development to provide street trees along Georgia/Pender street frontage in order to be consistent with the "*West Georgia Street Tree and Sidewalk Design Guidelines*".

Note to Applicant: Subject to review by the General Manager of Engineering Services, there should be one row of street trees along the West Georgia Street and West Pender Street frontage. The West Georgia Street design treatment should wrap to the perimeter of the building and blend with adjacent sites. Street tree locations near the intersection of Georgia and Cardero streets should take into consideration of the pedestrian crossing location.

9. Design development to maximize soil volumes for trees and landscapes planted on slab.

Note to Applicant: Soil volumes should be contiguous and to meet or exceed BCLNA Standards. Where applicable, architectural slabs above the underground parking level should angle down at the perimeter. At time of development permit, provide detailed sections through the planter, including slab, soil, root ball, voiding, insulating layer, protection board and parking level.

10. Design development to mitigate conflicts between the proposed inside row of trees along Cardero Street and overhead architectural canopies and roof structures.

Note to Applicant: This can be done through choice of tree species or notching the canopy, where applicable.

11. Design development to the Level 5 to expand the urban agriculture program by adding additional planters and site furniture, including a potting space, tool storage, hose bibs and permanent bench seating.
12. At time of development permit, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment).
13. Provision of street trees adjacent to the development site.

Note to Applicant: Provide a notation on the development permit plans, *“Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering (311) to confirm tree planting locations and Amit Gandha, Park Board (311) for tree species selection and planting requirements. New trees must be of good standard, 75 mm minimum caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site to be confirmed prior to the issuance of the occupancy permit. Call Park Board for inspection after tree planting completion.”*

14. Provision of an efficient irrigation system for all common outdoor planters and individual hose bibs for all patios of 100 sq. ft. or greater.

Note to Applicant: Provide details (location, size, type, materials) of any rainwater harvesting system, including cisterns and permeable paving systems. Provide a bolded written note and irrigation symbols to the development permit drawings.

Housing Policy and Projects

15. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including

some three bedroom units.

16. The building is to comply with the *High Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
17. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activities.

Engineering

18. Clarify garbage pick-up operations. Provide confirmation that a waste hauler can access and maneuver on-site to allow for access and pick up of the garbage compactors and recycling bins.
19. Clarify if a canopy is proposed over the property lines, if so please provide a canopy application to Engineering Services.
20. Delete landscaping proposed over the property line on the Hastings frontage to allow for maximum sidewalk widths.
21. Provision of a landscape plan that reflects the required street work and improvements proposed for this development.
22. 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 design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.
- (b) Modify the parking ramp to provide a level portion from the street to the back of the 6m setback.
- (c) Provision of a 9'x9' (2.7m x 2.7m) corner cuts at elevation 3.2, 2.17 and 0.5 to improve the 2 way flow and visibility on the main ramp and provide turning swaths confirming 2-way flow at these points on the ramp.

Note to Applicant: Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served.

- (d) Provision of an improved plan showing the maneuvering for the largest delivery vehicle to access the Class B loading spaces.

Note to Applicant: Show maneuvering in and out from Hastings Street and confirm 2-way truck access is being provided to the loading spaces or provide typical corner cuts, loading throats and loading bay widths.

- (e) Provision of a warning system for truck drivers to indicate when both Class B loading spaces are occupied.

Note to Applicant: This is required when both Class B loading spaces are occupied and to prevent a 3rd truck from entering the site as no on-site turnaround is being provided. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices which are to be clearly noted on the plans.

- (f) Provision of 2.7 m stall width for stall 23 and a painted tapered guideline with hatch markings on the north side of the maneuvering aisle.

Note to Applicant: The SE corner of the storage room at gridline I-4 on drawing A1.04, encroaches into the maneuvering aisle reducing the width to 6.2m. This condition exists on multiple levels.

- (g) Relocate the column located at gridline I4/A7 on drawing A1.07 to be clear of the parking ramp.

- (h) Provision of detailed section drawings showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.

Note to Applicant: As on-site maneuvering is being provided for the Class B loading, confirm a minimum of 3.8m of vertical clearance is being provided from the PL for the manoeuvring areas serving the loading and 2.3m of vertical clearance is being provided on the parking ramp and levels P1 to P6 for the disability spaces.

- (i) Modify column placement for stalls with column encroachments to comply with the requirements of the Engineering Parking and Loading Design Supplement. Note to Applicant: 4' (1.2m) columns are shown without any column setback from the maneuvering aisle. The maximum permitted column length is 3' (0.9m) with a 1' (0.3m) setback; otherwise additional stall width is required.

Neighbourhood Energy

23. The proposed plan for site heating and cooling, developed in consultation with the City and the City-designated NES Utility Provider, shall be provided

prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

24. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

25. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas-fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
26. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

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, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lot 1, Except: Firstly, Part in Explanatory Plan 18091 Now Road; Secondly, Part Dedicated Road on Plan LMP19026, Block 42, DL 185, Plan 14048; Lot 2, Block 42, DL 185 and of Public Harbour of Burrard Inlet, Plan 14074; and Lot 3 Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354, to create a single parcel.
2. Provision of a building setback and a surface statutory right of way for pedestrian purposes to achieve a distance of up to 5.5 m (18 ft.) from the back of the City curb to the building face on the Cardero Street and Georgia Street

frontages. 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. Landscaping, door swings, stairs and walls are not to encroach into the final SRW area.

3. Provision of a 3.1m (10 ft.) dedication on the NW corner of the site and a further 6 m (20 ft.) setback (9.1m /30 ft.in total) and statutory right of way for pedestrian purposes over the setback is required. The dedication and setback are required for future geometric changes to the road and pedestrian realm and shall be clear of any structure, stairs and walls. Note: As the proposed parking ramp is located within a portion the 6 m (20 ft.) SRW, this portion of the ramp shall be generally level and meet future building grades.
4. Modification or replacement of SRW BG374331 (as shown on Plan LMP12944) to reflect the reduced SRW area over Lot 3.
5. Release of Easement & Indemnity Agreement 535281M (commercial crossing) prior to building occupancy.
6. Release of the Shoreline Protection Works Agreement (BG374321) and the Services Agreement (BG374323-29) 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 these conditions for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

7. 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 adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant’s mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to

determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.

- (c) 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.
- (d) Undergrounding or removal of the existing utility infrastructure (wood pole and transformers) located on the east side of Cardero St. adjacent the site.
- (e) Confirmation of the ability to remove the pole and transformer is required from BC Hydro and any other effected utility prior to zoning enactment.
- (f) Provision of audible signals at the intersection of West Georgia Street/Cardero Street/West Pender Street.
- (g) Provision of improved sidewalks around the site (Georgia/Pender/Cardero/Hastings streets) in keeping with the applicable commercial and specialty area treatments.
- (h) Provision of upgraded street lighting and additional pedestrian scale lighting on Cardero Street adjacent to the site.
- (i) Provision of street trees adjacent the site where space permits – refer to the relevant condition under Landscape section.
- (j) Provision of geometric changes on Cardero Street, Hastings Street, and Georgia Street to the satisfaction of the General Manager of Engineering Services. Changes will include but are not limited to the following:
 - (i) Provision of an elevated protected bike lane on the east side of Cardero Street between Hastings and Georgia streets. This will

be located in the space currently allocated to the buffered bike lanes.

- (ii) Provision of an off street cycle path on the west side of Cardero Street between Hastings and Georgia streets.
 - (iii) Provision of a raised pedestrian crosswalk on the north side of Hastings Street crossing Cardero Street. The raised crossing should be designed to facilitate buses.
 - (iv) Provision of a bi-directional protected bike lane on the north side of Hastings Street between Cardero Street and the east end of the new driveway crossing to the development; and provision for the bi-directional bike lanes to merge and transition to the existing travel lanes on Hastings Street, east of the driveway crossing.
 - (v) Provision of signal modifications at Cardero and Georgia streets to accommodate the separated bicycle facilities and proposed geometric changes.
8. Provision of a letter of confirmation from BC Hydro that there is no impact from the proposed development on their right of way (Hydro R.O.W. LMP 28707).

Neighbourhood Energy

9. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a Neighbourhood Energy System, if and when the opportunity is available and in accordance with the City's policy for *Neighbourhood Energy Connectivity Standards* where relevant, which may include but are not limited to agreements which:
- (a) require buildings on site to connect to a Neighbourhood Energy System, once available;
 - (b) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and
 - (c) grant use of and access to an up to 93 m² of suitably located dedicated space, to the satisfaction of the General Manager of Engineering Services, for use as a Neighbourhood Energy Room for the purposes of infrastructure and distribution equipment to the satisfaction of the General Manager of Engineering Services.
 - (d) grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated Neighbourhood Energy System utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

Note to Applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.

Note to Applicant: Design of the Neighbourhood Energy Room shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may include, but is not limited to; a steam to hot water converter station sized for neighbourhood service provision, energy transfer stations (ETS), and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by the General Manager of Engineering Services to confirm final room dimensions and technical information.

Heritage Density Transfer

10. Secure the purchase and transfer of a total of 1,068 m² (11,500 sq. ft.) of heritage density (which has a total value of \$747,500) from a suitable donor site (or sites).

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

11. Pay to the City a cash Community Amenity Contribution of \$13,815,200 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated

towards affordable housing and a 69-space childcare facility to serve Coal Harbour.

Public Art

12. 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

13. If applicable:
 - (a) Submit a site profile to the Environmental Protection Branch (EPB);
 - (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

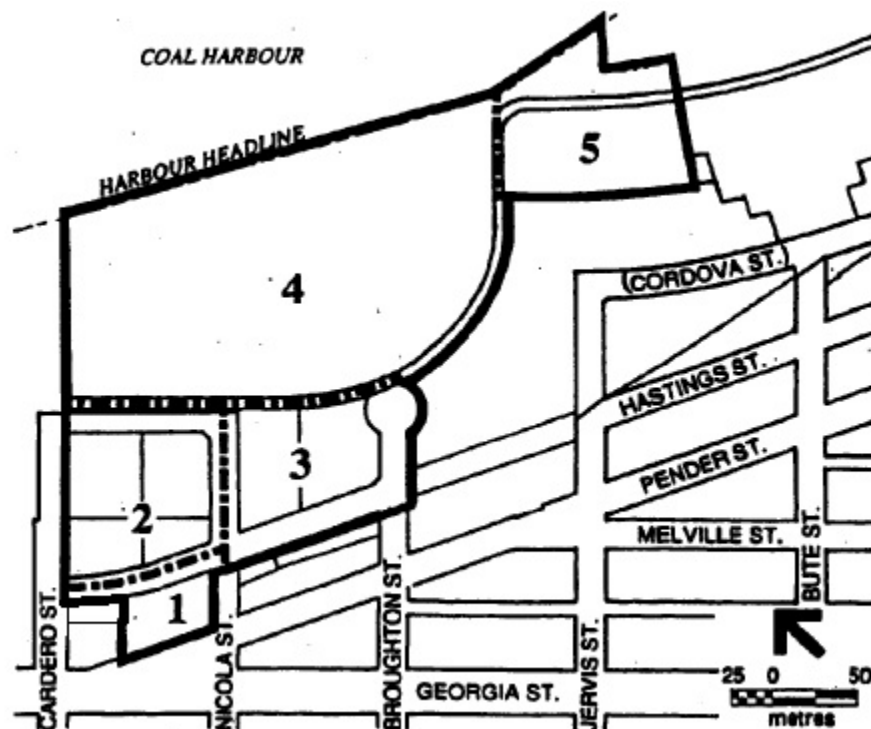
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1575-1577 West Georgia Street and 620 Cardero Street
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE ZONING & DEVELOPMENT BY-LAW REGARDING
CD-1 BY-LAWS NO. 7200 AND No. 7431

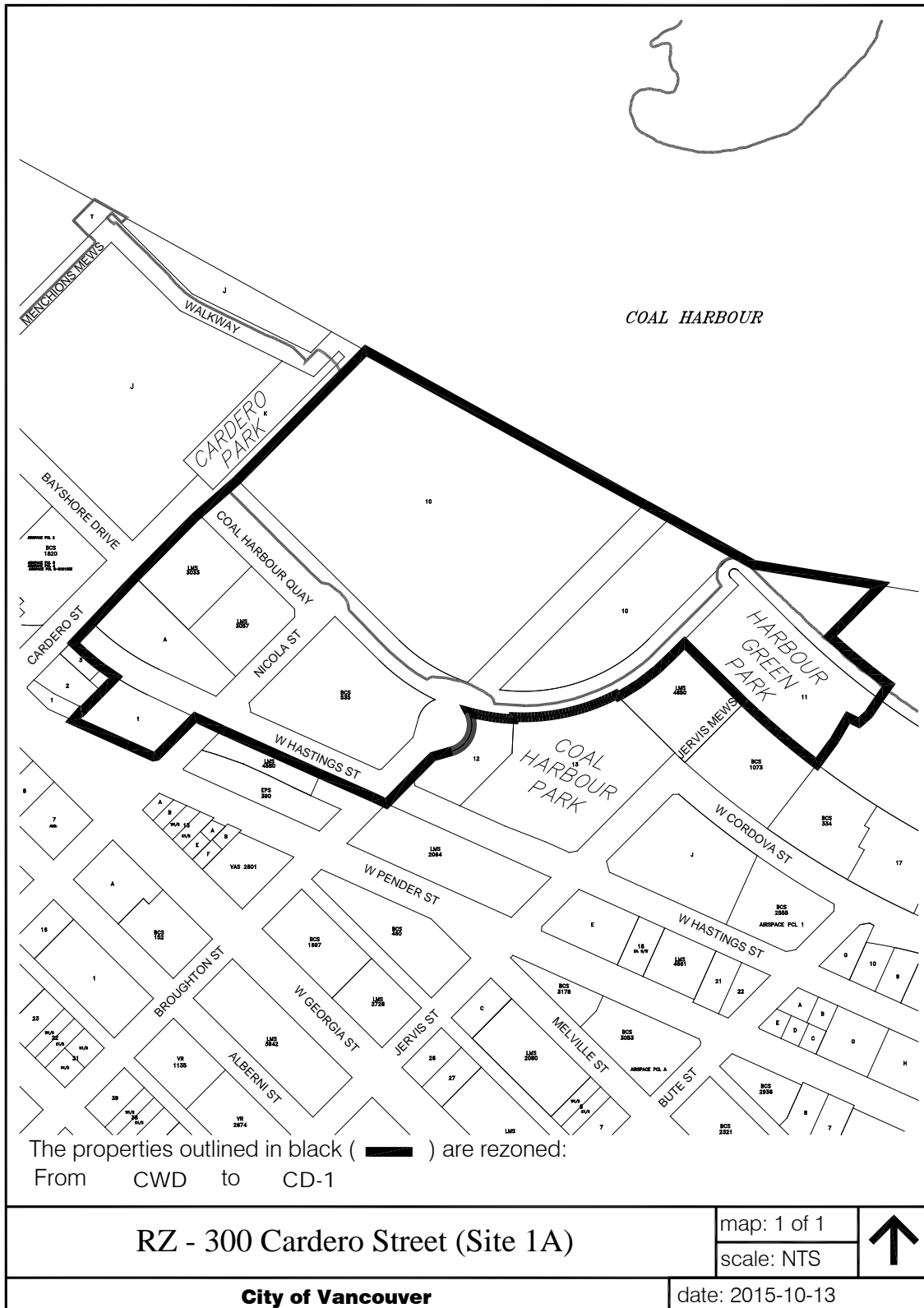
Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council repeals CD-1 By-law No. 7431.
2. Council amends the following provisions of By-law No. 7200:
 - (a) Council strikes out Diagram 1 and substitutes the following:



(b) Council strikes out map 1 and map 2 of Schedule A and substitutes the following:

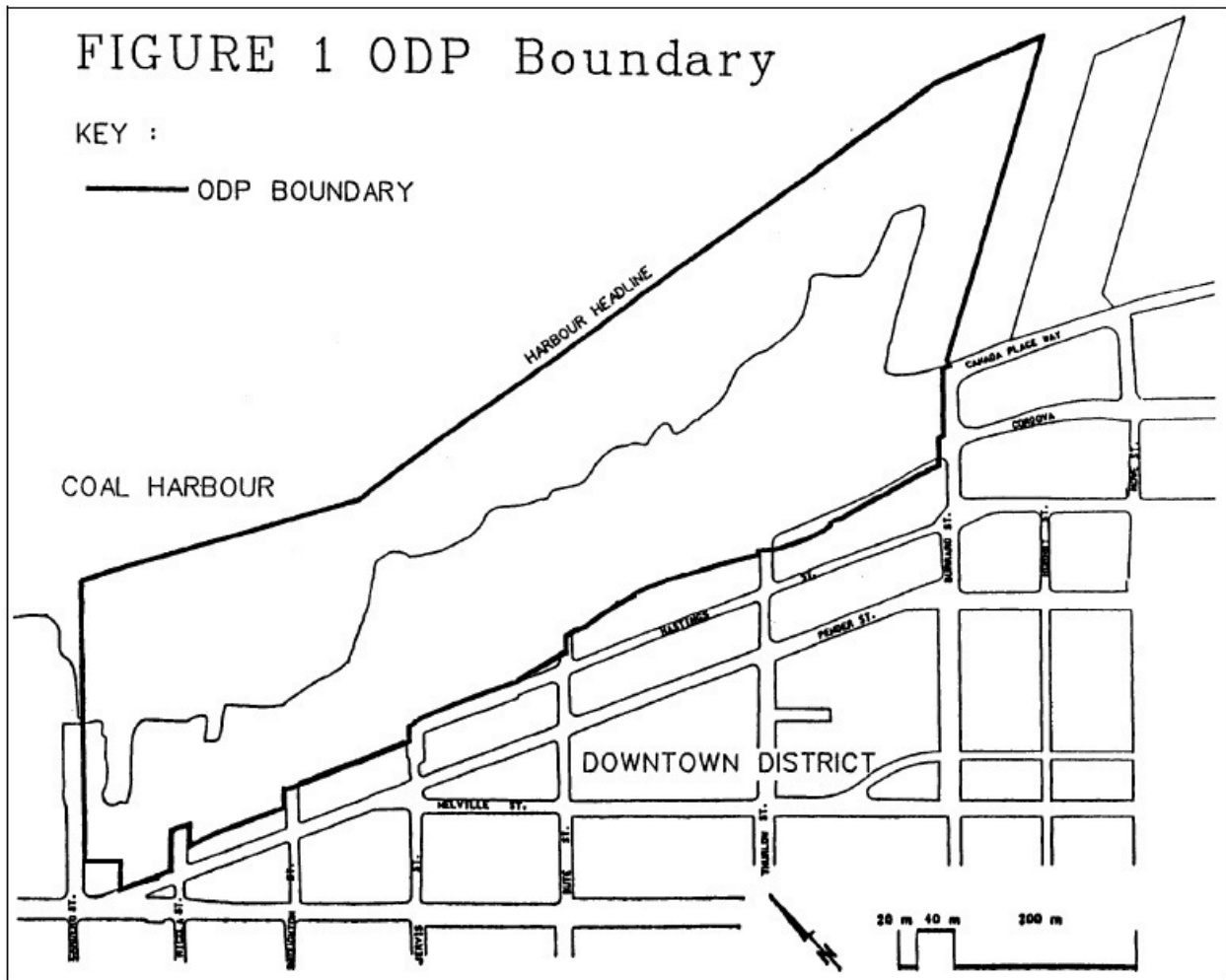
Schedule A



**DRAFT AMENDEMENTS TO
COAL HARBOUR OFFICIAL DEVELOPMENT PLAN (BY-LAW NO. 6754)
REGARDING REMOVAL OF 620 CARDERO STREET FROM THE AREA GOVERNED BY THE COAL
HARBOUR OFFICIAL DEVELOPMENT PLAN**

Note: This ODP amendment is to be enacted first before other by-law amendments noted in this Appendix.

1. This By-law strikes out all the figures in the Coal Harbour Official Development Plan By-law No. 6754 and substitutes with the following figures with corresponding titles.



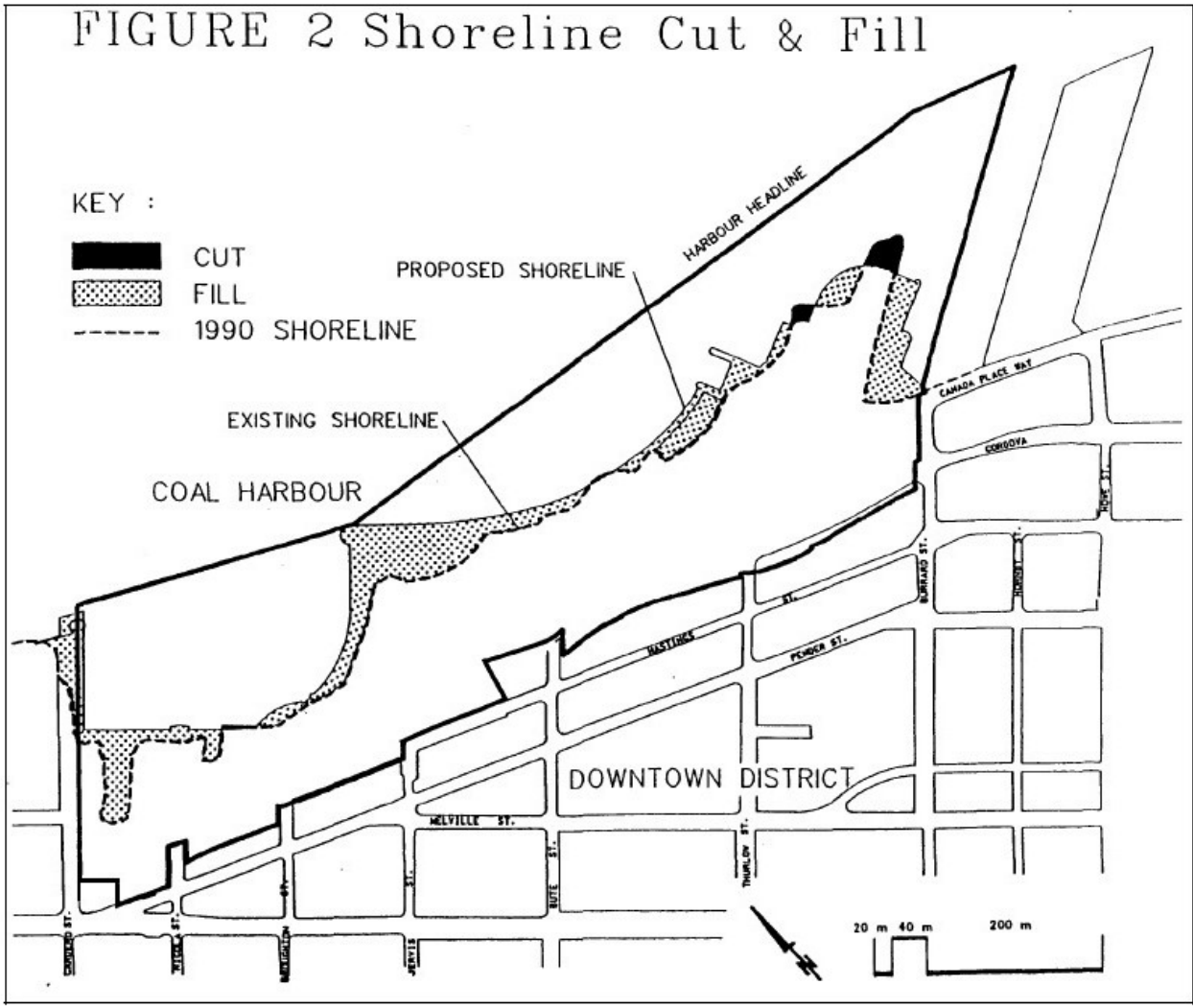
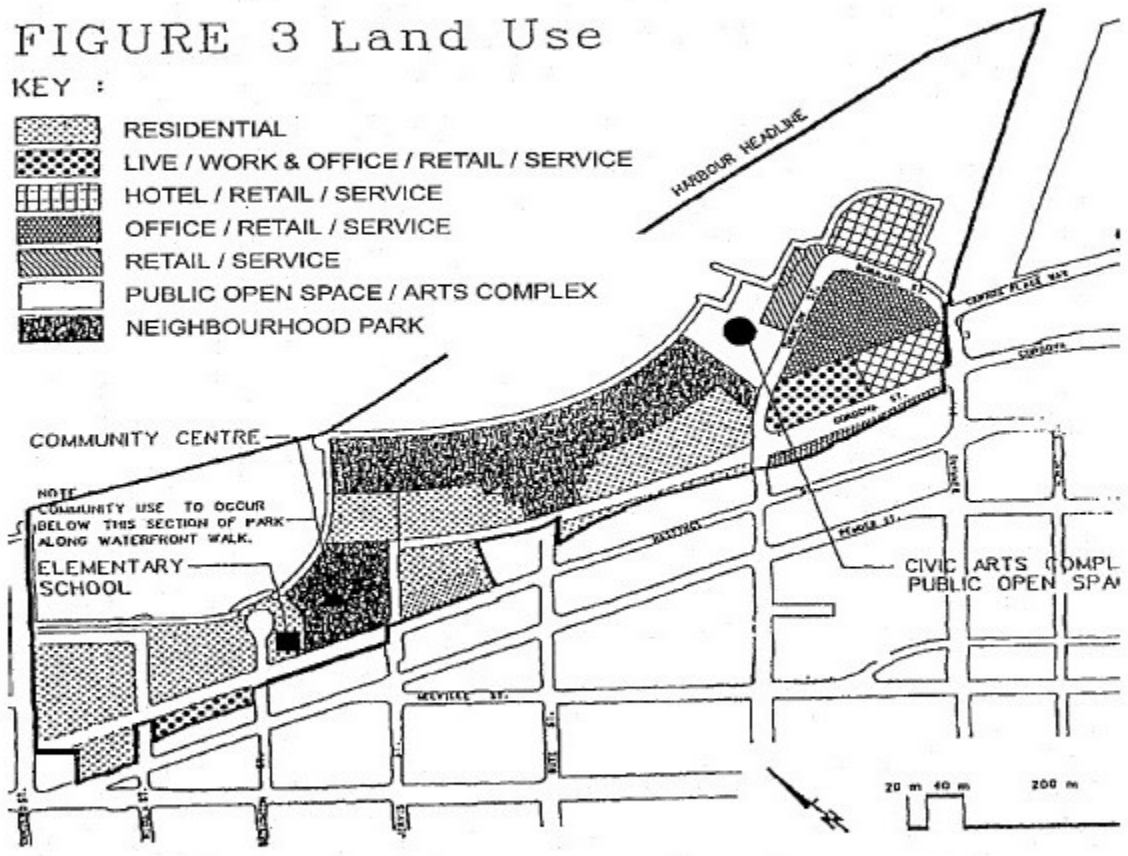


FIGURE 3 Land Use

KEY :

-  RESIDENTIAL
-  LIVE / WORK & OFFICE / RETAIL / SERVICE
-  HOTEL / RETAIL / SERVICE
-  OFFICE / RETAIL / SERVICE
-  RETAIL / SERVICE
-  PUBLIC OPEN SPACE / ARTS COMPLEX
-  NEIGHBOURHOOD PARK



NOTE
COMMUNITY USE TO OCCUR
BELOW THIS SECTION OF PARK
ALONG WATERFRONT WALK.

FIGURE 4A Residential Units

UNIT SUMMARY

Total Base Units	2097
Total Rental Units	270
Total Units	2367

SUB-AREA 2 (Jervis to Thurlow)

Base Units	1199
Rental Units	0
Total Units	1199

SUB-AREA 1 (Cardero to Jervis)

Base Units	898
Rental Units	270
Total Units	1168

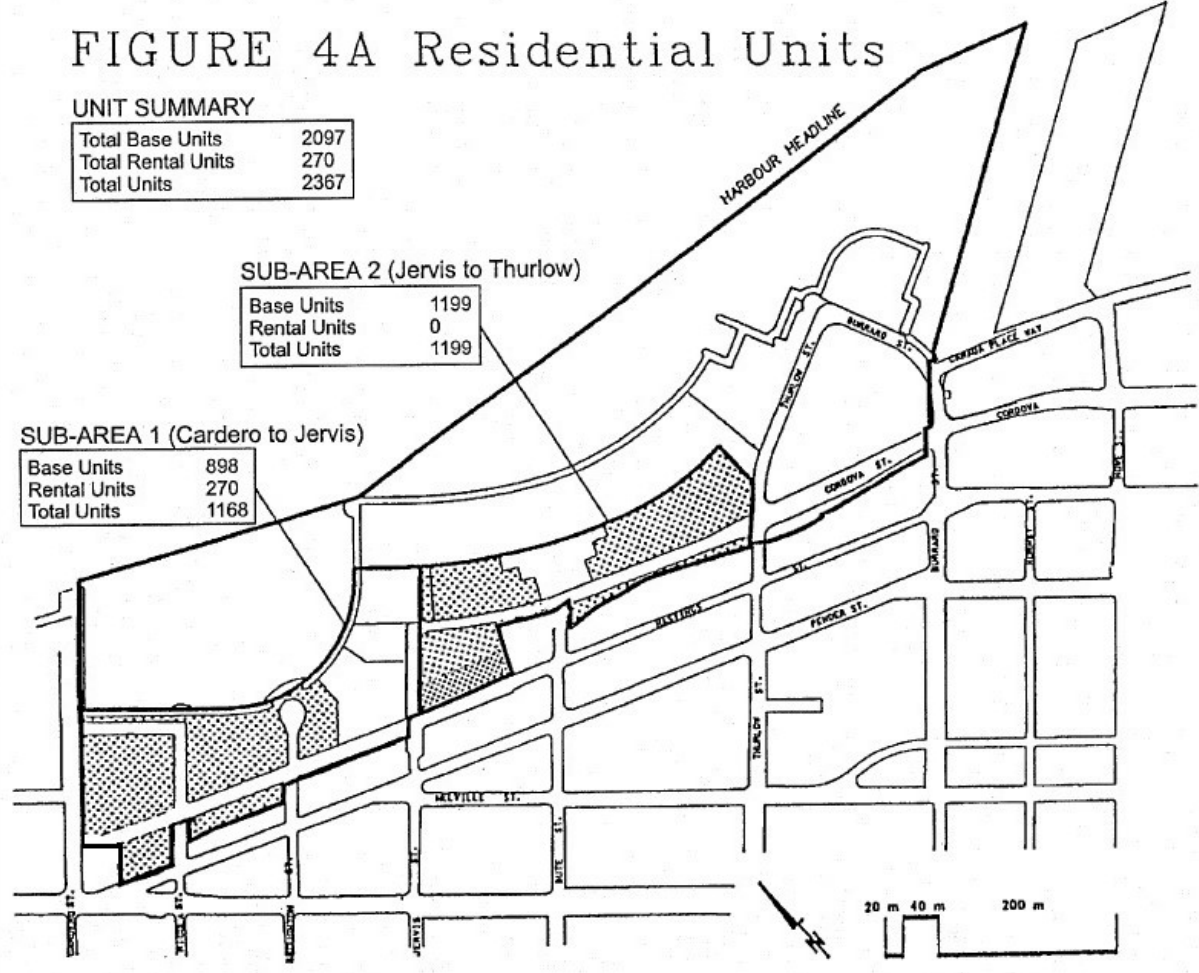
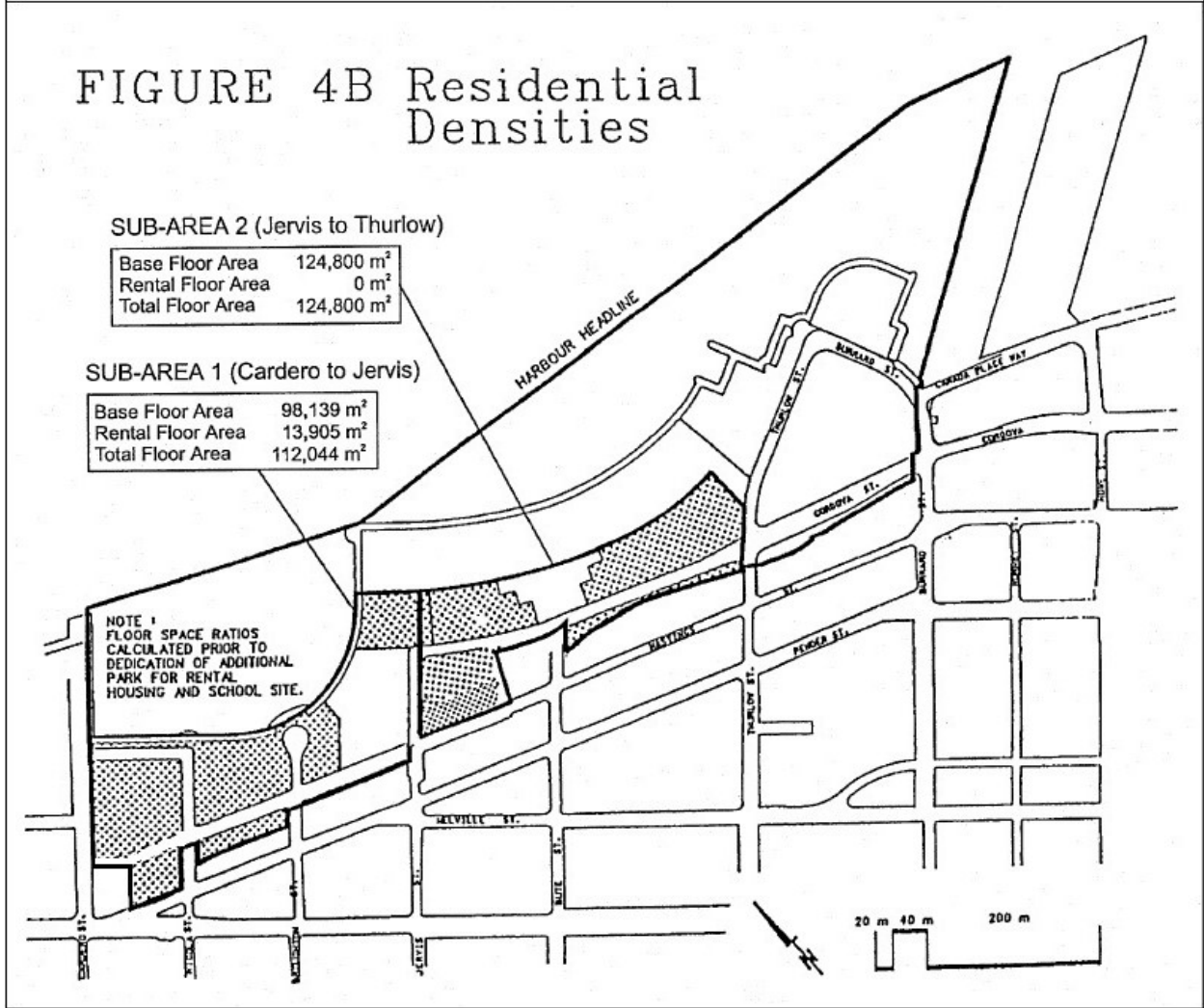
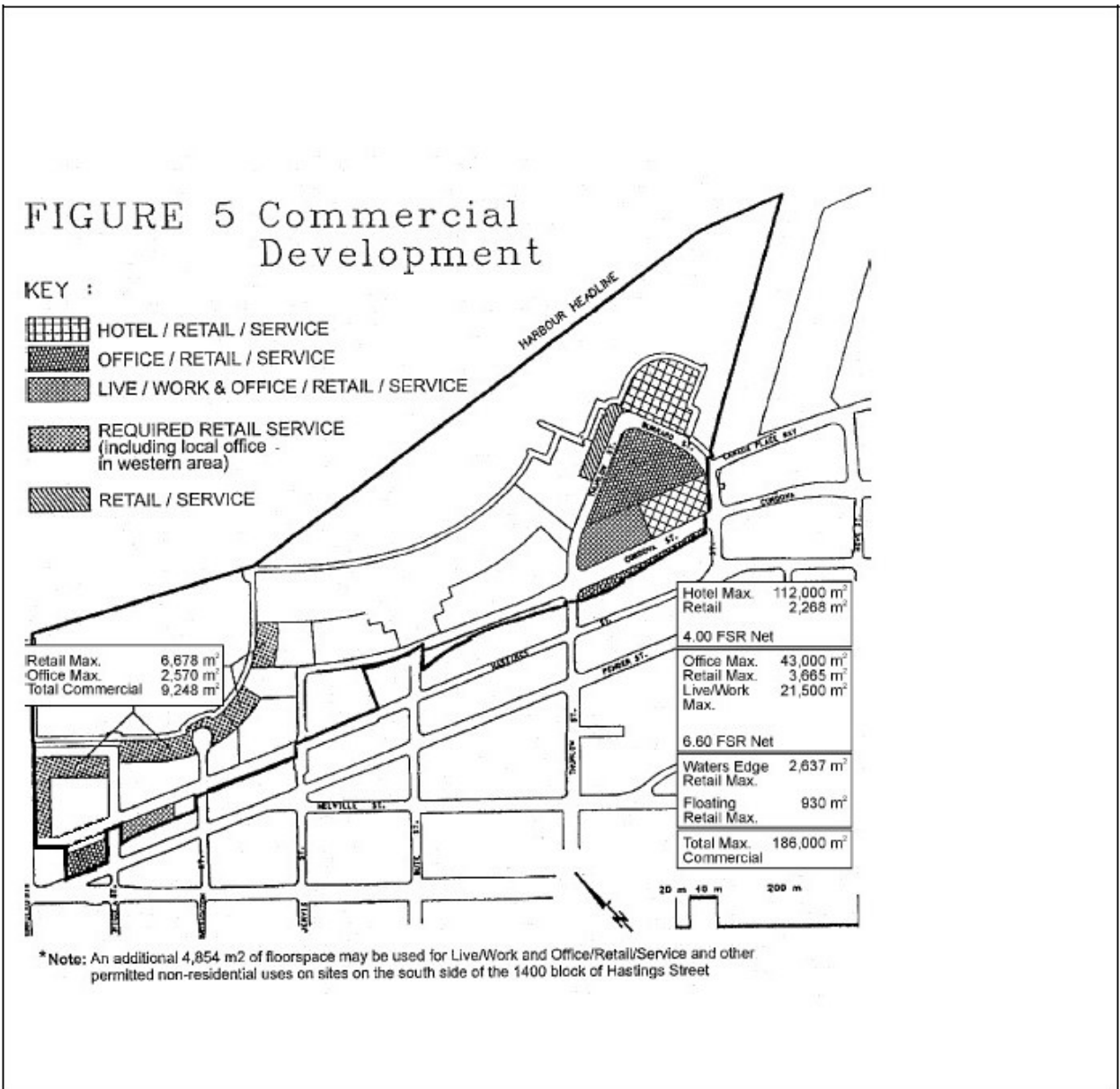
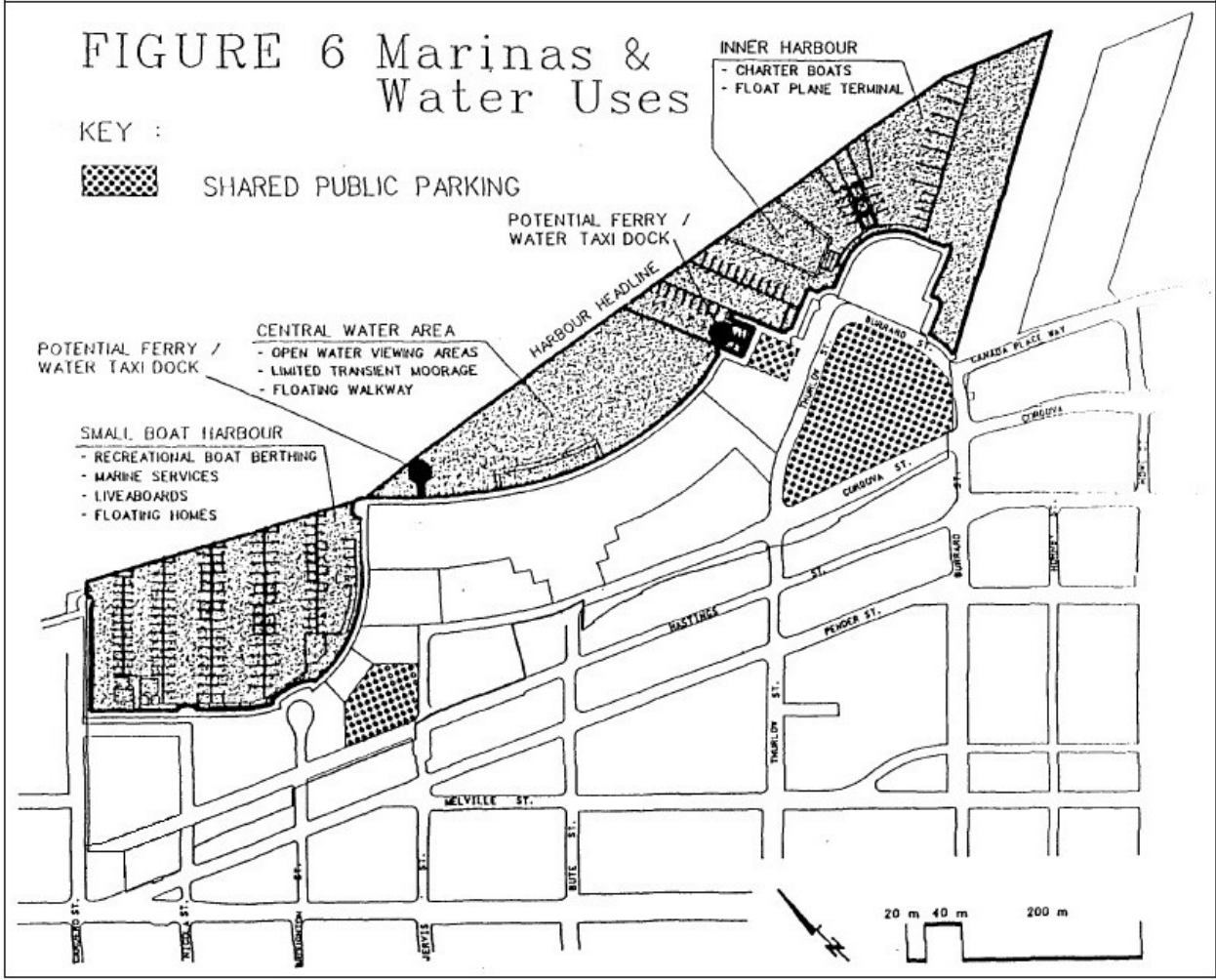
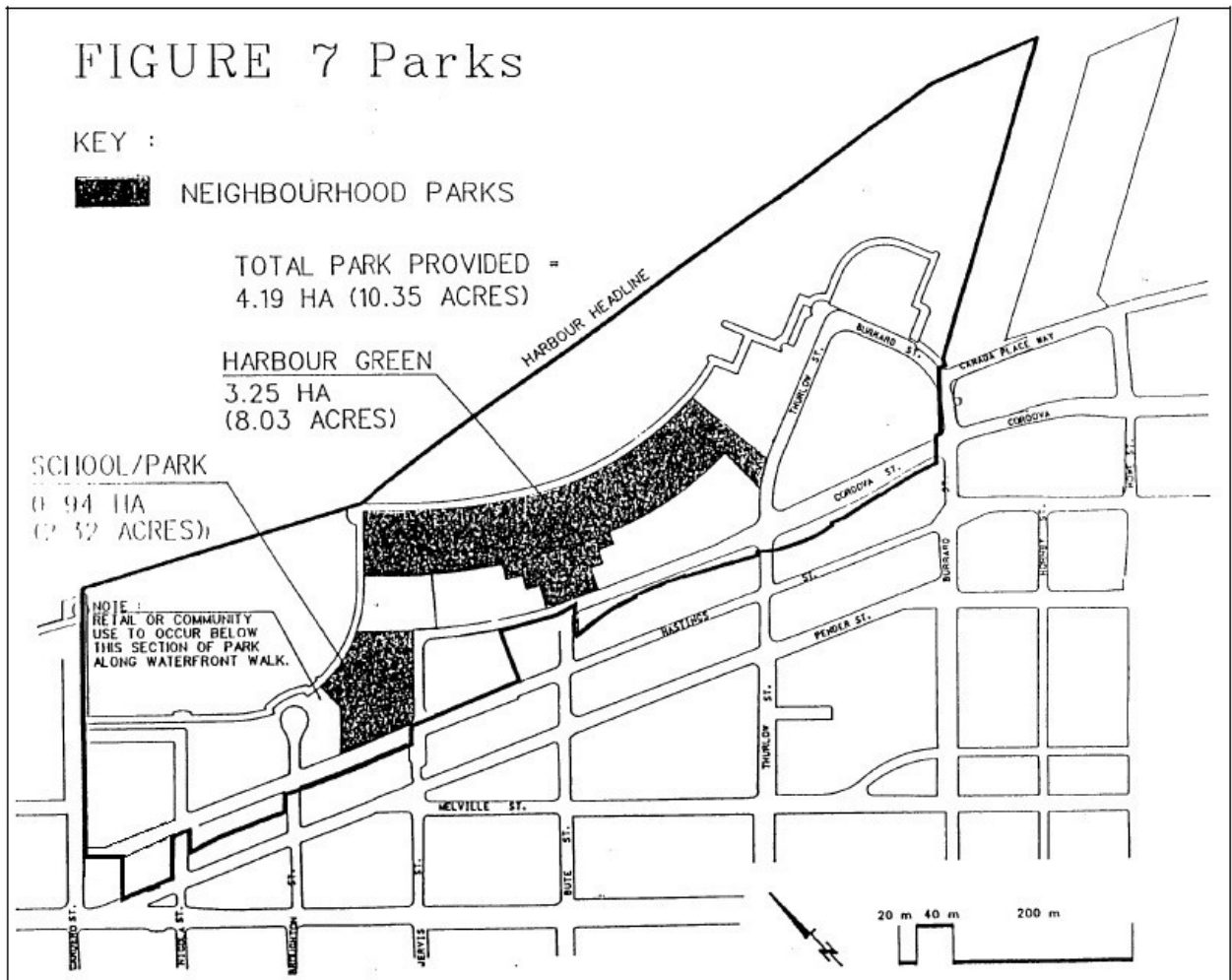


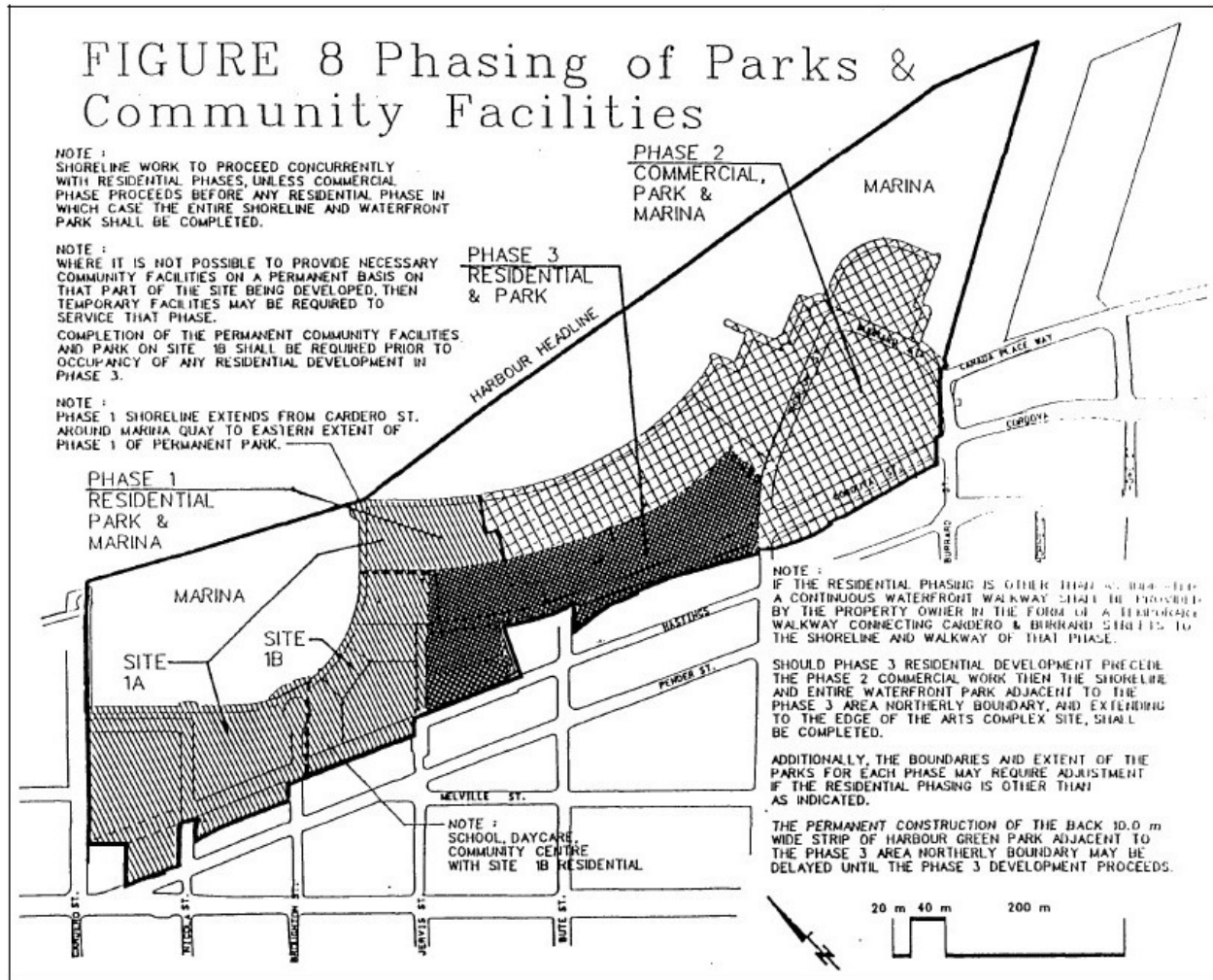
FIGURE 4B Residential Densities

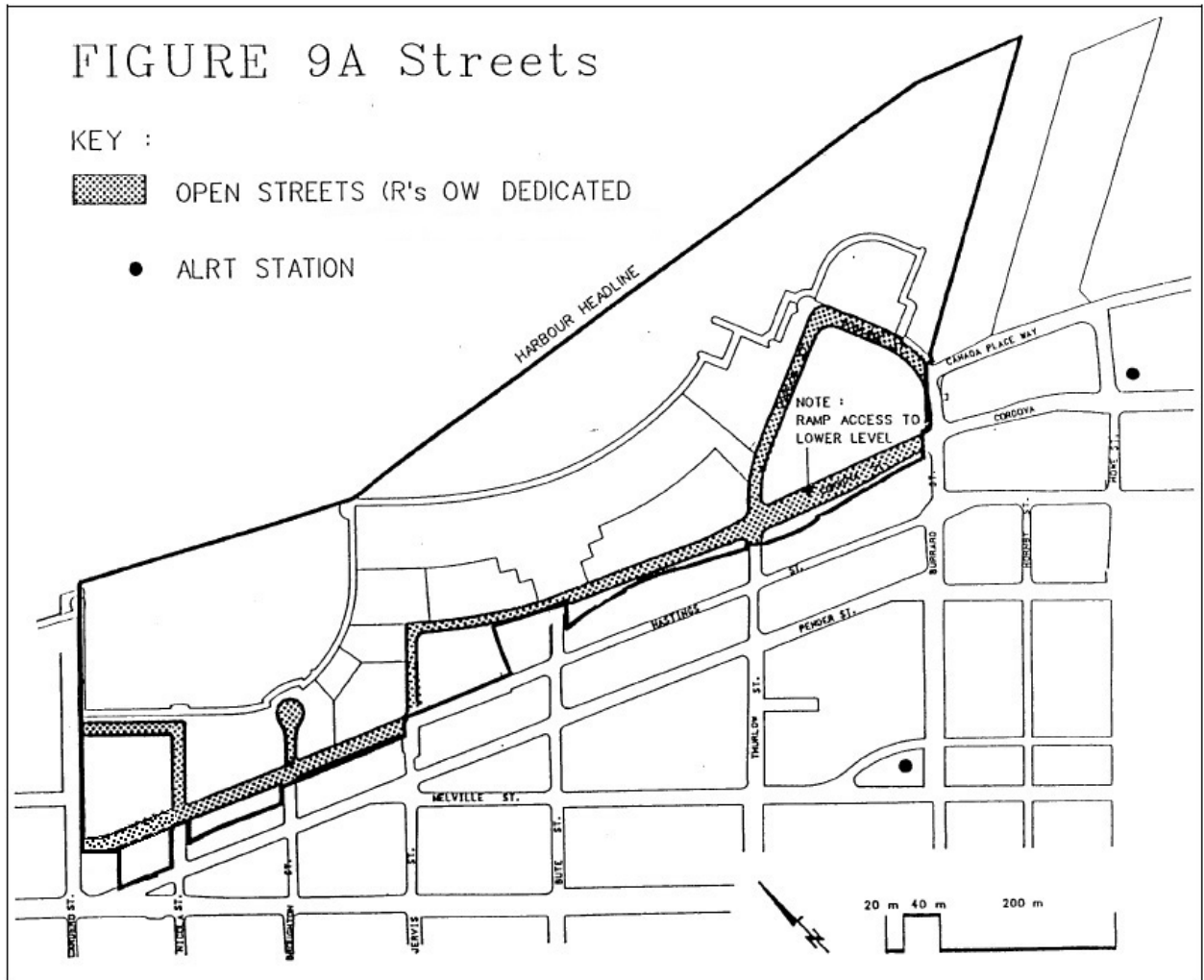


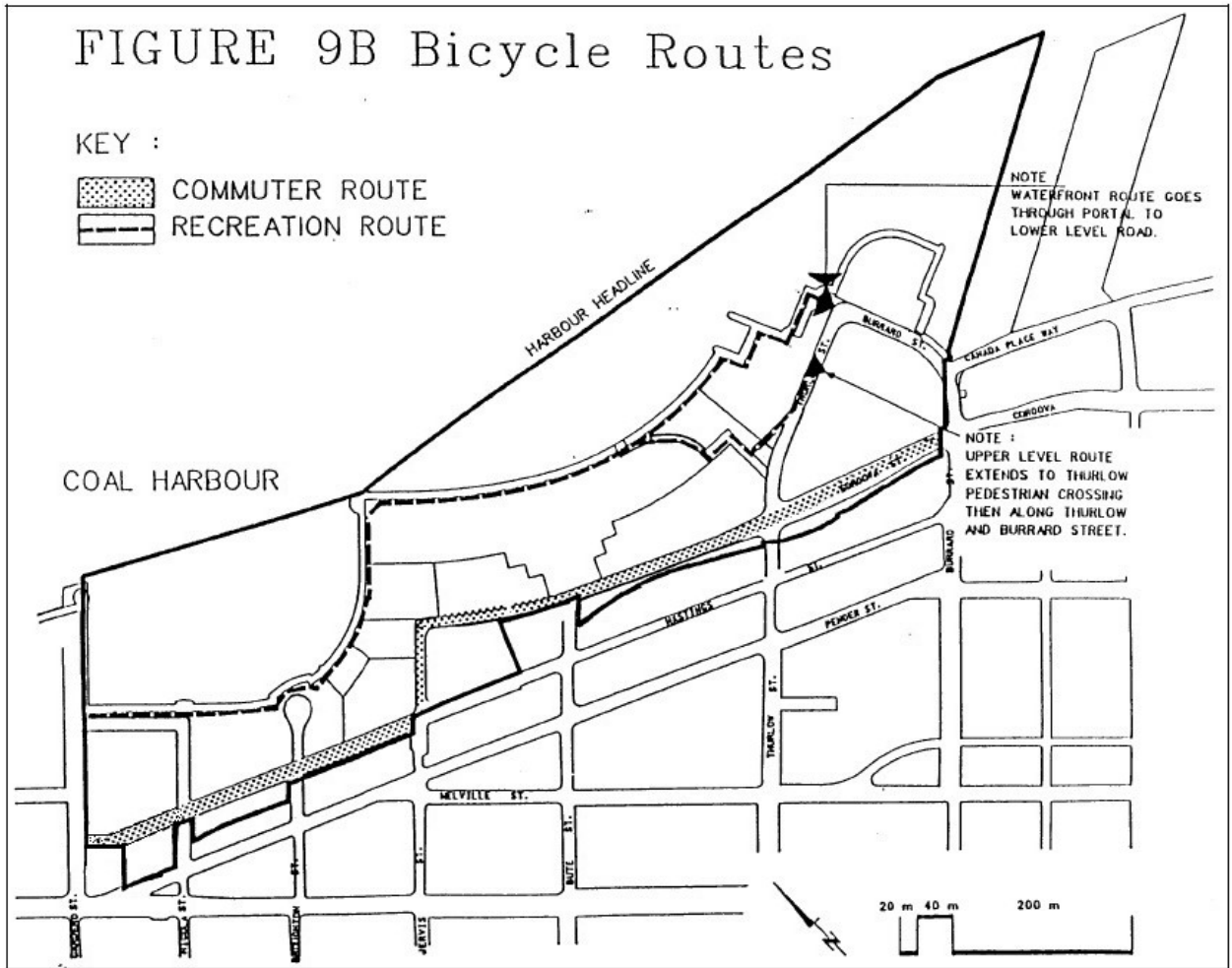


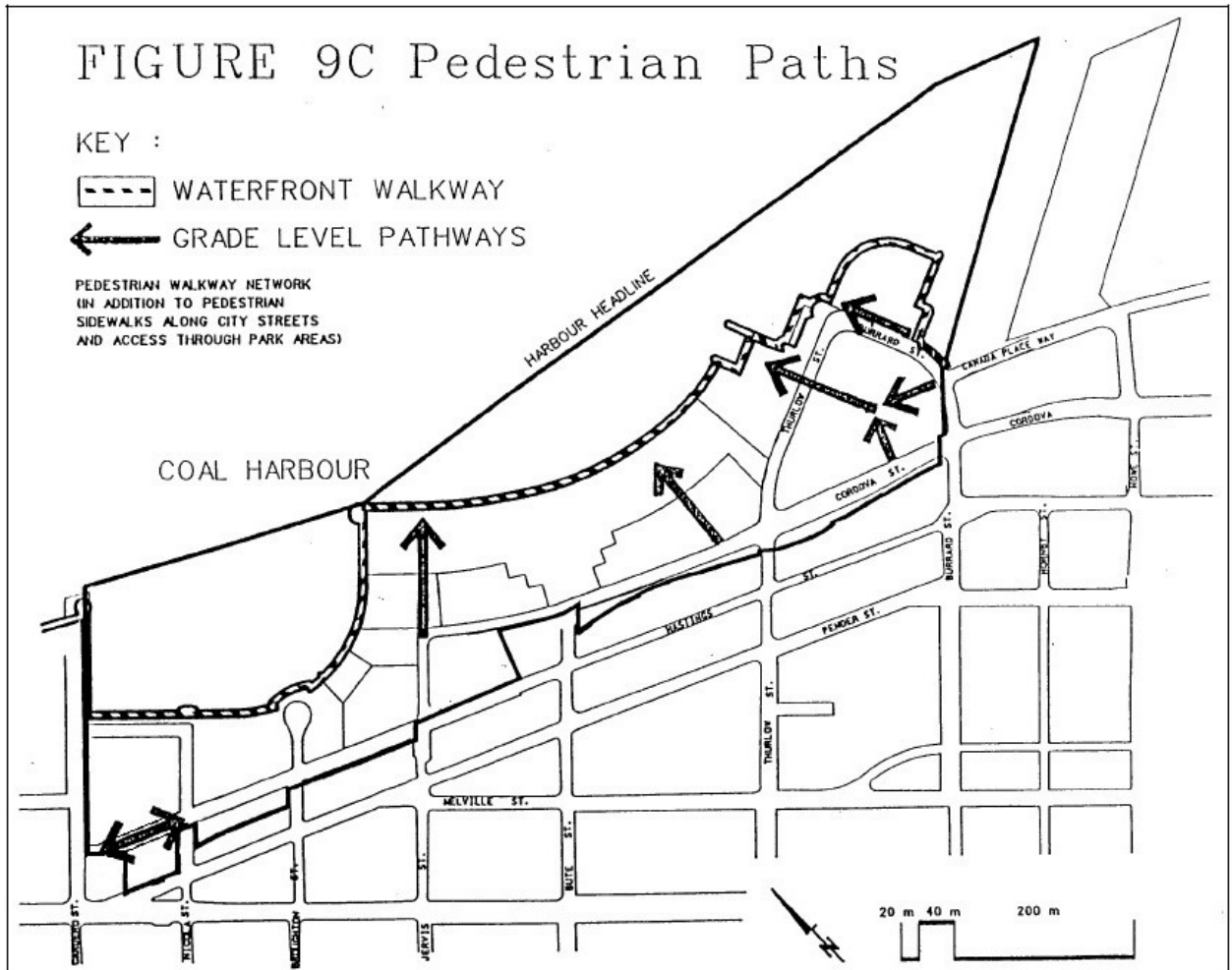


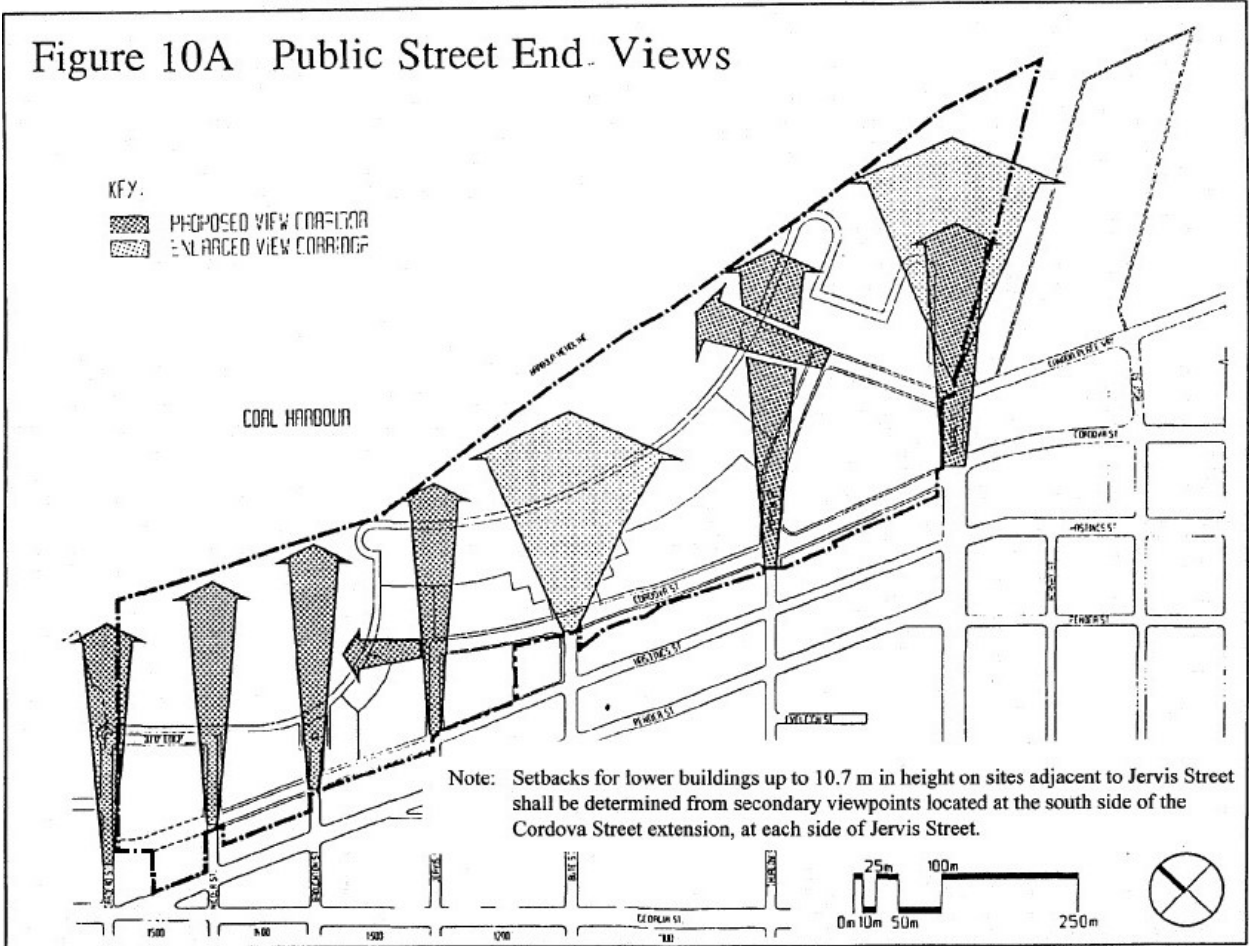


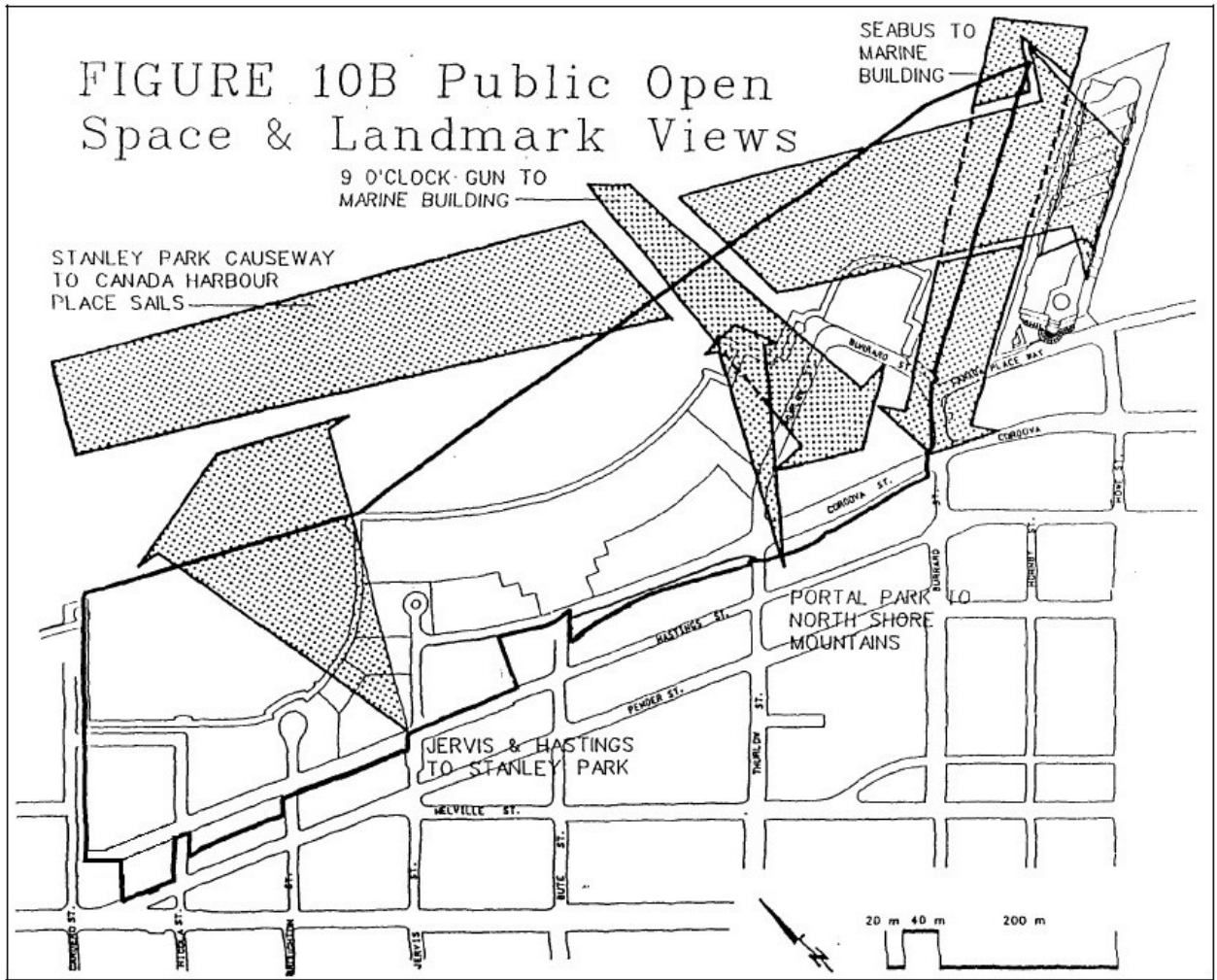


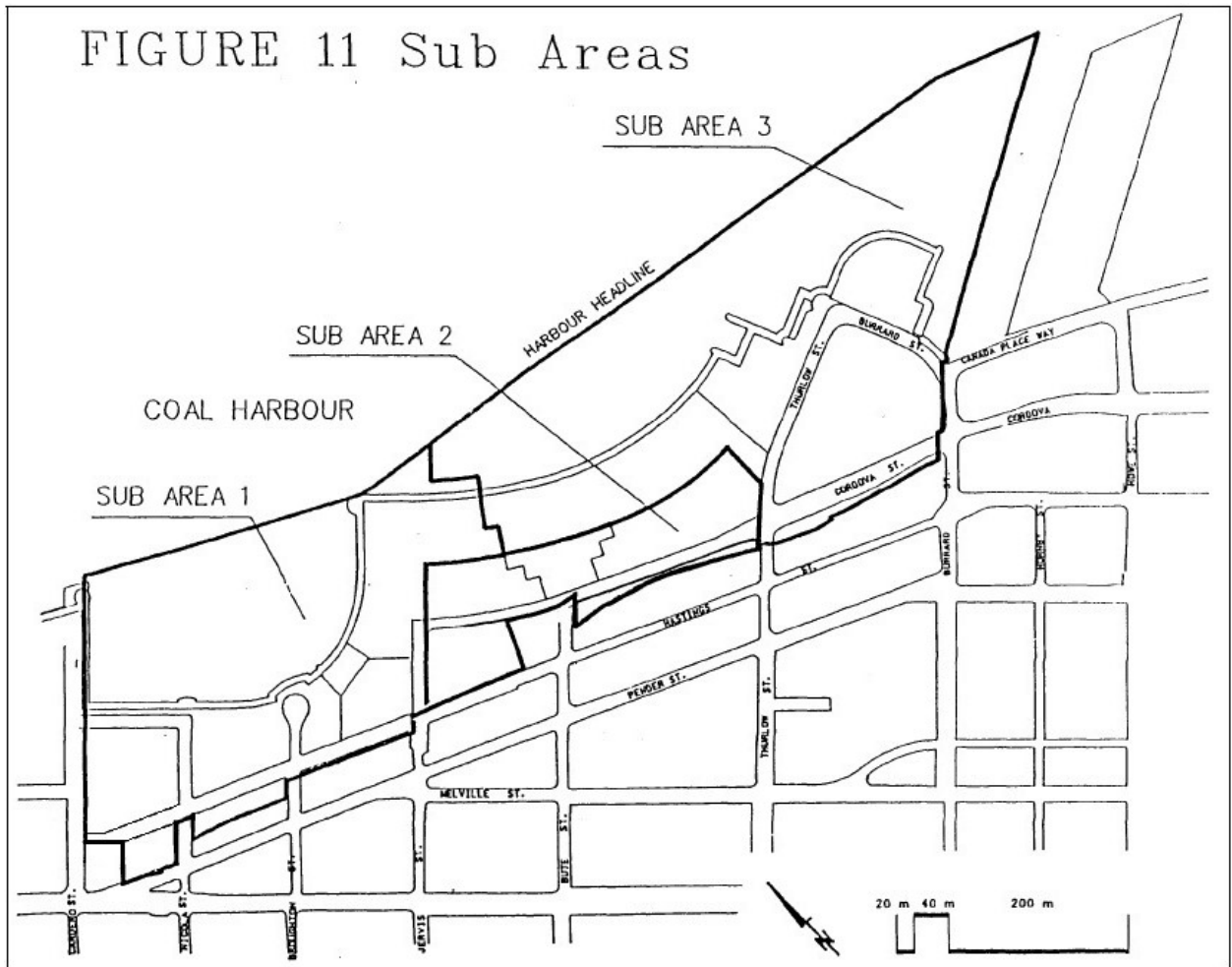


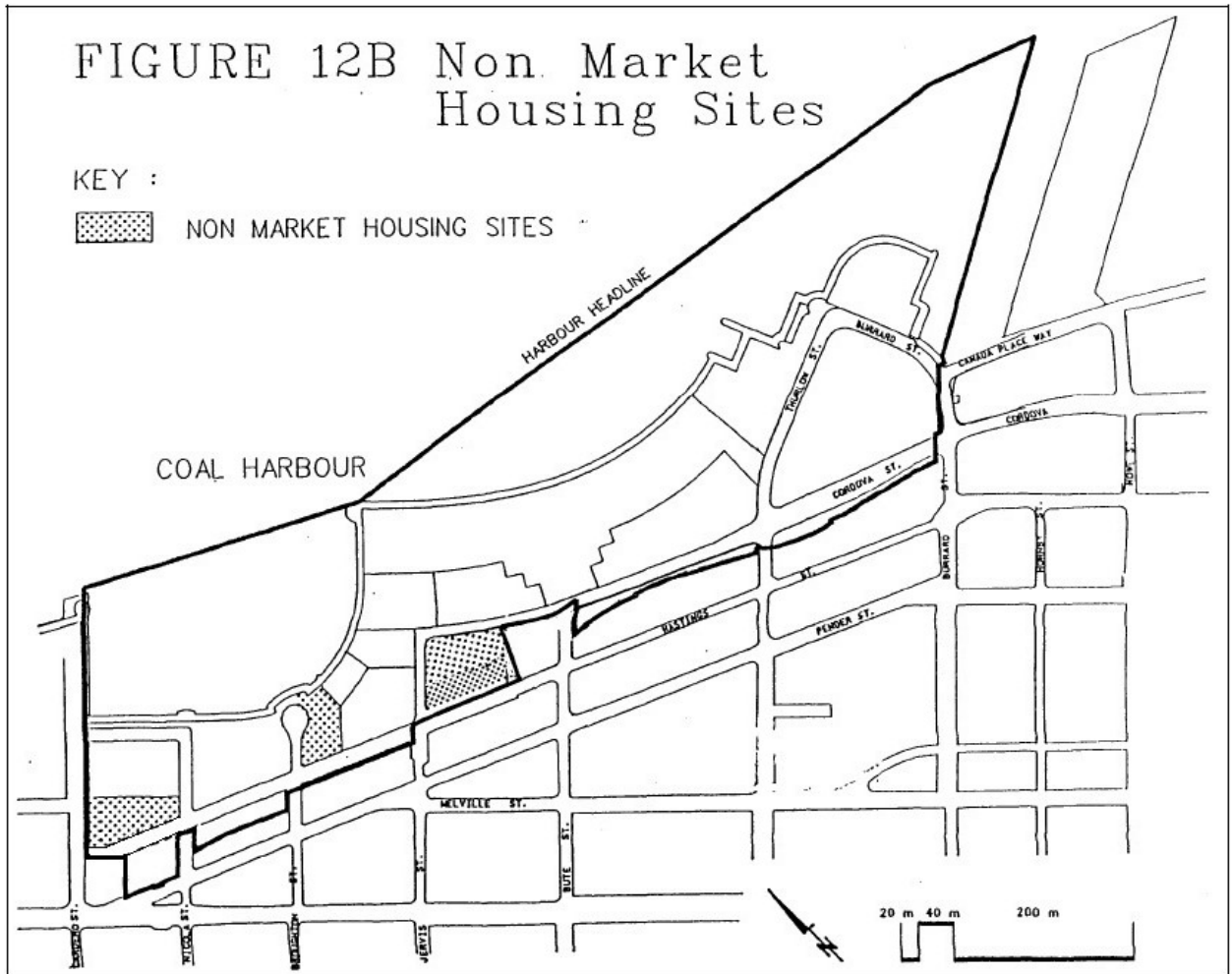


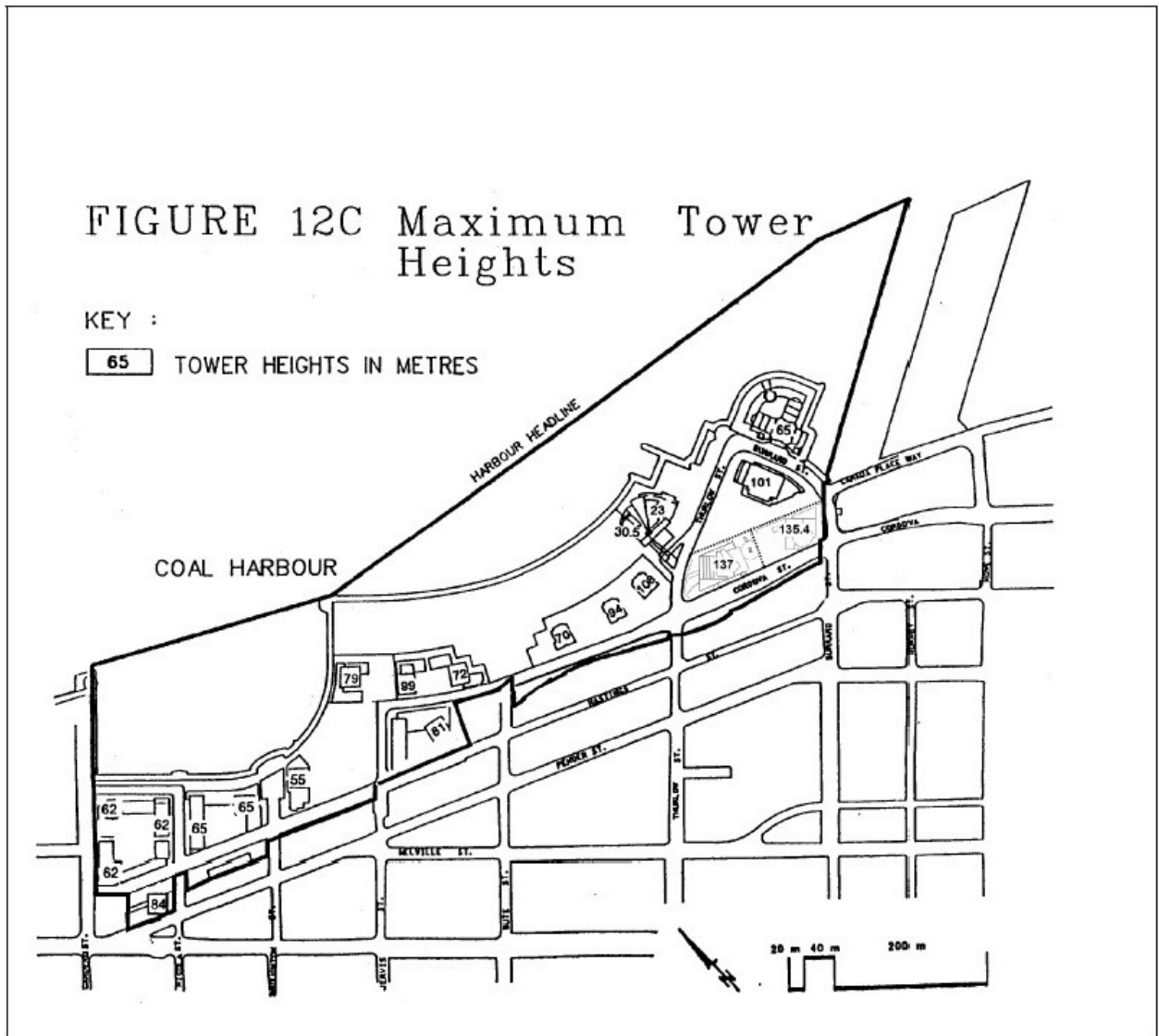












DRAFT AMENDMENTS TO THE SIGN BY-LAW No.6510

Amend Schedule E (Comprehensive Development Areas) by:

- Adding the following:

“1575-1577 West Georgia Street and 620 Cardero Street [CD-1 #] [By-law #] B(DD)”

- Deleting the following:

“1575-77 West Georgia St. [CD-1 (336)] [By-law 7431] B(DD)”

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

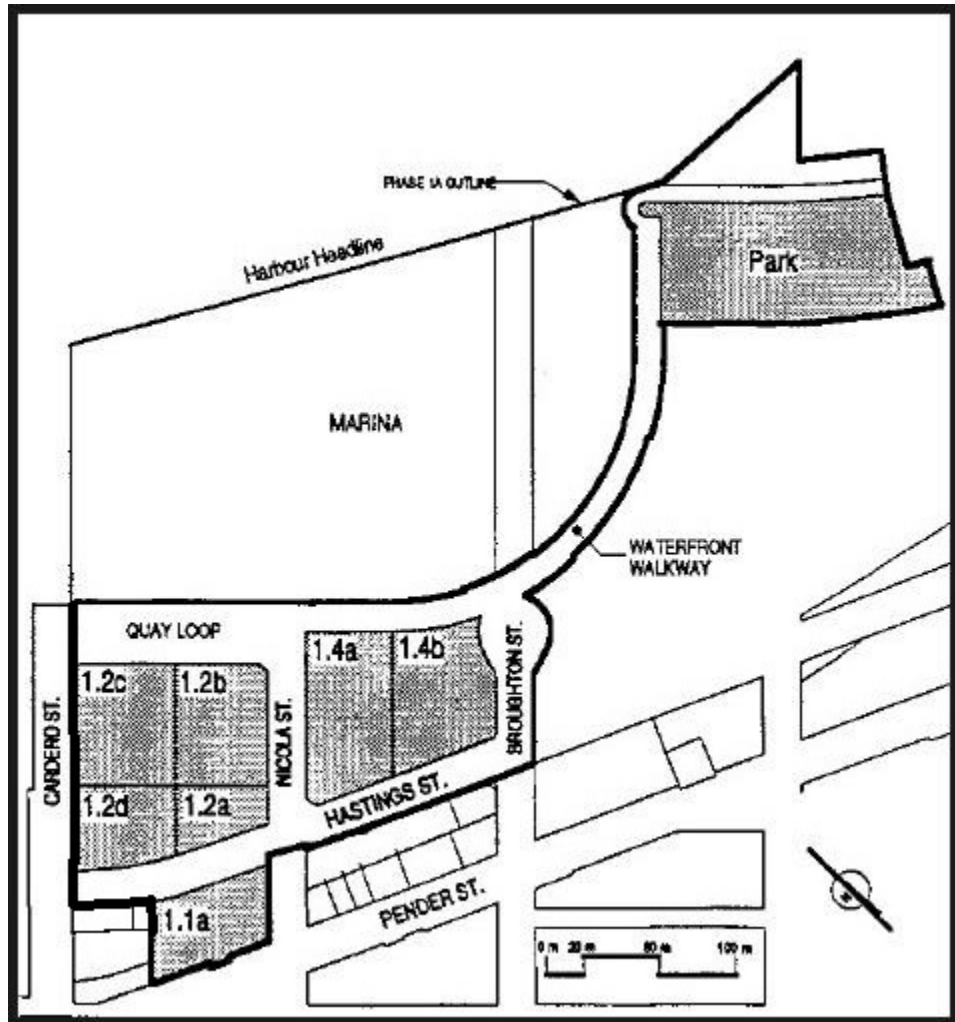
Amend Schedule A (Activity Zone) by adding the following:

“[CD-1 #] [By-law #] 1575-1577 West Georgia Street and 620 Cardero Street”

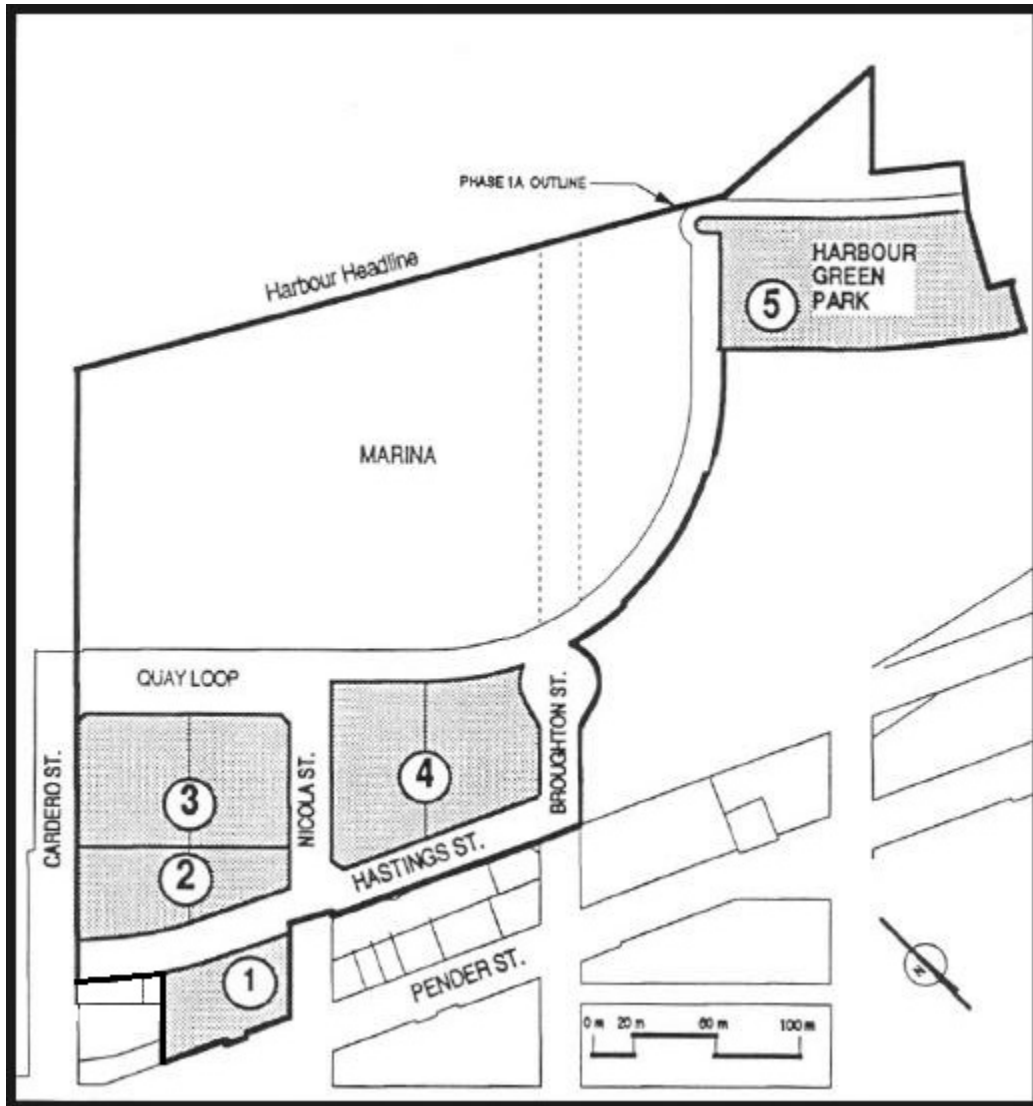
1575-1577 West Georgia Street and 620 Cardero Street
DRAFT AMENDMENTS TO
MARINA NEIGHBOURHOOD CD-1 GUIDELINES FOR LAND DEVELOPMENT

The following amendments to the Marina Neighbourhood Guidelines are to remove 620 Cardero Street from the CD-1 area. There are no changes to the intent and guideline provisions.

1. Council strikes out Figure 1 and substitutes the following.

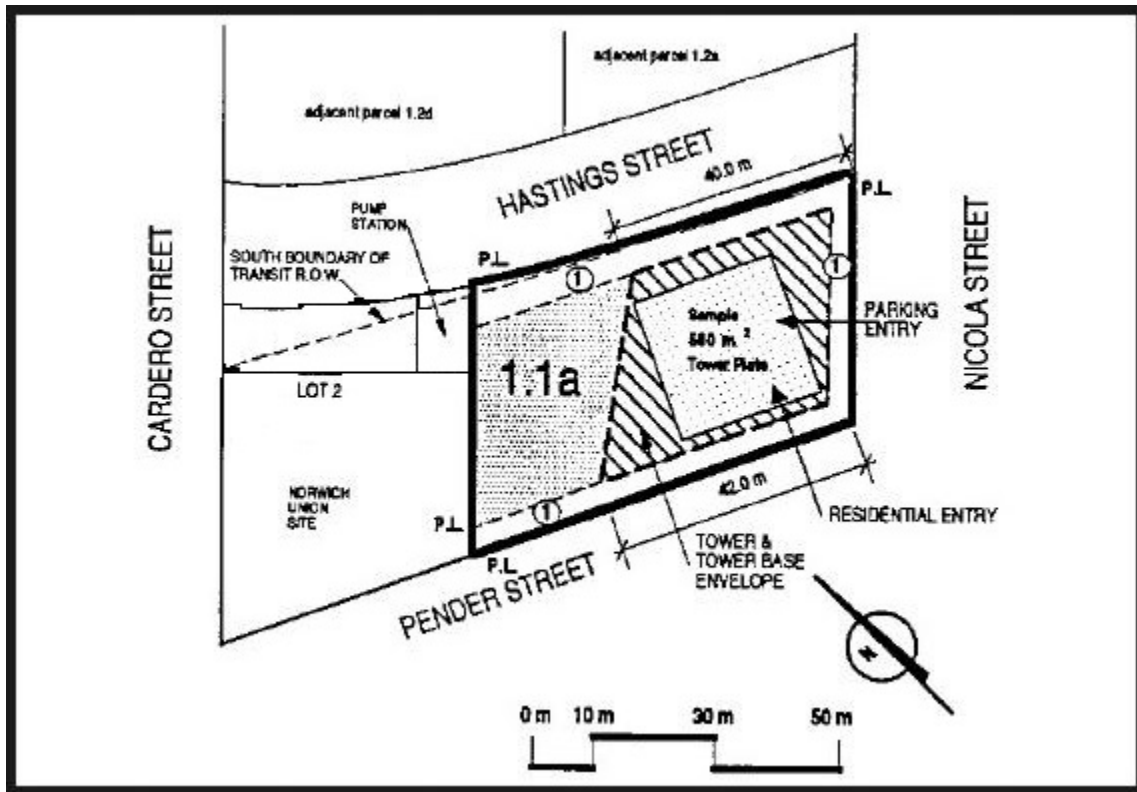


2. Strike out Figure 8 and substitutes the following.

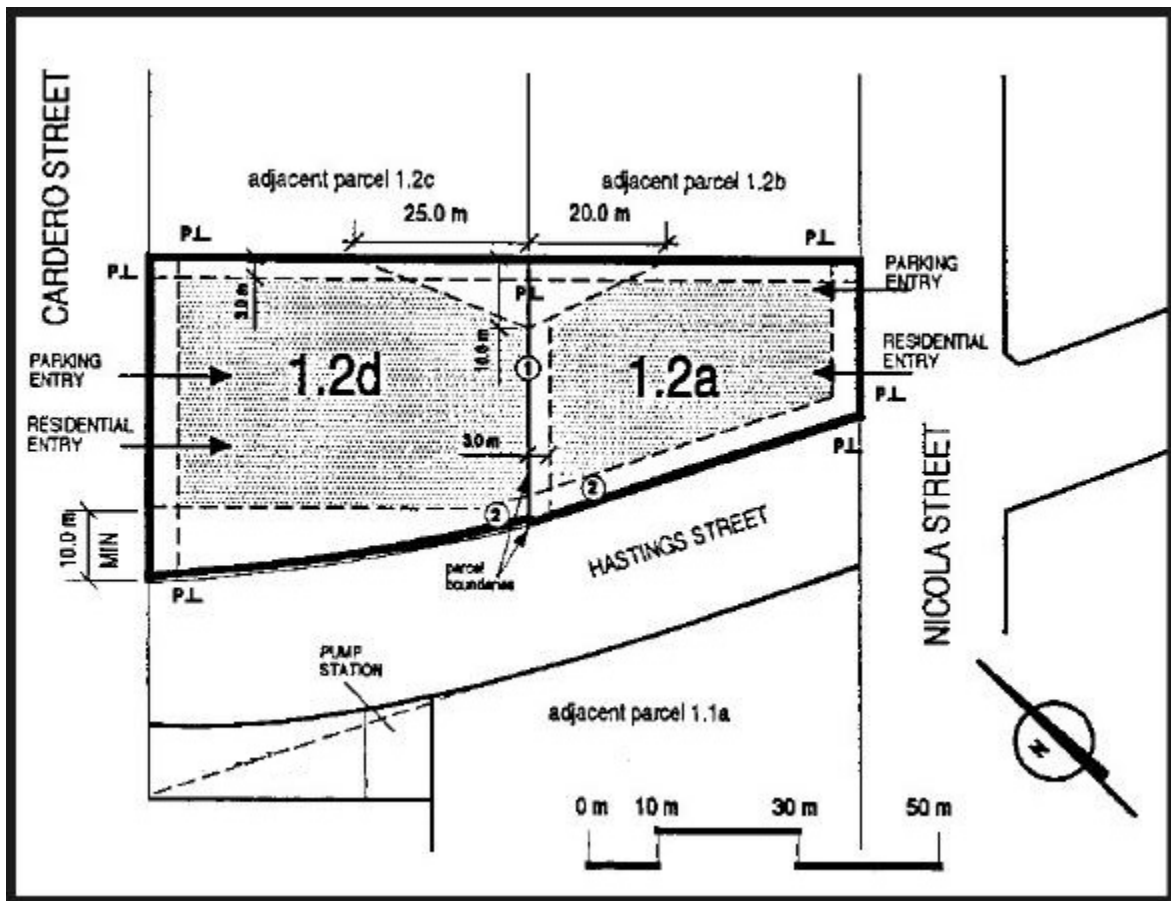


3. Under section 4.1 Precinct 1 – Pender/Nicola, Council strikes out provision 4.1.6.

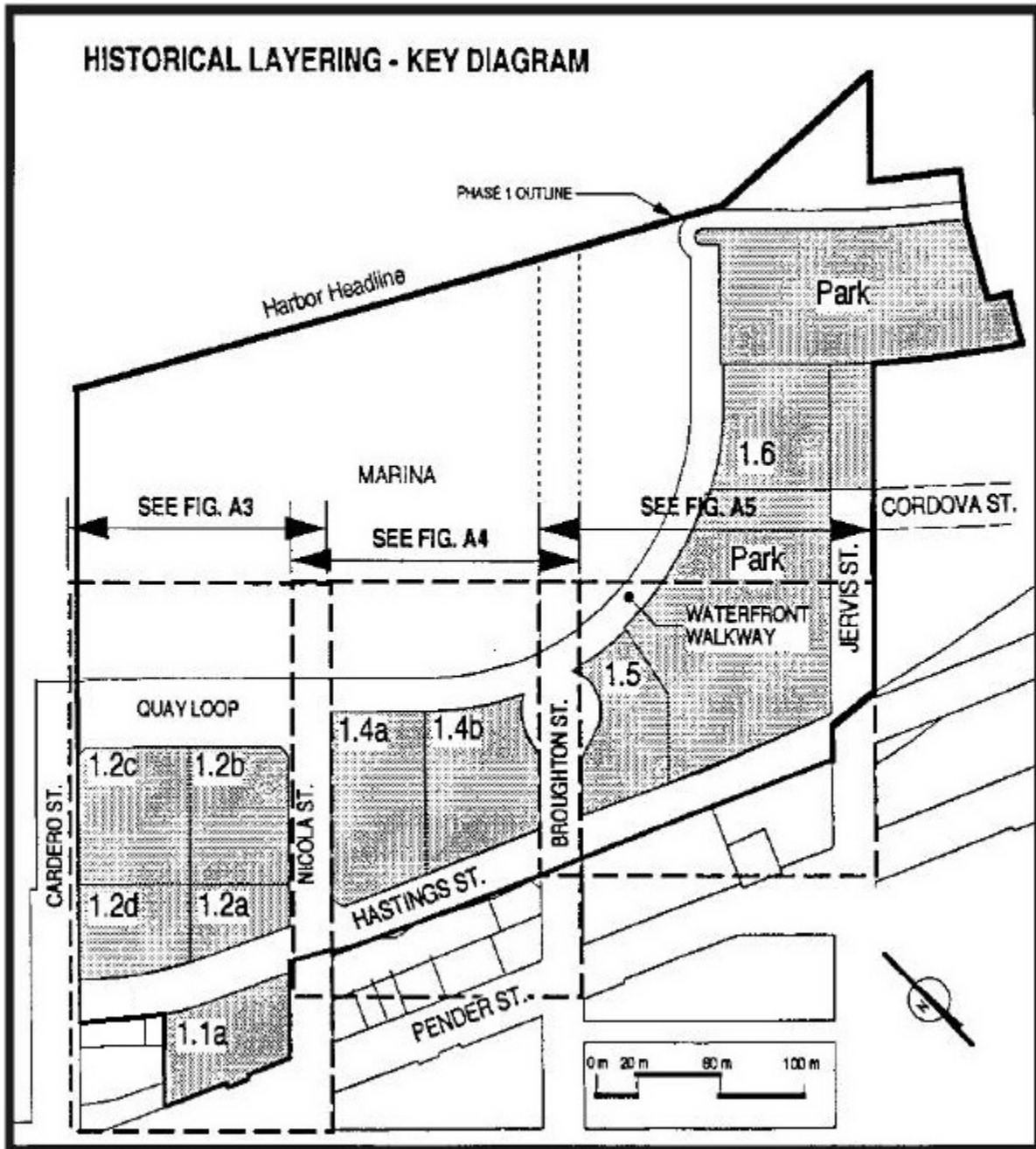
4. Council strikes out Figure 10 and substitutes the following.



5. Council strikes out Figure 11 and substitutes the following.



6. Council strikes out Figure A1 and substitutes the following.



1575 West Georgia Street and 620 Cardero Street PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on August 26, 2014. A community open house was held on September 17, 2014. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

September 17, 2014 Community Open House

A community open house was held from 5:00-8:00 pm on September 17, 2014, at the Shaughnessy Salon of the Marriott Pinnacle Downtown Hotel, 1128 West Hastings Street. A total of 8,623 notifications were distributed within the neighbouring area on or about September 3, 2014. Staff, the applicant team, and a total of approximately 78 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the September 17, 2014 open house, a total of 16 comment sheets were submitted from individuals.
- A total of 26 letters, e-mails, and online comment forms were submitted from individuals.

Comments from those opposing the application cited the following concerns, grouped by theme and listed in order of frequency:

HEIGHT

Building height was noted by commenters as being double what is presently allowed on the site. It was felt by many that this was too high for the area.

(Staff response: Staff support the revised height at this location given the site context. Conditions to reduce the proposed height by one floor would further help reducing any potential impact of the height.)

TRAFFIC AND PARKING

Comments reflected a concern that increased traffic along West Georgia and Cardero Streets would exacerbate an already problematic traffic situation in the area. Disrupted local access for residents was noted as an issue. Further, the changes to West Hastings Street greenway were seen as negative and would potentially contribute to pedestrian safety concerns.

(Staff response: Proposed operational adjustment at this intersection would help improve local traffic flow. For details, please see Conditions of By-law Enactment in Appendix B.)

SHADOW

There were concerns that the proposed building would result in intolerable shading for neighbours, especially for the 8th floor rooftop garden to the west and to the co-op building

to the north. Some comments felt that shading issues had been reasonably addressed and were not a problem.

(Staff response: The shadow performance does not impose unreasonable impacts on adjacent sites. The outdoor play area located at 560 Cardero Street is not substantially affected by shadow impacts of the proposal.)

DENSITY

Comments reflected a view from some that the project is too dense as proposed and out of character with the existing community. It was also noted that the proposal is over what is presently allowed on the site.

(Staff response: The proposed density is supported by staff given the site context. Conditions to reduce the proposed height will result in a commensurate reduction in density.)

COMMUNITY AMENITY

There were a range of comments related to community amenities associated with the proposal. There were expressions of interest in a public swimming facility and a community arts/performance space. There were also questions about what the CAC would be and a worry that the CAC would be used as a lever to obtain community support.

(Staff response: CAC generated by this development would go towards achievement of affordable housing and childcare to serve Coal Harbour.)

POLICY

Some comments expressed dissatisfaction with the engagement process, feeling it was inadequate or did not provide adequate notice.

(Staff response: In terms of public engagement, standard notification and public consultation process has been followed.)

PUBLIC PROCESS

There was concern that the policy context supporting the rezoning was insufficient and that the proposal amounted to a spot rezoning. It was noted that this site was not a conversation topic during the course of the West End Plan, though it is outside the West End boundaries.

(Staff response: The rezoning application is being considered since the site is already zoned CD-1 (336). Amendment to the by-law would be based on site-specific considerations as well as considerations of the context. Since the site is outside the West End Community Plan area, it was not included in the public discussion of the West End Community Plan process.)

HOUSING

Concerns were expressed that the housing built would lead to empty units aimed at absentee investors and that the units would not be obtainable for local Vancouver residents or families. There was also a desire for the project to be rental housing.

(Staff response: Staff acknowledge housing affordability and foreign ownership is a concern of the public that is not limited to this site or neighbourhood.)

VIEWS

Residents in the surrounding buildings expressed concern that their private views would be affected by the proposal.

(Staff response: While the private views occurring on some sites will be affected by the proposal, the subject site will fall within the view shadow of many taller buildings that are likely to be occur under the West End Community Plan, which is to say that substantially taller buildings anticipated along West Georgia and Alberni Streets will have a more immediate impact on the views of these neighbouring sites.)

CONSTRUCTION IMPACTS

Commenters expressed wariness of the impacts of construction, particularly noting concerns about pedestrian safety, ongoing noise and dust, and concern about damage to current buildings.

(Staff response: Currently within the City's regulatory framework, applicants will need to submit a traffic management plan and manage their use of the street for activities such as deliveries and concrete pours to improve safety, and minimize traffic delays. All construction projects on or next to Vancouver streets, sidewalks and lanes are required to design, apply, install and maintain traffic control through work zones. In addition, the Noise Control Bylaw specifies the hours and days when construction-related noises can be made.)

MISCELLANEOUS

Concern that the proposal would disrupt the character of Coal Harbour.

Comments from those supporting the application cited the following concerns, grouped by theme and listed in order of frequency:

HEIGHT

Some comments had the opposite view, feeling the height proposed made sense in this location

DESIGN

The design was generally seen as positive, particularly in regard to the sunshades proposed on the building and its relatively slim form. A number of comments also noted the unique building design as good for the city.

GENERAL

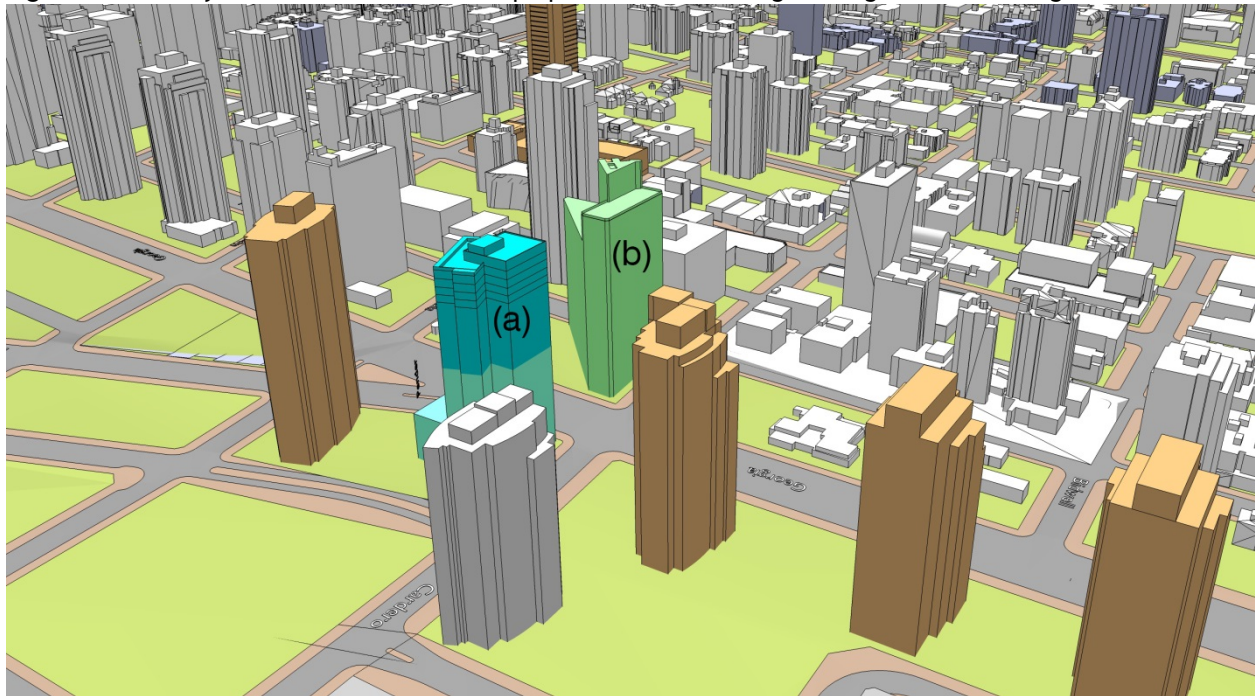
There were comments with general support for the proposal, citing the location and building design as factors favouring the proposal. The addition of a LEED building in this location cited as positive.+

1575-1577 West Georgia Street and 620 Cardero Street
SUPPLEMENTAL URBAN DESIGN ANALYSIS

Building Height and Context

As one makes an approach to the downtown from the west, the proposed building, along with the 18-storey office development across Georgia Street at 1500 West Georgia Street (Crown Life Place), will form a gateway. The additional height sought beyond the currently permitted maximum height of 42 m is needed to create this gateway relationship between the two buildings. The recommended height for this application is generally similar to the height of the existing Crown Life tower. The gateway effect is seen in Figure 1 below. Note that the dark portion indicates the recommended height beyond 42 m which is approximately 43.3m for total height of 85.3m.

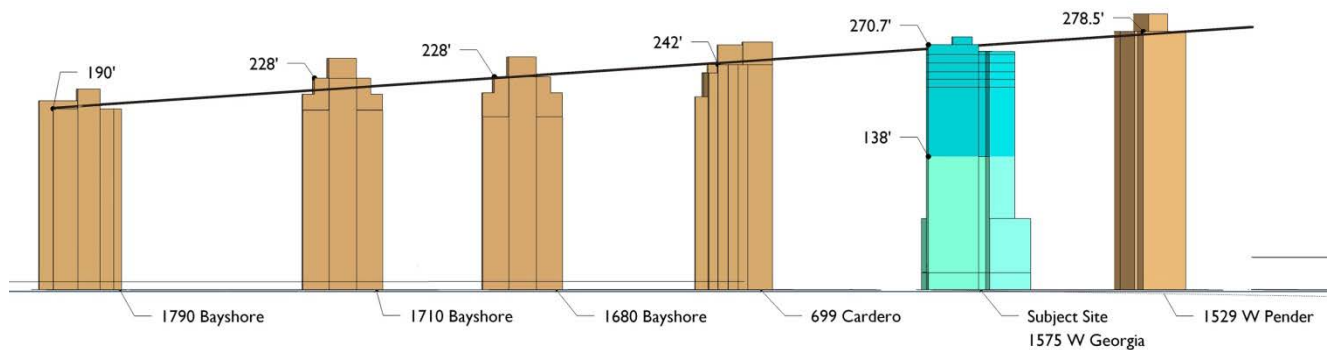
Figure 1: Gateway effect shown between the proposal and the existing building at 1500 W Georgia Street.



- (a) Subject site;
- (b) 1500 West Georgia (Crown Life Building)

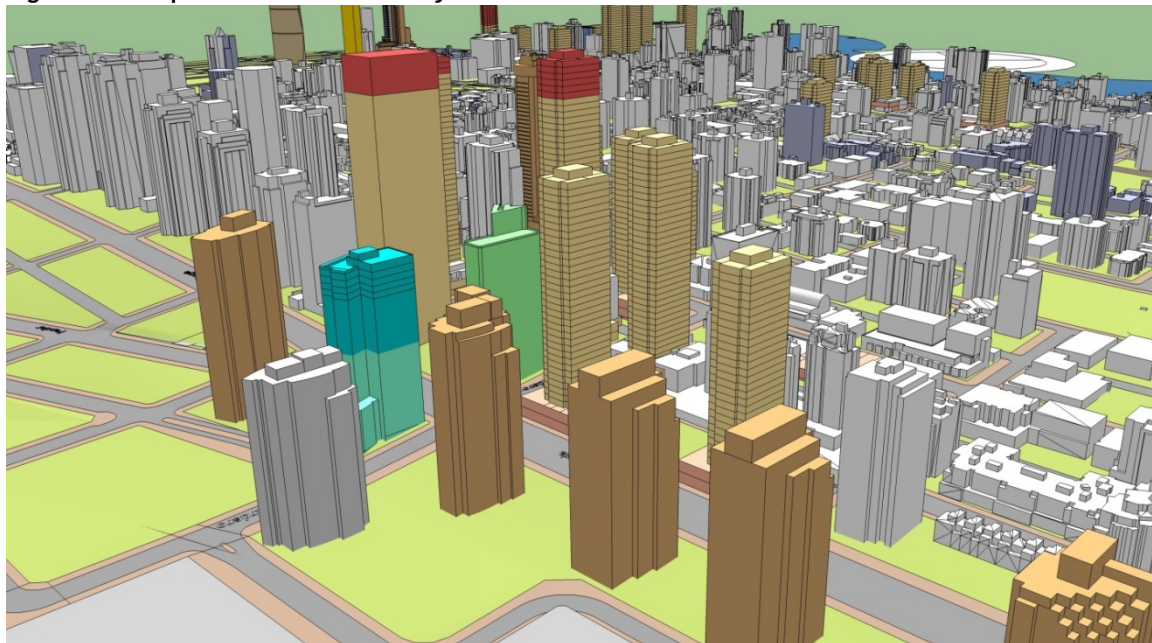
The recommended building height on the site meets the form of development objectives anticipated in the *Coal Harbour Policy Statement* by providing a height that contributes to the ascending height of towers from the west moving towards the Central Business District (CBD). The progression of height along West Georgia Street is clearly demonstrated in figure 2 below. If the subject site were constructed to a height of 42m (138'-0"), as under the existing CD-1 (336), the desired progression of height of buildings along West Georgia would not be achieved. The additional height contemplated in this application, therefore, is an appropriate response to the site that meets the form of development goals for the area.

Figure 2: West Georgia Street Looking north: progression of height diagram



The site is directly across the northern extent of the West End plan area. Under the West End Plan, the future context along West Georgia and Alberni Street will result in building height ranging between 152.4 m to 213.4 m. As seen in figure 3 below, the recommended height of the proposal will be in scale and substantially lower than the future context that will emerge under the West End Plan.

Figure 3: Perspective View of the subject site with future West End Plan context behind



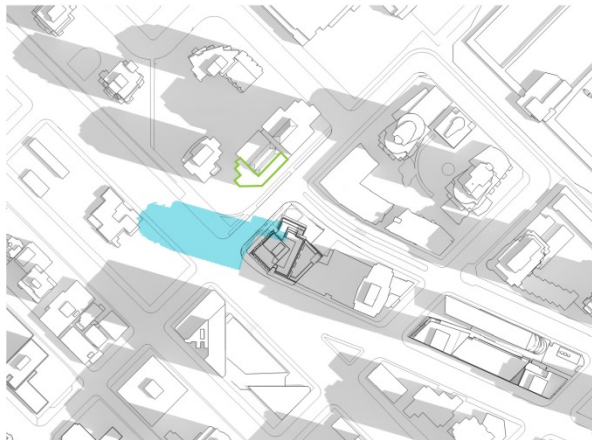
Shadow Study and Analysis

Supplemental shadow analysis is provided in this Appendix to better understand the increased shadow resulting from the height considered in this proposal. The “base case” shadow study indicates the shadow of a hypothetical building built to a maximum height of 42m permissible under the existing CD-1. The “proposed project” shadow studies indicate the shadow

performance of a tower with the proposed height of 85.3m. In general, standard times, which are 10:00 and 2:00 at the equinox, are analyzed in shadow studies. This is a uniform method when studying the shadow performance of project. Adjacent sites at 1616 Bayshore and 1529 W Pender Street where given special emphasis in these studies. Figure 4 below provides the shadow performance for the proposal on the longest day of the year. The diagrams demonstrate that in the summer months, when the sun angle is high, there is no negative effect of shadows on the open space on the 8th floor of the site at 1616 Bayshore.

Figure 4: Summer Solstice of the proposed project.

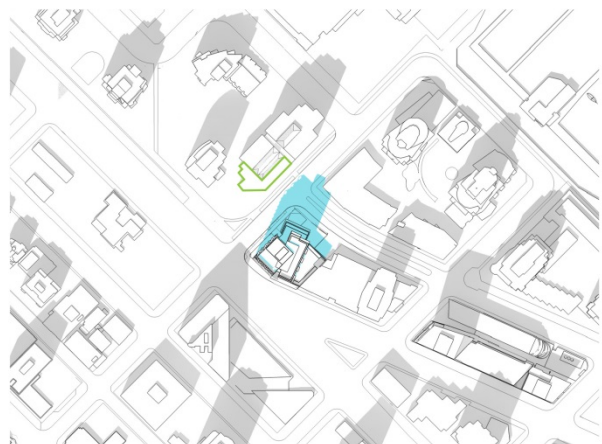
Summer Solstice - June 21st



10:00 am



12:00 pm (Noon)



2:00 pm

CD-1 (336) Base Case

Analysis of Adjacent Roof Patio

- Existing Shadow
- Incremental Shadow
- Roof (8th Floor 1616 Bayshore Drive)
- Bayview 1529 West Pender St

Figure 5: Base case shadow performance.
Autumnal Equinox - September 23rd



Proposed Project

Analysis of Adjacent Roof Patio

- Existing Shadow
- Incremental Shadow
- Roof (8th Floor 1616 Bayshore Drive)
- Bayview 1529 West Pender St

Figure 6: Proposed project shadow performance.
Autumnal Equinox - September 23rd



Base case vs Proposed Project Shadow performance: As a summation of the above shadow diagrams, it is clear that the additional height under consideration for this project has no negative effect on any of the key outside spaces located at neighbouring projects. With respect to the shadow performance of the proposal during the equinox it appears that the additional 43.3 m of height under consideration has an effect of impacting the open space located at 1616 Bayshore Drive and reducing the sun exposure by approximately 1 hour as noted in figures 5 and 6 above. The end of the shadow for a building built to 42m ceases shadowing the space at 1616 Bayshore Drive at 1:00 pm.

Conclusion on shadow performance

In view of the shadow diagrams and analysis, in conclusion the additional height does not pose undue impact to adjacent sites. While there is additional shadowing and reduction of daylight to the site at 1616 Bayshore Drive, the impacts noted above are not unreasonable. The conditions in Appendix B of this report seek a reduction in height of 1 storey and 2.7 m. This reduction in height will improve the shadow performance for the project. In conclusion, therefore, the proposed height is supportable subject the condition noted in Appendix B of this report.

**1575-1577 West Georgia Street and 620 Cardero Street
ADDITIONAL INFORMATION**

Urban Design Panel

The Urban Design Panel reviewed this proposal on October 22, 2014.

EVALUATION: SUPPORT (5-0)

- **Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application for three parcels bounded by Georgia, Cardero and Hastings Streets. She described the context for the area and noted that immediately adjacent to the site is Triangle West which was created in the early 1990s to function as a transition zone between the Coal Harbour, the West End and the CBD. The zoning provided a greater choice of use, resulting ultimately with significant residential densification. She also noted that Cardero Street is a significant pedestrian route as well as West Pender Street. West Hastings and Cardero Streets are designated streetcar routes. Ms. Hoese described the proposal and mentioned that there are two parcels on West Georgia Street that have an existing 3-storey office building that was rezoned in 1995 to allow for a 13-storey multiple dwelling that was never built. The Cardero Street site is currently used as a surface parking lot. It is located in the Coal Harbour area, sub-area 1 of Marina Neighbourhood, and was rezoned to CD-1 in 1993. She mentioned that all density within the sub-area has been allocated to other sites, leaving this site with no residual density rights. As well it is subject to a number of restrictions that limit the development potential including a 38 foot wide lane that is required for utility purposes including a sewer pump station and as well there are two statutory right-of-ways including one for BC Hydro and the other for a future streetcar line. The application is to amend the existing CD-1 for 1575 West Georgia Street and incorporate 620 Cardero Street into that CD-1. The resulting consolidated site means that a 26-storey mixed-use building could be built with ground floor retail, three levels of office space and 184 strata residential units above. Ms. Hoese mentioned that while it is standard practice to consider the rezoning of existing CD-1 zoned sites, there is no rezoning policy in place that provides direction with regard to the form of development. Instead the application responds to the surrounding context.

Tim Potter, Development Planner, further described the proposal and mentioned that it is for two CD-1s that will be combined through a rezoning process. The site is located on Georgia and Cardero Streets and is also bordered by Hastings Street to the north. Vehicle and loading access will occur from West Hastings Street. He mentioned that a prior enquiry on this site resulted in advice from senior staff that the height should be approximately 265 feet and a floor plate of approximately 6,500 square feet in terms of ensuring that the tower would be compatible with others in the vicinity. The proposal is for a new mixed-use building consisting of ground level retail, office uses and residential strata units.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice is sought on the following questions:

- Comments on the success of the proposal with respect to height and compatibility with adjacent existing and emerging context.
 - Comments on the success of the overall tower massing and articulation and its compatibility with adjacent sites.
 - Advice on materials, expression, and massing refinement for the application that could be carried forward in design development through the Development Permit process. Ms. Hoese and Mr. Potter took questions from the Panel.
- **Applicant's Introductory Comments:** Shawn Lapointe, Architect, further described the proposal and mentioned that the site is at an important junction. The City's policy viewed this intersection as a gateway to downtown and is marked by a shift in the grid and a significant shift in grade. In terms of the building form he stated that they were looking for ways to mitigate the scale of the tower as well as the size of the floor plate. As well they wanted to create a strong identity at the corner so there would be a slim tower anchoring the corner of Georgia and Cardero Streets. A second tower mass that pivots and shifts along the Pender Street grid and relates to the adjacent residential towers. Mr. Lapointe further described the architecture and mentioned that they have added screens on the residential units for privacy and sun shading. He noted that there is an amenity space on level 5 and some private roof decks. They are looking at having a mechanical screen on the roof that will hide the boiler room and other mechanical equipment. Mr. Lapointe described the small impact the building will have on views and shadowing on surrounding buildings. He added that view cones don't affect the site. In terms of residential units they are looking at a plan that can be adapted to smaller scale living which he referred to as "BosaSpace".

Bruce Hemstock, Landscape Architect, described the landscaping plans and mentioned that given the historical context of Coal Harbour they wanted to bring some of that history into the landscaping. They have marked the office entry on Pender Street with Basalt and as well for the residential entry on Cardero Street. They are planning to add LED lights in the Basalt that would represent the flowers on a cherry tree. There is an opportunity for an outdoor patio at the corner of Cardero and Hastings Street. They are planning to screen the adjacent BC Hydro kiosk and sewer pump station with landscape elements. The residential amenity space will have some covered space, room for a barbeque and seating. The roof top includes some private penthouse decks.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reduce overlook between towers;
 - Design development to reduce the impact of the grade change across the site;
 - Design development to the shading and surface articulation of the towers;
 - Design development to better articulate the massing and differences in height of the towers;
 - Consider changing the colour of the LED lights and making sure there is no light pollution to adjoining residential buildings;
 - Consider sun shades on other areas of the buildings.

- **Related Commentary:** The Panel supported the proposal and thought it was a strong scheme.

The Panel said they appreciated the historical references and the depth of research that feeds the design. They supported the proposed height and massing and thought they were in keeping with the context that is evolving. However, some Panel members thought the buildings should have a greater difference in heights. As well, the Panel thought the articulation and massing had some adventuresome texture. One Panel member suggested modeling the building to decrease the bulk.

The Panel liked the break in massing between the office and the residential portion with some Panel members suggesting it could be clarified further. There was some concern with overlook with one Panel member noting that it looked like two opposing bedrooms in the layouts. The Panel liked how the penthouse had been raised to screen the elevator over run.

A couple of Panel members had concerns regarding the LED lights with one suggesting using a different colour and another reminding the applicant to consider light pollution on adjacent residential buildings.

The Panel supported the landscaping plans and noted that there are some unfortunately elements at grade such as the bus stop and hydro kiosk. The Panel noted that there were some grading issues showing up as raised decks and planters. Panel suggested the applicant look at another way to better integrate the grade in the proposal. Some Panel members would like to see the residential entry strengthened a bit. A couple of Panel members thought the narrative on picking up on Coal Harbour could be a little bolder with one Panel member suggesting bringing the striations of coal seams into the street.

One Panel member thought the amenity space on the north side was in the wrong place as it is on the shadow side of the building and probably won't be used very much by the residents. The Panel seemed to like the Bosa living space concept but wondered if there was sufficient storage in the units and in the building in general.

The Panel agreed that the approach to sun shading was successful in helping to differentiate the two massing forms. However, they questioned why that wasn't being applied to other massing elements that have similar sun exposures. The Panel asked that the solar screen be a high quality metal fabrication and ensure a high quality detail to the adjacent painted concrete since the building has a need for higher quality materials.

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

1575-1577 West Georgia Street and 620 Cardero Street
FORM OF DEVELOPMENT



Figure 1: Building Rendering- Looking North



Figure 2: Building Rendering - Looking South



Figure 3: Building Rendering - Looking East



Figure 4: Building Renderings - Ground Floor

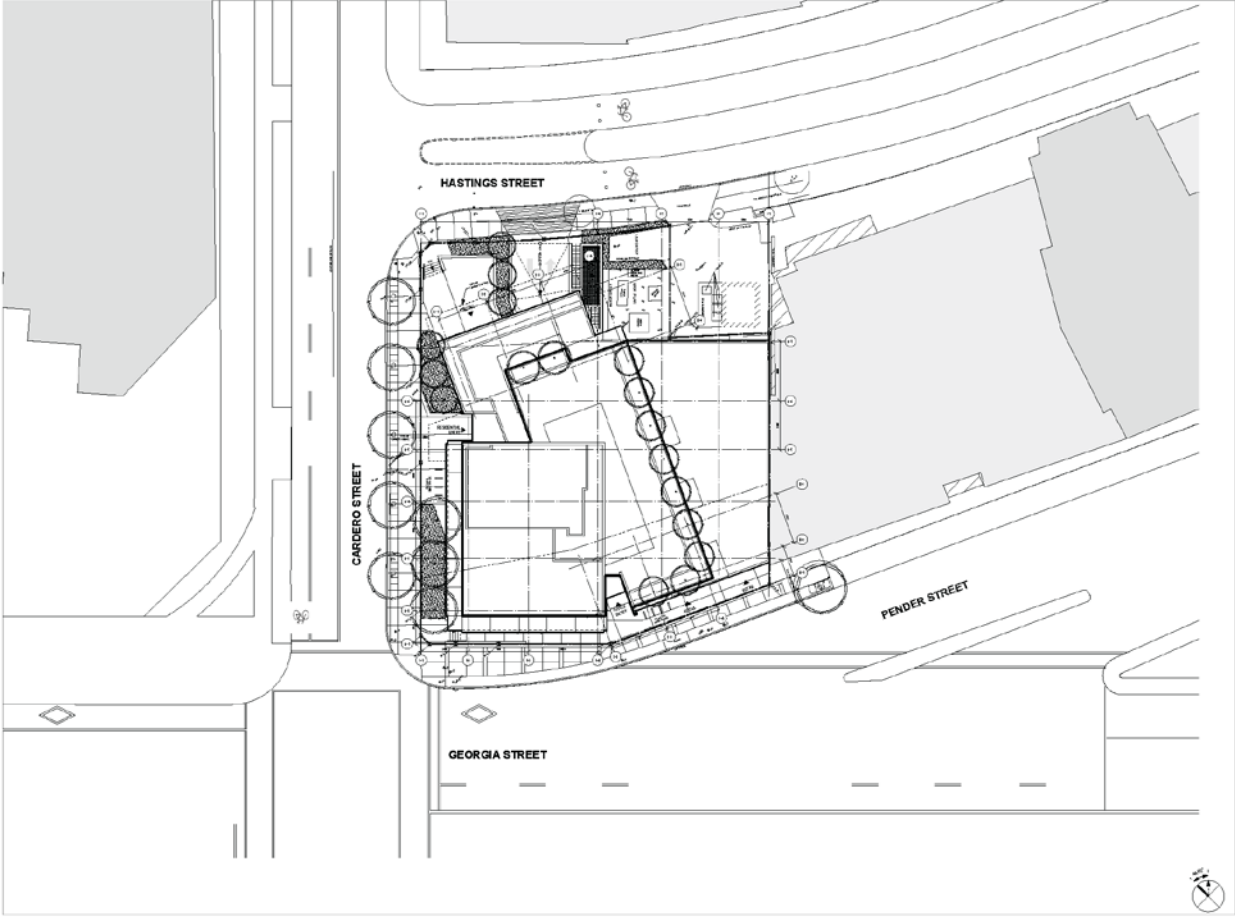


Figure 5: Ground Floor in Context

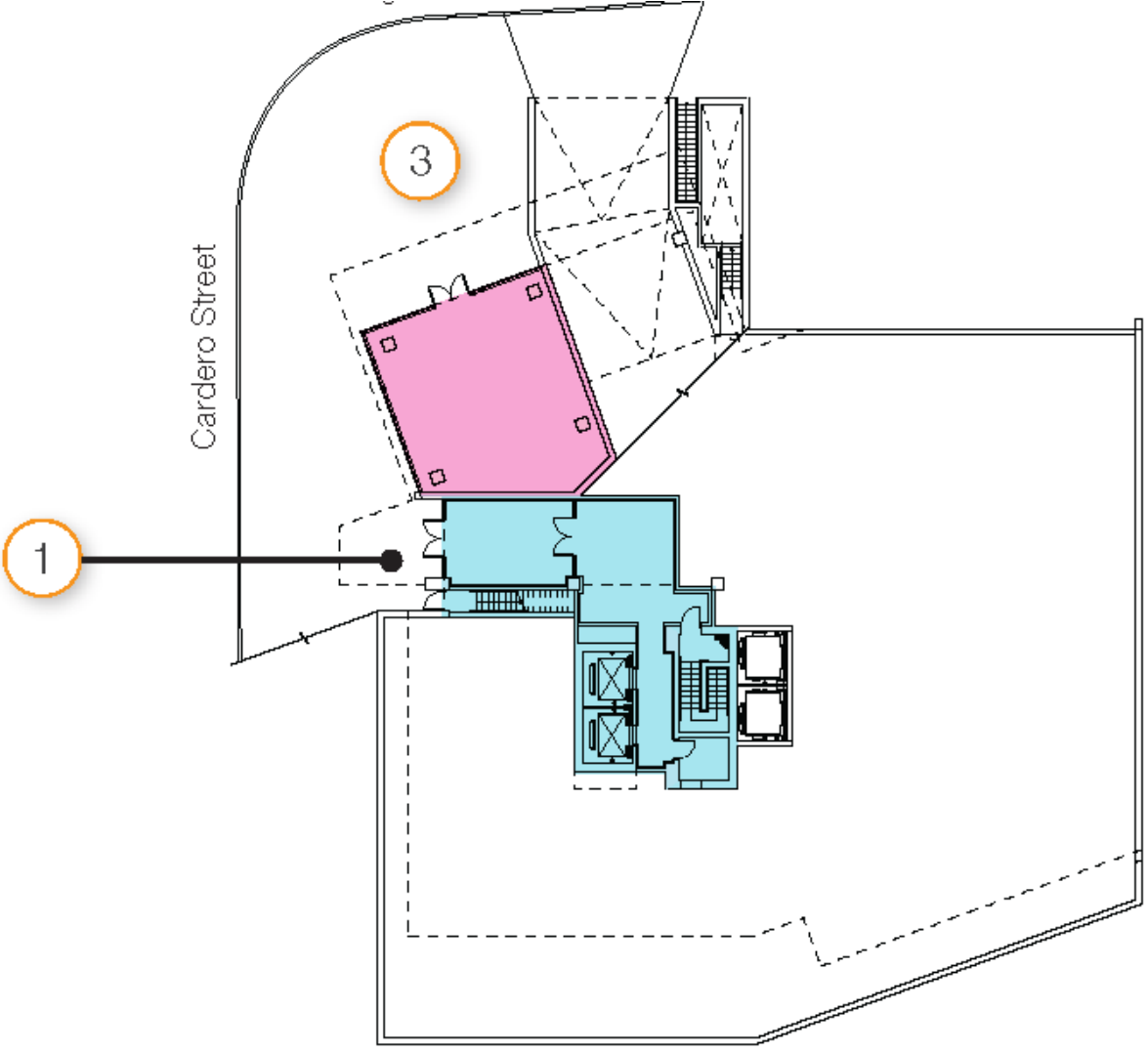


Figure 6: Lower Level Ground Floor Plan

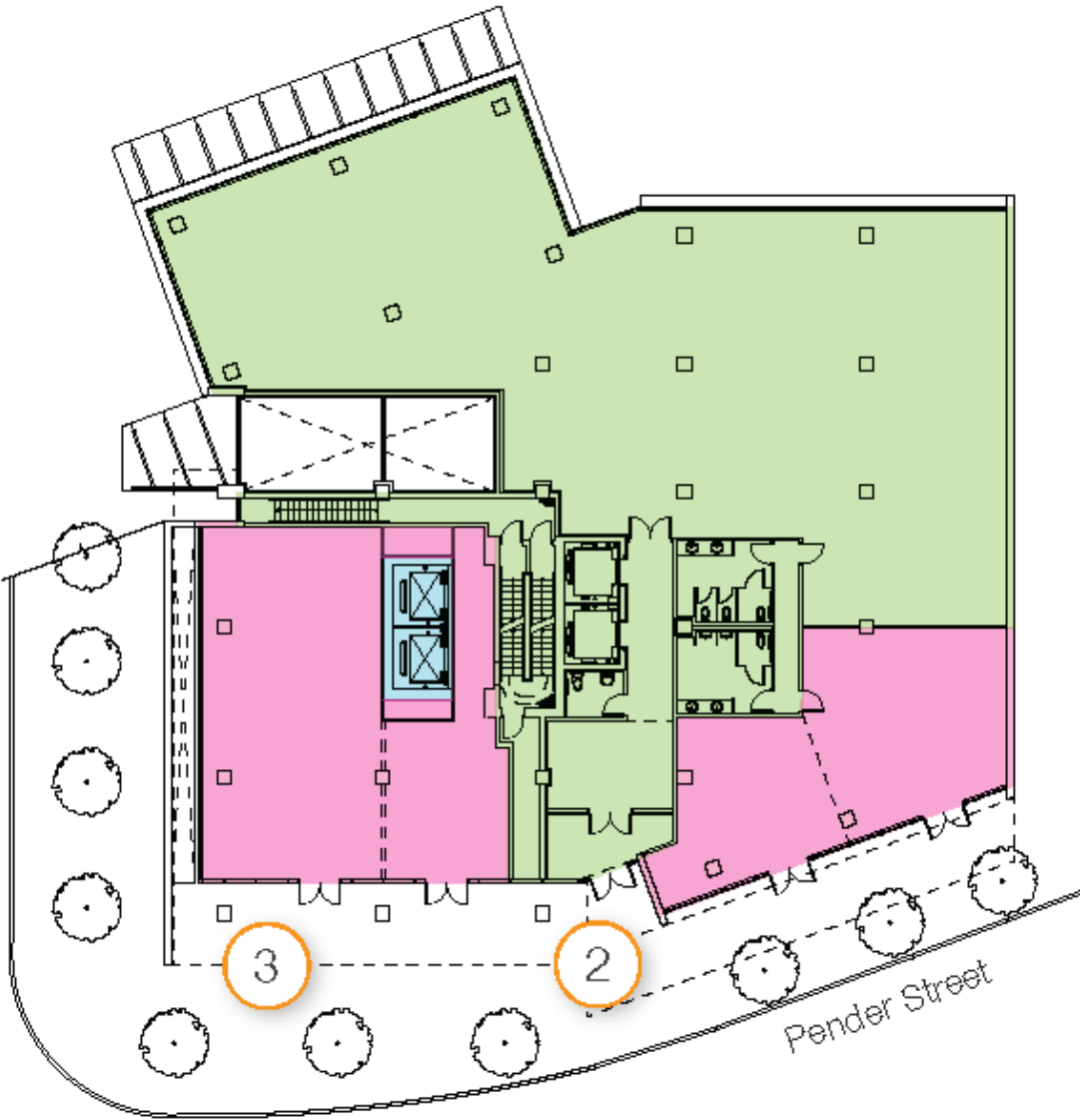


Figure 7: Lower Level Ground Floor Plan

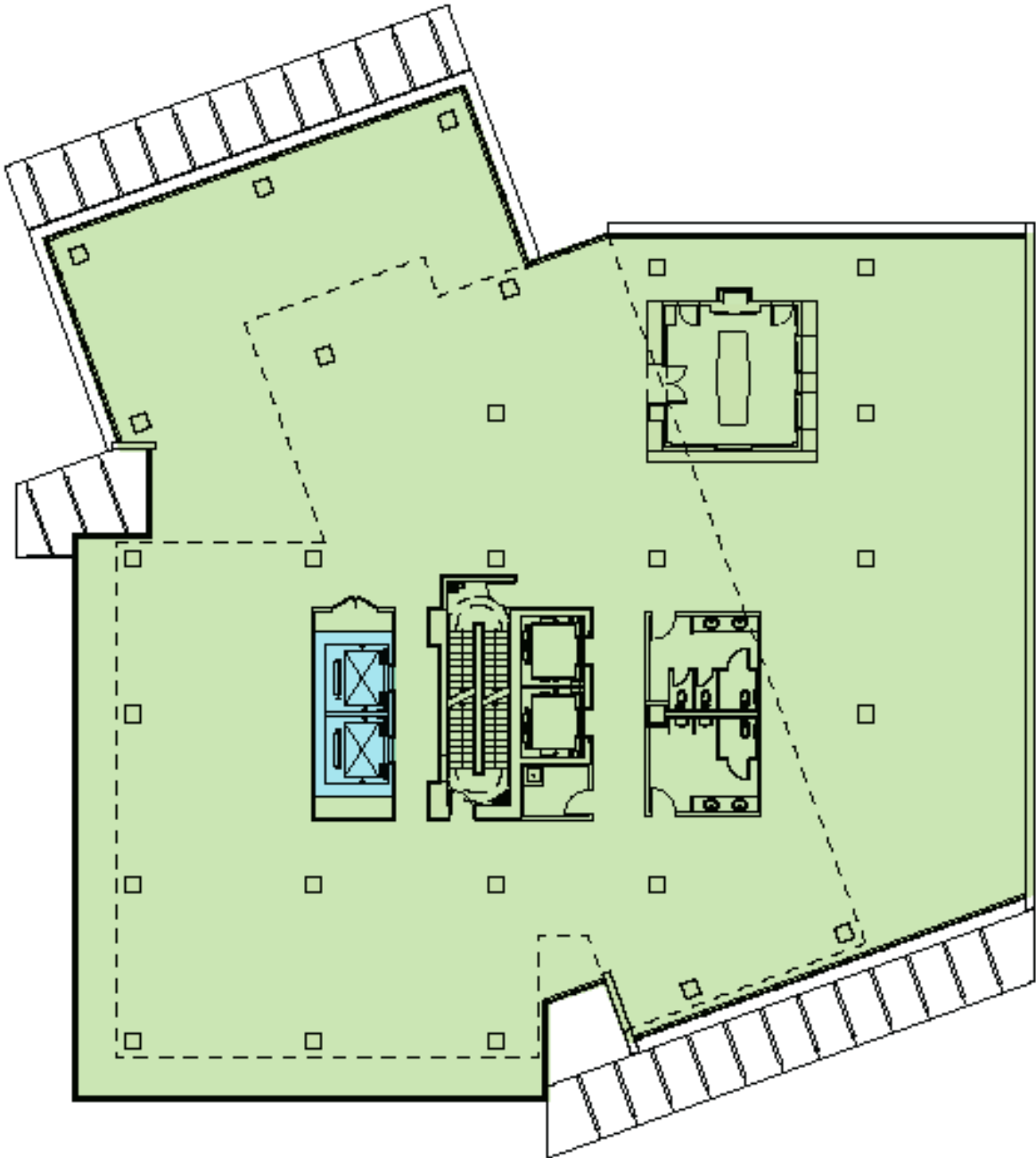


Figure 8: Typical Office Floor Plan (Levels 2-4)

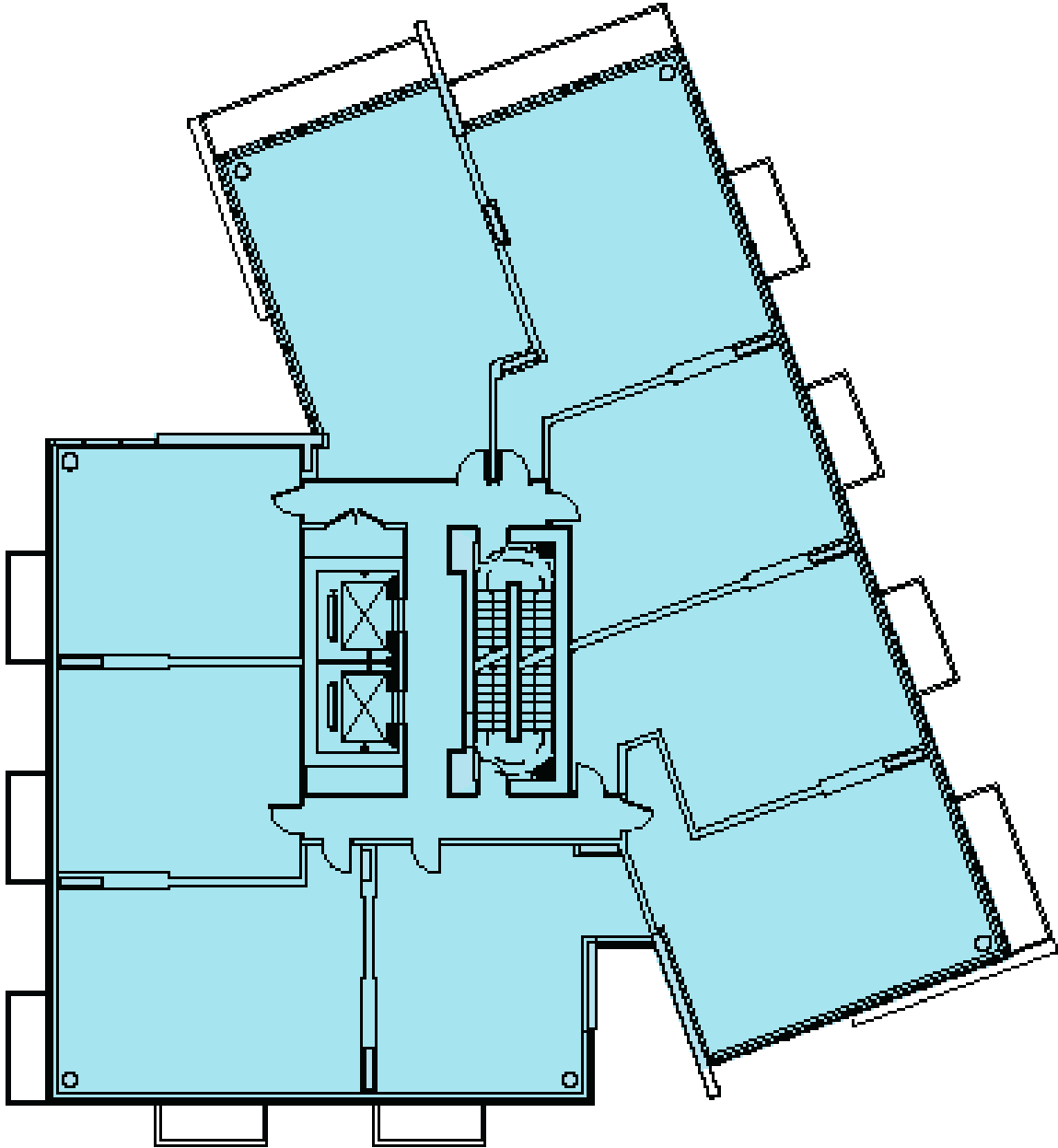


Figure 9: Typical Residential Floor Plan (Levels 6-24)

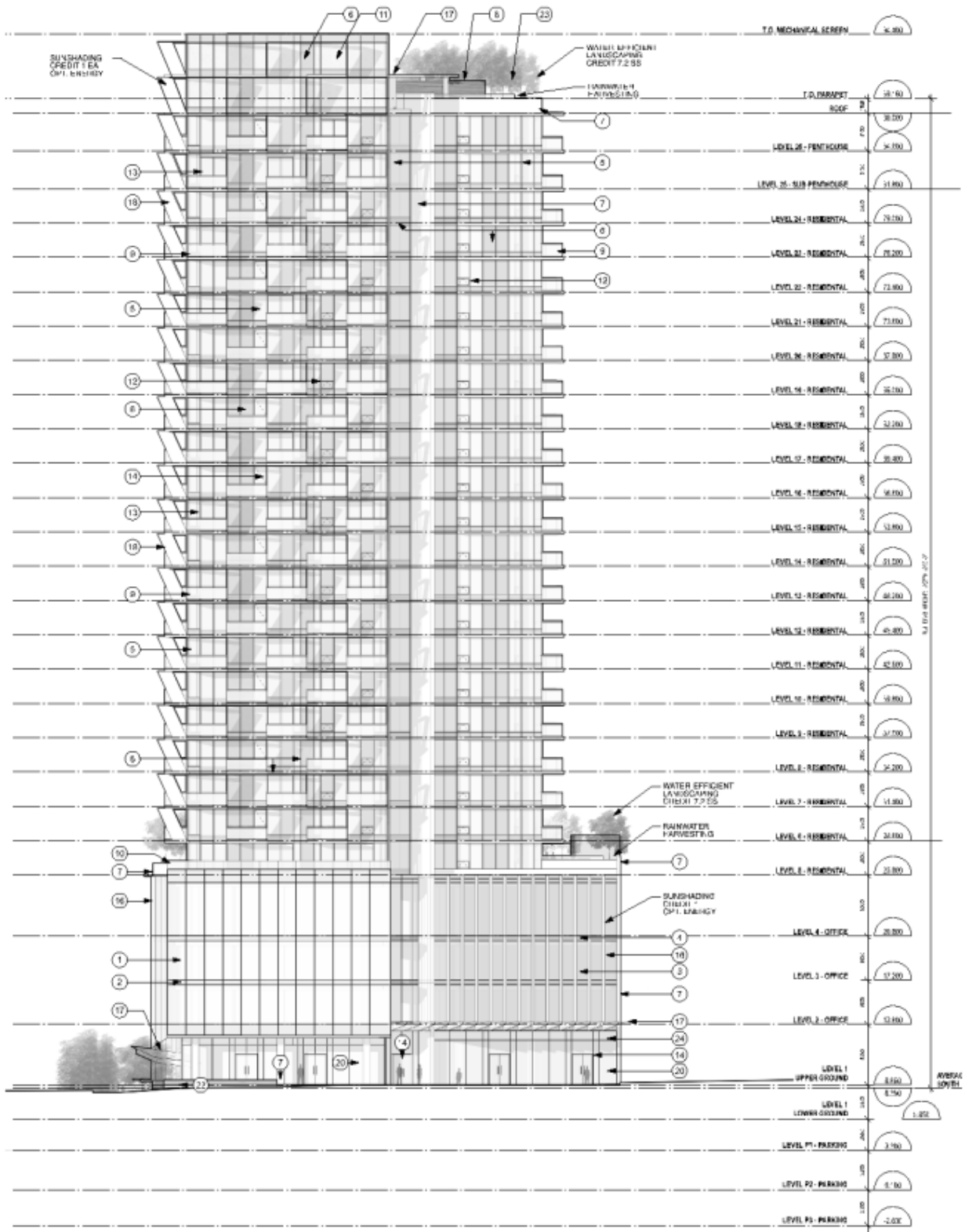


Figure 10: South Elevation

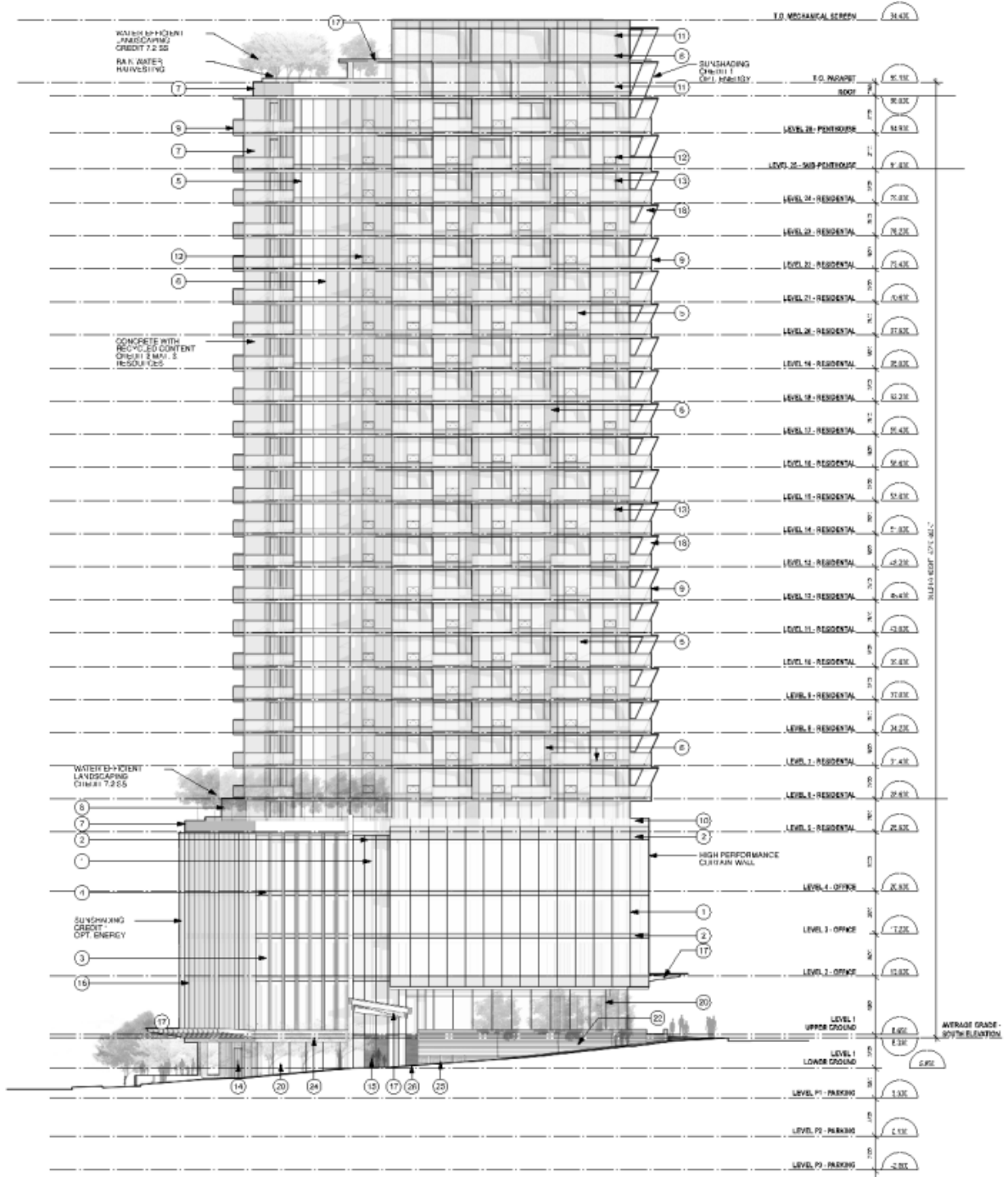


Figure 11: West Elevation

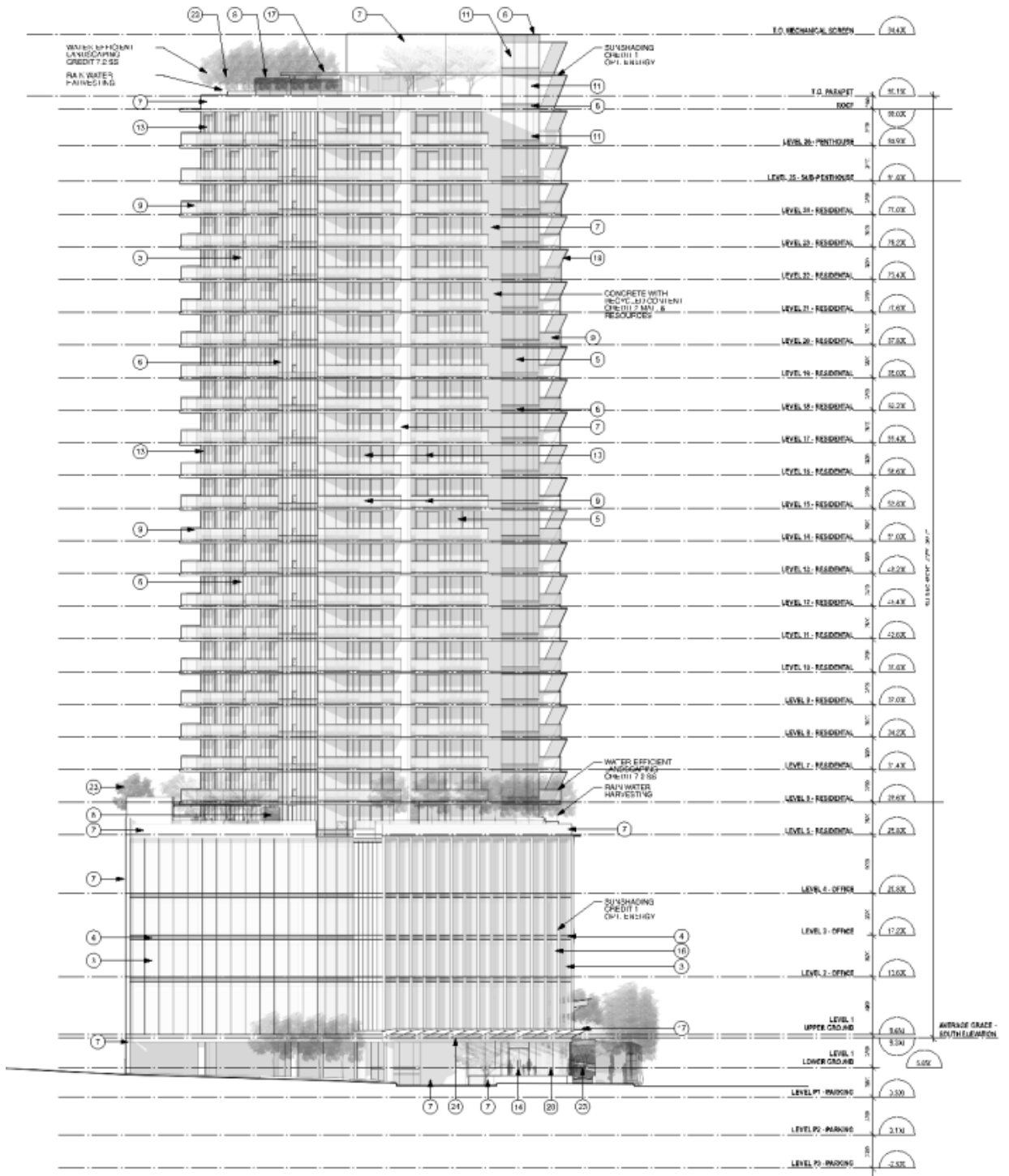


Figure 12: North Elevation

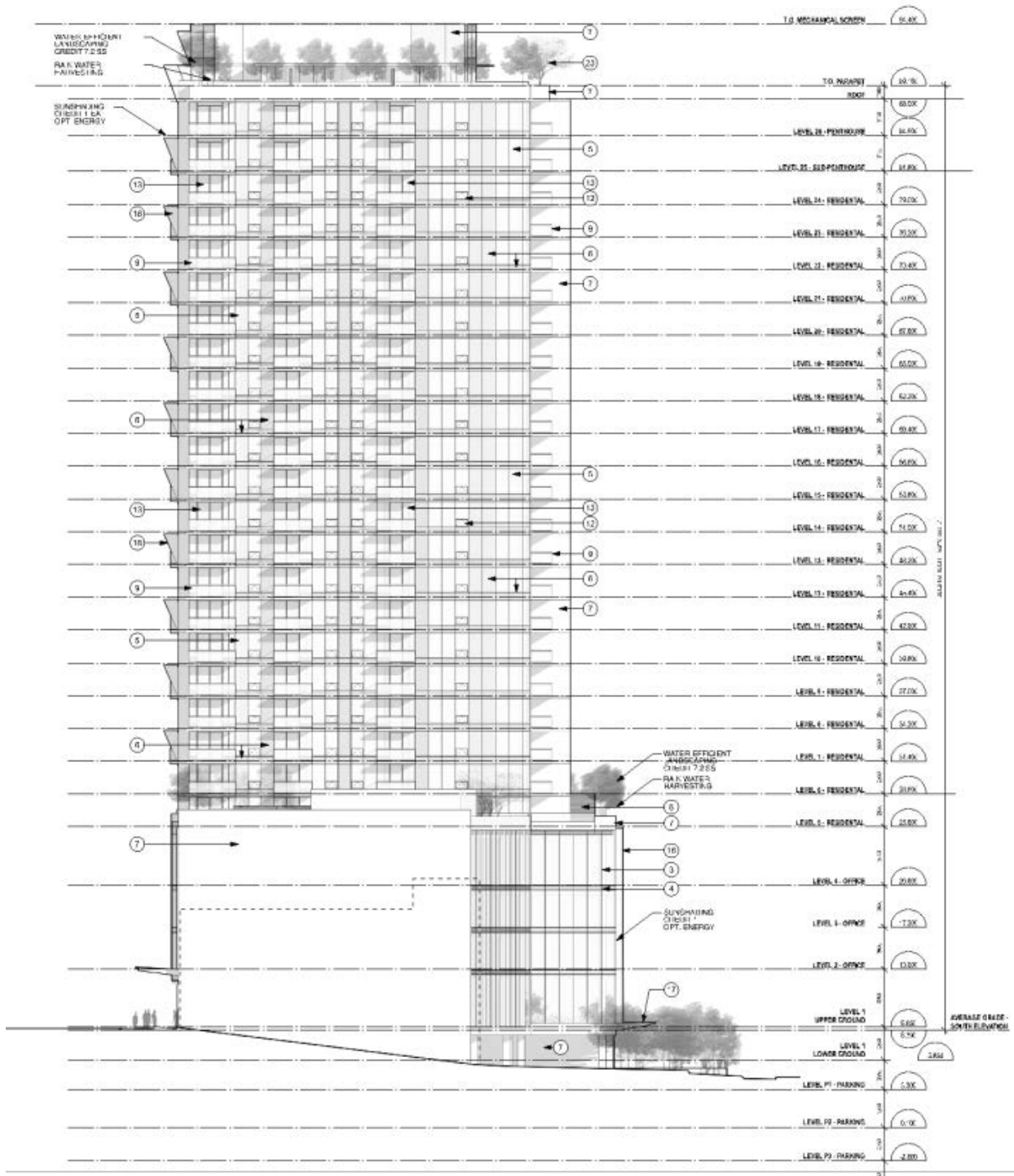


Figure 13: East Elevation

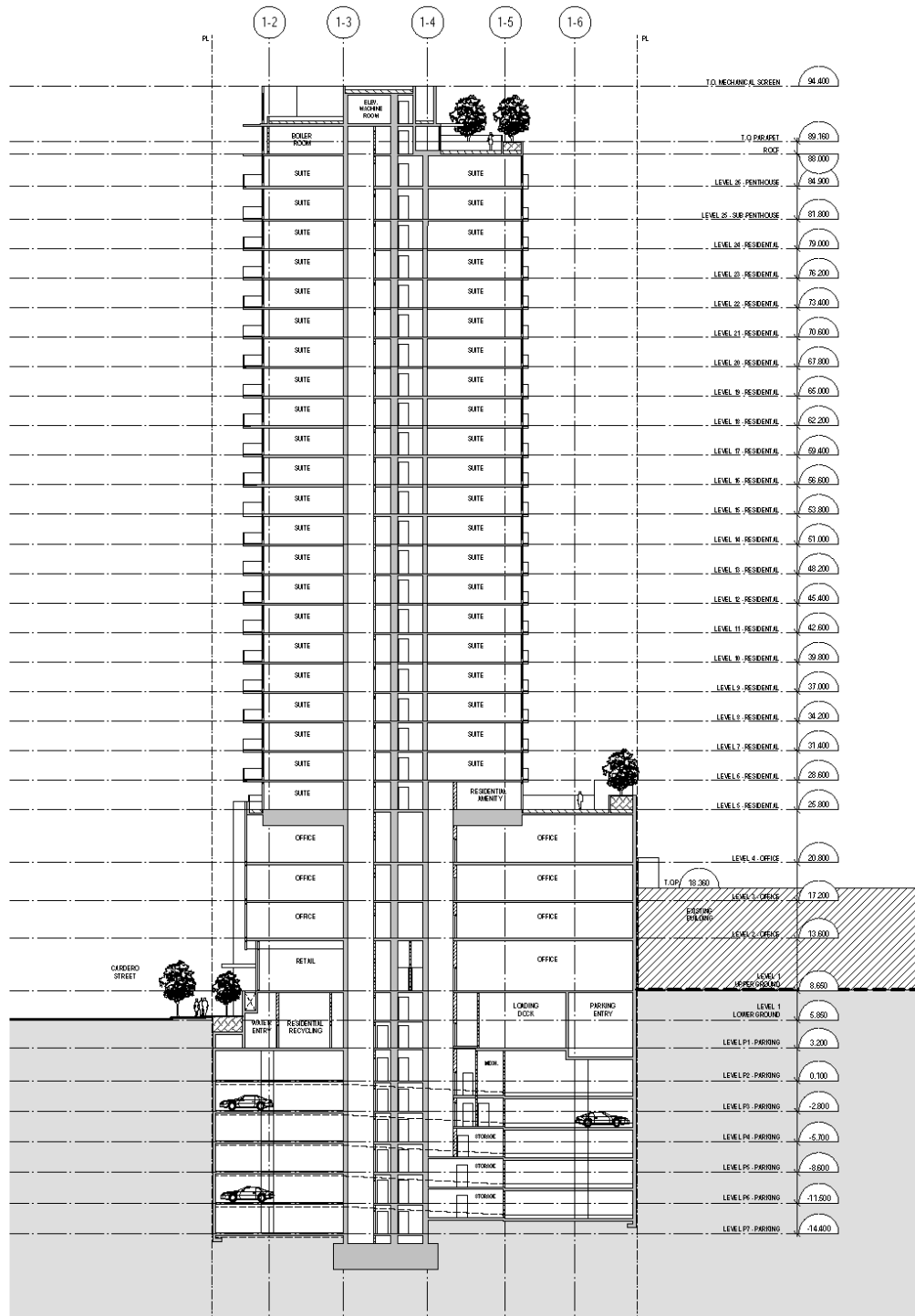


Figure 14: West-East Building Section

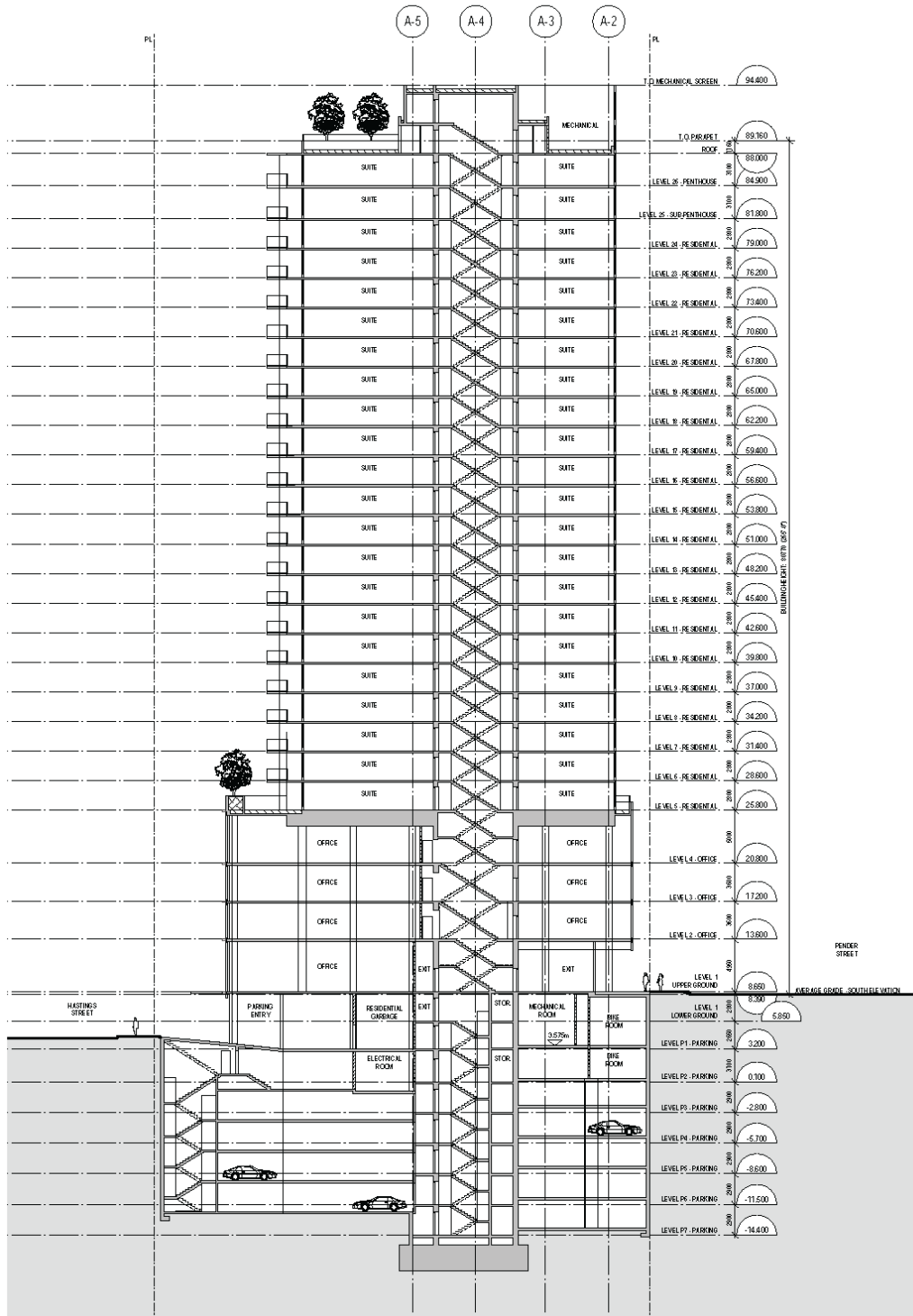


Figure 15: North-South Building Section

**1575-1577 West Georgia Street and 620 Cardero Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

26-storey mixed-use development including 175 strata residential units, offices, retail and service uses.

Public Benefit Summary:

Community Amenity Contribution, public art, and DCLs.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (336) and CD-1 (312)	CD-1
FSR (site area = 1,698.6 m ² /18,284 sq. ft.)	CD-1 (336): 4.0 FSR CD-1 (312): n/a	10.59
Buildable Floor Space (sq. ft.)	CD-1(336): 58,342 CD-1 (312): n/a	193,649
Land Use	CD-1 (336): Multiple Dwelling Cultural & Recreational Uses CD-1(312): surface parking	Cultural & Recreational Uses, Dwelling Uses, Office, Retail and Service Uses

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
<i>Required*</i>	DCL (City-wide) (\$13.31/sq. ft.)	\$776,532	\$2,577,427
	DCL (other)		
	Public Art (\$1.81/sq. ft.)		\$350,445
	20% Social Housing		
<i>Offered (Community Amenity Contribution)</i>	Heritage		\$747,500
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		\$13,815,200 (housing and childcare)
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other (Affordable Housing Fund)		
TOTAL VALUE OF PUBLIC BENEFITS		\$776,532	\$17,490,572

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

n/a

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Downtown South DCLs, revenues are allocated into the following public benefit categories: Parks (38%); Replacement Housing (42%); Childcare (13%); and Engineering Infrastructure (7%).

**1575-1577 West Georgia Street and 620 Cardero Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1575-1577 West Georgia Street and 620 Cardero Street
Legal Description	1575-1577 West Georgia Street [PID: 004-321-782; Lot 1 except: Firstly; Part in Explanatory Plan 18091 now road, Secondly; Part Dedicated Road on Plan LMP 19026 Block 42 District Lot 185 Group 1 New Westminster District Plan 14048, and PID: 007-955-073; Lot 2 Block 42 District Lot 185 and of Public Harbour of Burrard Inlet Plan 14074]; 620 Cardero Street [PID: 018-454-143; Lot 3, Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354]
Applicant/Architect	Henriquez Partners Architects
Property Owners	Arpeg Holdings Ltd. and City of Vancouver
Developer	Bosa Properties Inc.

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Site Area	1,698.6 m ² /18,284 sq. ft.	1,698.6 m ² /18,284 sq. ft.	
Zoning	CD-1 (336) and CD-1 (312)	new CD-1	
Permitted Uses	1575-1577 W Georgia St.: Dwelling Uses, Cultural & Recreational Uses 620 Cardero St.: Surface parking	Cultural & Recreational Uses, Dwelling Uses, Institutional Uses, Office Uses, Retail Uses and Service Uses	
FSR	1575-1577 W Georgia St.: 4.00 FSR 620 Cardero St.: n/a	10.96	10.59 (7.86 max. for residential)
Floor Area	1575-1577 W Georgia St.: 5,420 m ² (58,342 sq. ft.) 620 Cardero St.: n/a	18,617 m ² (200,401 sq. ft.)	17,990 m ² (193,649 sq.ft.): • Commercial/retail: 4,494 sq.ft. • Office: 45,346 sq.ft. • Residential: 143,808 sq.ft. (residential includes appx. 2,300 sq. ft. of rooftop mechanical)
Maximum Height	1575-1577 W Georgia St.: 42 m (138 ft.)	85.3 m (279.9 ft.) 27-storeys	82.6 m (271 ft.) 85.3 m to top of appurtenance 26 storeys
Dwelling Units (DU)	1575-1577 W Georgia St.: 72	184	175
Unit Mix	n/a	one-bedroom units: 78 one-bedroom + den units: 20 two-bedroom units: 79 three-or-more bedroom units: 7	one-bedroom units: 74 one-bedroom + den units: 19 two-bedroom units: 75 three-or-more bedroom units: 7
Parking	as per Parking By-law	as per Parking By-law	
Loading	as per Parking By-law	as per Parking By-law	
Bicycle	as per Parking By-law	as per Parking By-law	