



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 29, 2016
Contact: Karen Hoes
Contact No.: 604.871.6403
RTS No.: 11760
VanRIMS No.: 08-2000-20
Meeting Date: December 13, 2016

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 1461 Granville Street (formerly
1429-1499 Granville Street and 710 Pacific Street)

RECOMMENDATION

- A. THAT the application by Dialog Design, on behalf of Howe Street Ventures Ltd. (Westbank Projects Corp.), to amend CD-1 (580) By-law No. 11009 for 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street) [*PID 029-349-371; Lot B, Block 122, District Lot 541, Group 1 New Westminster District Plan EPP40230*] to increase the permitted building height in Sub-area B from 29.9 m (98.1 ft.) to 31.06 m (101.9 ft.) to be referred to public hearing, together with:
- (i) plans prepared by Dialog Design, received September 29, 2016;
 - (ii) draft by-law amendments generally as presented in Appendix A;
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

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

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City 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 property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report recommends an amendment to the CD-1 By-law for 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street). The proposed amendment would increase the permitted building height from 29.9 m (98.1 ft.) to 31.06 m (101.9 ft.). CD-1 zoning was enacted for the site in 2014 and the proposed six-storey commercial building is to be developed in conjunction with the adjacent 52-storey mixed-use “Vancouver House” project, now under construction. Staff recommend that this application be referred to public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (580) By-law 11009, enacted July 22, 2014
- Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007)
- Bridgehead Guidelines (1997)

REPORT

Background/Context

The subject site is the triangular parcel located between the Granville Bridge and the Howe Street on-ramp. It is bounded by Granville Street to the east, Pacific Street to the north and Continental Street to the west (see Figure 1). CD-1 (580), enacted in 2014, includes the subject site as “Sub-area B” (see Figure 2). Approved for the site is a six-storey commercial building to be constructed as part of the Vancouver House development. A similar site in the triangular parcel to the east is also approved for a six-storey commercial building under CD-1 (579). Both of these triangular parcels are critical components of the Under the Granville Bridge Neighbourhood Commercial Centre.

Since enactment of the zoning and during the development application stage, the applicant has determined that higher floor-to-ceiling heights in the two triangular buildings would create improved commercial spaces, particularly on the ground floor. As such this application seeks a height increase of 1.16 m (3.8 ft.) from 29.9 m (98.1 ft.) to 31.06 m (101.9 ft.) for the westerly of the two buildings. As the easterly building is in its own CD-1 (579), it is subject to a separate application being brought forward in a concurrent report.

Figure 1 - Site and surrounding zoning

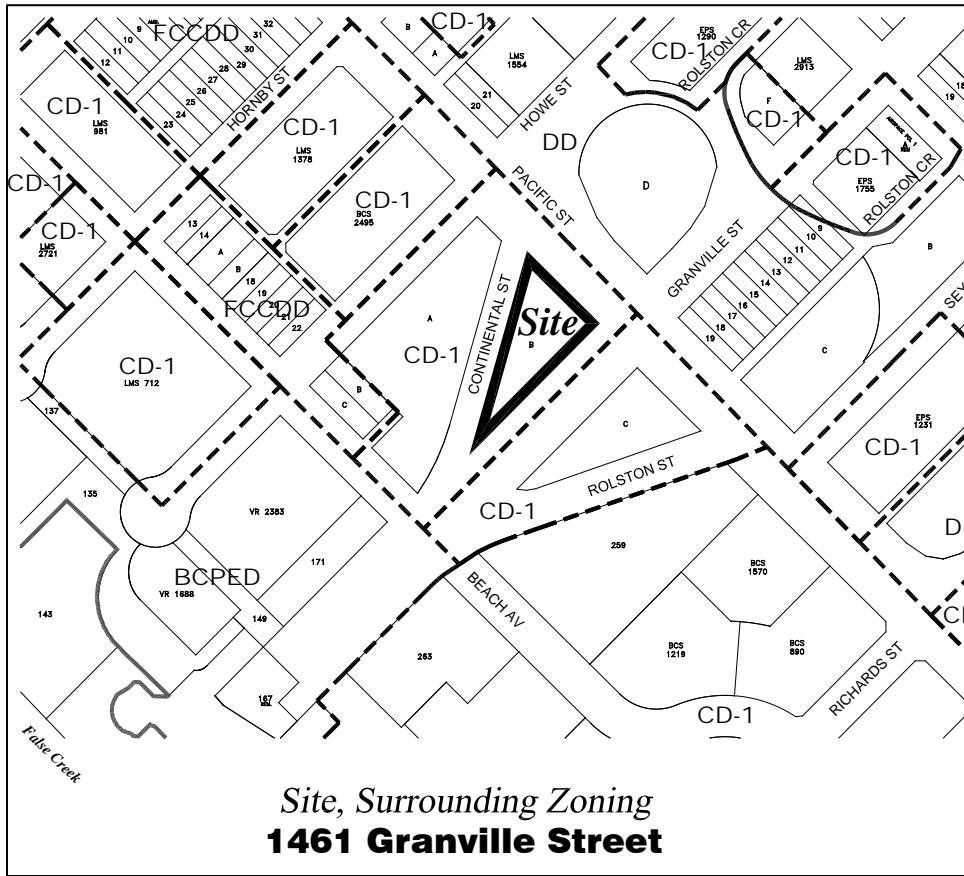
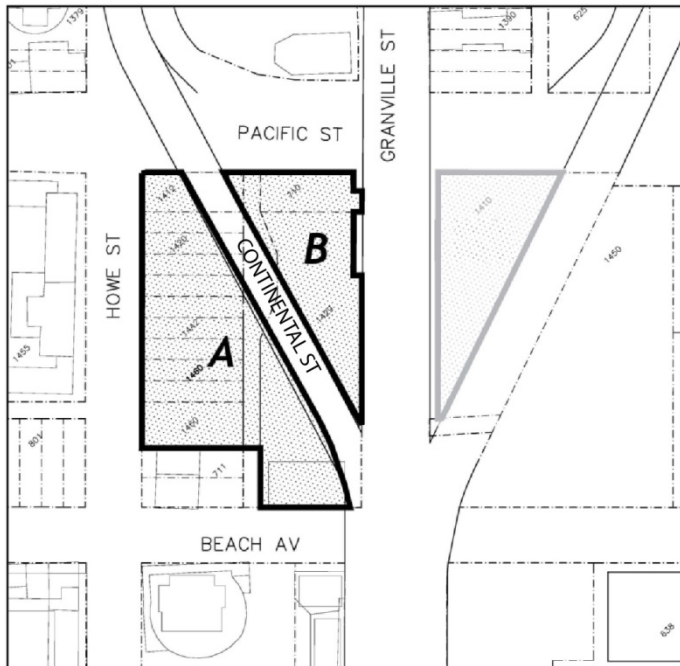


Figure 2 - CD-1 (580) Sub-area A and Sub-area B



Strategic Analysis

The six-storey commercial building proposed for the site is envisioned as a locally-serving neighbourhood centre with active frontages, consistent with the *Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines*. The application proposes to increase the building height by 1.16 m (3.8 ft.) to allow for a more generous floor-to-ceiling height for the commercial spaces. This would improve their functionality, particularly as it applies on the ground floor of the building which is intended for retail and service uses, such as restaurants. Proposed is an increase in the overall building height from 29.9 m (98.1 ft.) to 31.06 m (101.9 ft.) (see Figure 3).

Figure 3 - View of amended building proposal looking southeast from Pacific Street, showing the proposed height increase (in geodetic elevation)



Staff have assessed the additional height proposed and have confirmed that the minor increase in height by 1.16 m (3.8 ft.) will not detract from the broader urban design objectives of the site. The changes proposed are largely contained within the form of development previously approved in 2013. The amended design has been re-assessed against the *Bridgehead Guidelines*, the intent of which is to maintain key public views from the

bridges and to reinforce connections to the bridge. Staff have concluded that the additional height has a minimum impact given the shaping of the building. More generous floor-to-ceiling dimensions will improve the usability of those spaces, particularly at the ground level which creates a better interface with the street environment. As such, staff support the amended building height.

Staff have also reviewed a proposed pedestrian connection from the fifth level of the building to the Granville Bridge sidewalk, as the elevation of this level would rise as a result of the height increase on the ground floor. The applicant has reconfigured the layout of the fifth level to accommodate the grade requirements requested by Engineering staff. The connection to Granville Bridge would be achieved and would be accessible to all. As such, Engineering Services has no objection to the proposed CD-1 text amendment, provided the development conditions regarding the bridge connection, shown in Appendix B, are satisfied.

A further change proposed for the CD-1 By-law is to update the name of a street referenced in section 4.3. The diagonal street referenced in this section had not yet been named at the time the by-law was created in 2013. It was subsequently named "Continental Street" by Council on July 22, 2014.

PUBLIC INPUT

Rezoning information signs were installed on the site on October 19, 2016. Notification and application information were provided on the City of Vancouver Rezoning webpage (vancouver.ca/rezoning). Notices of the rezoning application were mailed out to the surrounding property owners, as well as to non-owner occupants as unaddressed aemail. The public feedback received was relatively minor and included one individual in support, as well as another individual concerned with public realm improvements in the area. No respondents opposed the height increase proposed by the application.

PUBLIC BENEFITS

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) are a growth-related charge on new development and were paid at the development permit stage. As this application proposes a modest increase in building height, with no addition of floor area, there is no additional DCL payable.

Public Art Program – The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290.0 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As this application proposes a modest increase in building height, with no addition of floor area, no additional public art contribution is required.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. A CAC was achieved as part of the original rezoning. As this application proposes a modest increase in building height, with no addition of floor area, a further CAC would not be anticipated.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the public benefits section above, this application proposes a modest increase in building height. As such, there are no additional CACs, DCLs or public art contributions associated with this text amendment.

CONCLUSION

Staff assessment of this text amendment has concluded that the proposed height increase is modest in nature and is supported. The General Manager for Planning, Urban Design and Sustainability recommends referral of the application to Public Hearing together with by-law amendments as generally shown in Appendix A and with a recommendation of the General Manager for Planning, Urban Design and Sustainability that these be approved, subject to the Public Hearing, including approval in principle of the form of development as shown in the plans included as Appendix B.

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1461 Granville Street

PROPOSED AMENDMENTS TO CD-1(580) By-law No. 11009

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

1. Amend section 4.3 under Conditions of use by substituting "fronting on the diagonal street to the east of the site" with "fronting on Continental Street".
2. Under Building height, in the table below section 6.1, adjacent Sub-area B, substitute "29.9 m" with "31.06 m".

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1461 Granville 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 Dialog Design, on behalf of Howe Street Ventures Ltd. (Westbank Projects Corp.), and stamped "Received Planning & Development Services (Rezoning Centre) September 29, 2016", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Engineering

- 1. Confirmation that there are no changes to the approved parking, loading and bicycles spaces provided for the project as a result of the height increase.
- 2. Removal of bollards on the Granville Street Bridge shown on the bridge connection plans.
- 3. Provision of approved plans to clearly show bridge connection point, 1:20 grades (provide elevations) and landing area.

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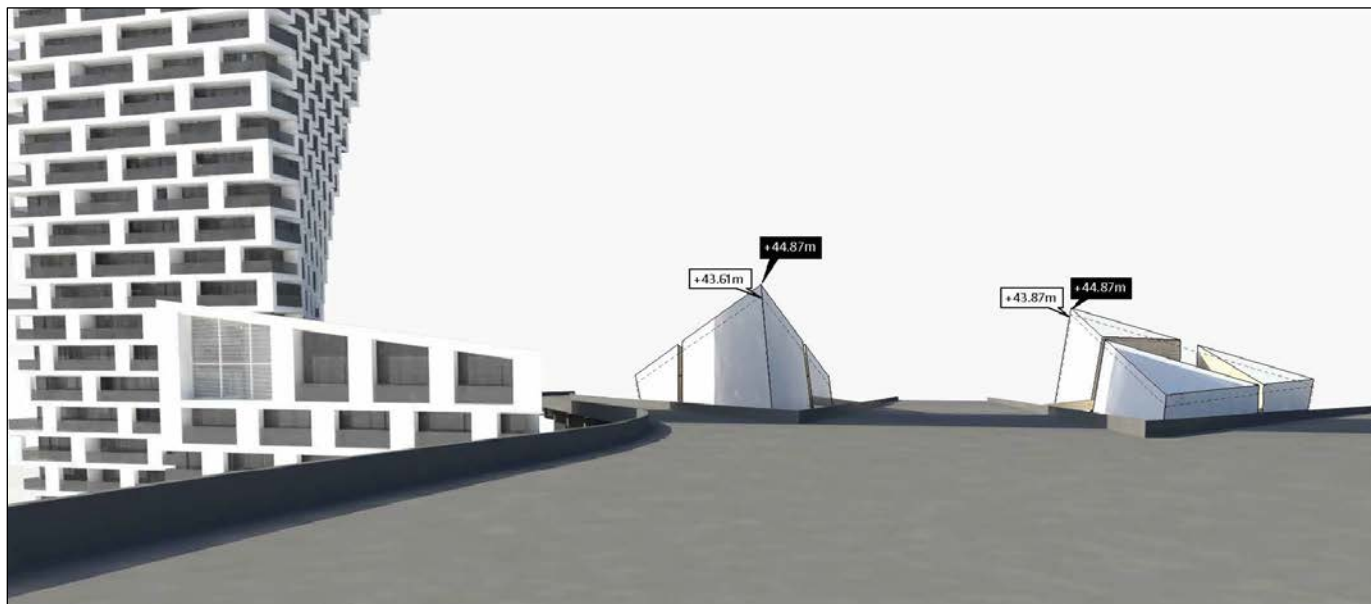
1461 Granville Street
FORM OF DEVELOPMENT

View of amended building proposal looking southeast
from Pacific Street, with the Howe Street on-ramp to the right



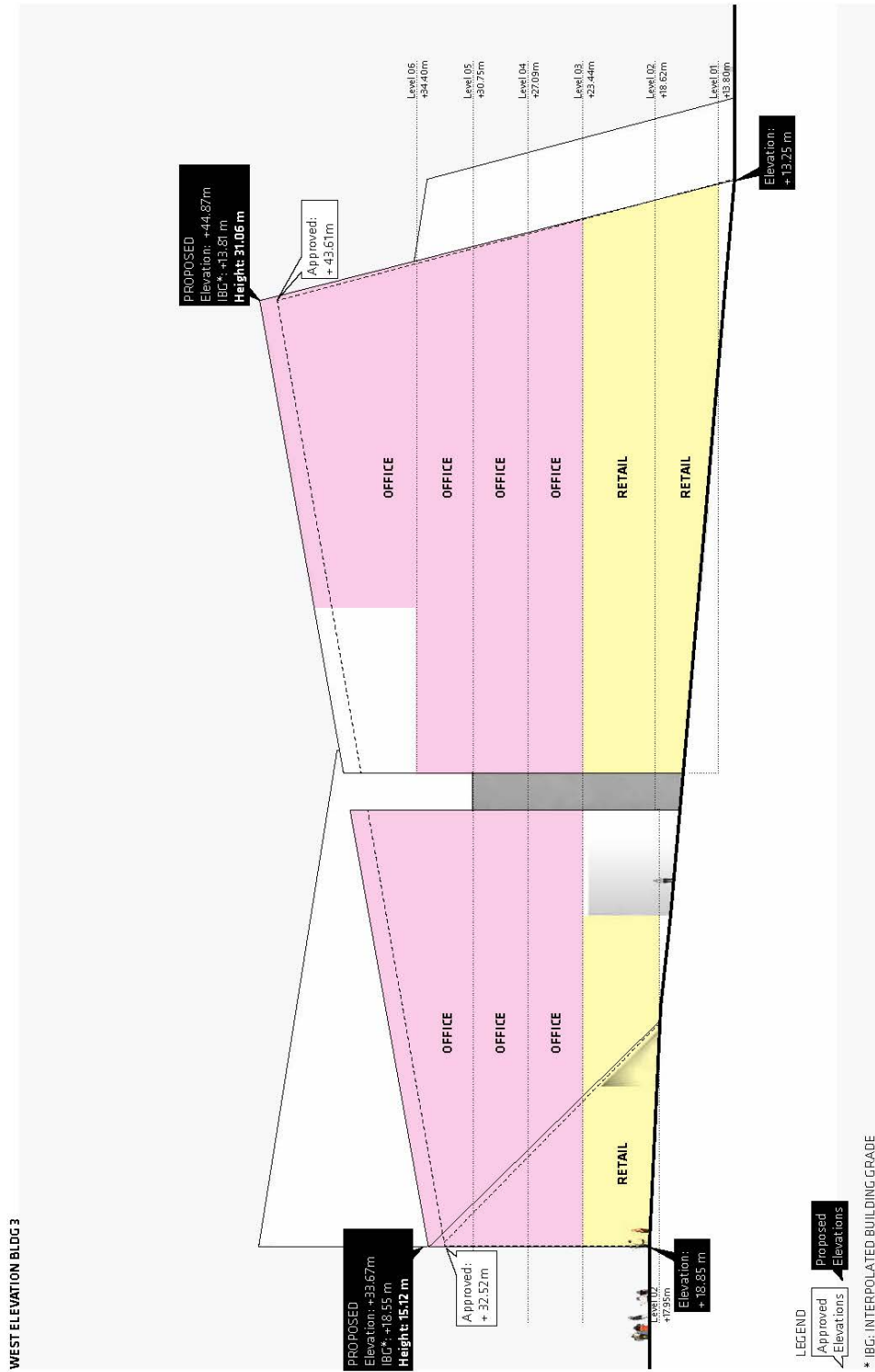
(geodetic elevations are shown for the previous and amended heights)

View of amended building proposal looking north to the downtown from the centre of the Granville Bridge, with 1461 Granville Street and the Vancouver House tower on the left



(geodetic elevations are shown for the previous and amended heights)

Section through revised building



1461 Granville Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1461 Granville Street (formerly 710 Pacific Street and 1429-1499 Granville Street)
Legal Description	PID 029-349-371; Lot B, Block 122, District Lot 541, Group 1 New Westminister District Plan EPP40230
Applicant	Dialog Design, on behalf of Howe Street Ventures Ltd. (Westbank Projects Corp.)
Property Owner	Howe Street Ventures Ltd.

SITE STATISTICS

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1 (580)	CD-1 (580)
SITE AREA	Sub-area B: 1,676 m ²	No change
USES	Sub-area B: Cultural and Recreational, Institutional, Office, Retail, Service, and Accessory uses.	No change
CONDITIONS OF USE (Proposed to be amended)	Only retail and service uses are permitted on floors located at street level fronting on <u>the diagonal street to the east of the site</u> and on Granville Street, except for entrances to other uses	Only retail and service uses are permitted on floors located at street level fronting on <u>Continental Street</u> and on Granville Street, except for entrances to other uses
FLOOR AREA	Sub-area B: 4,780.5 m ²	No change
MAXIMUM HEIGHT	Sub-area B: 29.9 m (98.1 ft.), or six storeys	Sub-area B: 31.06 m (101.9 ft.), or six storeys

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