



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 28, 2017
Contact: Karen Hoese
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RTS No.: 12175
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1500 West Georgia Street

RECOMMENDATION

- A. THAT the application by Franci Architecture in conjunction with Büro Ole Scheeren, on behalf of Bosa Properties (1500 Holdco) Inc., to rezone 1500 West Georgia Street [*Amended Lots 7 (see 42783L) and 8 (see 42783L), and Lots 9 and 10, all of Block 43, District Lot 185, Plan 92; PIDs 015-738-663, 015-738-680, 015-738-701 and 015-738-710 respectively*], from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 10.82 and the building height from 91.4 m to 134.0 m to permit the development of a 43-storey tower containing 220 market strata residential units while retaining the existing office building on the site, be referred to a Public Hearing, together with:
- (i) plans prepared by Franci Architecture in conjunction with Büro Ole Scheeren, received February 14, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the 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, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

- D. THAT, subject to approval of the rezoning application, the Parking By-law be amended to include this CD-1 in Schedule C and to provide parking regulations generally as set out in Appendix C;

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

- E. THAT Council add 1500 West Georgia Street (the "Crown Life Place") to the Vancouver Heritage Register in the "A" evaluation category.

- F. THAT Recommendations A through E be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates a rezoning application to rezone 1500 West Georgia Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is to:

- retain the existing office building on the western portion of the site (sub-area A of the CD-1 By-law as generally contained in Appendix A);
- construct a 43-storey market residential building located on the eastern portion of the site (sub-area B of the CD-1 By-law as generally contained in Appendix A); and
- replace the reflecting pool in the centre of the site, which would extend across both sub-areas.

The new building is to be comprised of approximately 220 strata residential units with retail uses at grade. A height of 134.0 m (440 ft.) and an FSR of 10.82 (over the entire site) are proposed. The existing office building will be added to the Vancouver Heritage Register as a Class "A" heritage resource.

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) from this rezoning application, if approved, be allocated in accordance with the *West End Community Plan Public Benefit Strategy* to achieve key public benefit objectives in and around the West End neighbourhood.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability 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:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *Downtown Official Development Plan (DODP) (1975, last amended 2015)*
- *Metropolitan Core Jobs & Economy Land Use Plan (2007)*
- *Downtown Design Guidelines (1975; last amended 1993)*
- *DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)*
- *View Protection Guidelines (1989)*
- *Green Buildings Policy for Rezoning (2009, last amended 2017)*
- *Greenest City 2020 Action Plan (2011)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2016)*
- *Financing Growth Policies (2003)*
- *Heritage Policies and Procedure (1986; last amended 2002)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040 (2012)*
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)*

REPORT

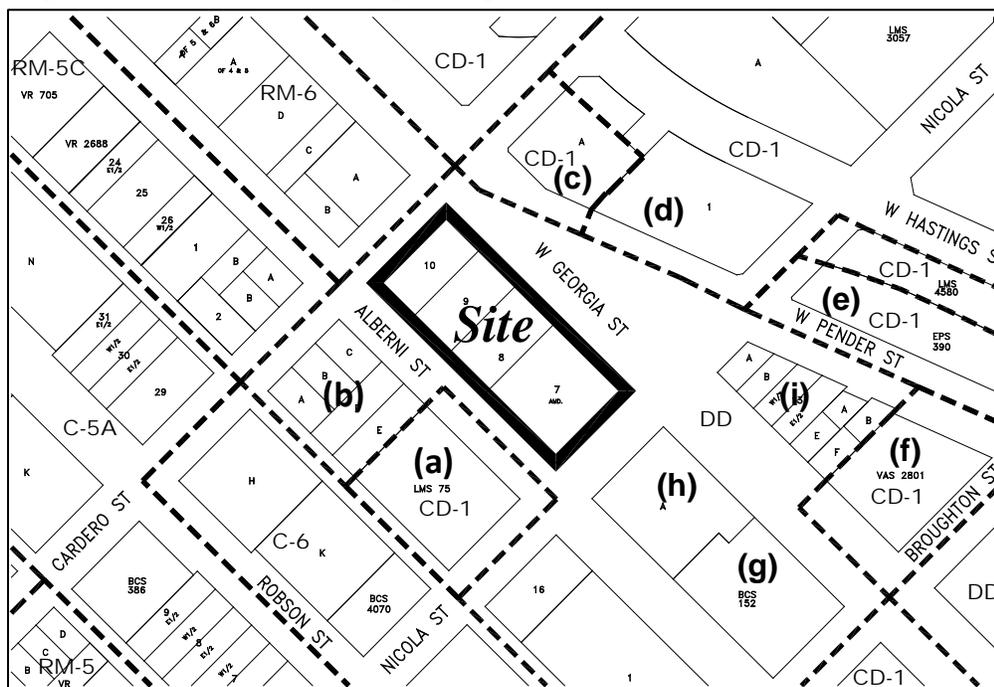
Background/Context

1. Site and Context

This 4,017.9 sq. m (43,250 sq. ft.) site is a whole city block bound by West Georgia Street to the north, Alberni Street to the south, Cardero Street to the west and Nicola Street to the east. The site is comprised of four legal parcels with a frontage of 100.58 m (330 ft.) along Georgia and Alberni streets and 39.93 m (131 ft.) along Cardero and Nicola streets.

The site is currently developed with a 20-storey office tower on the western portion, a public plaza with a reflecting pool in the middle and a one-story retail building on the eastern portion. The complex, known as Crown Life Place, was built in 1978. It is identified as having significant heritage value as “an early example of local adaption of Postmodernism”.

Figure 1 - Site and Surrounding Zoning



The blocks surrounding the subject site contain a mixture of residential, office and commercial buildings, ranging from older one- and two-storey buildings to newer developments with heights up to 43 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) 1500 Alberni Street, a 26-storey strata residential building;
- (b) 1550 Alberni Street, a rezoning has been approved for a 43-storey residential building with commercial uses at grade;
- (c) 1575 West Georgia Street and 620 Cardero Street, a rezoning has been approved and a development permit has been issued for a 26-storey mixed-use development with residential, retail, service and office uses;

- (d) 1529 West Pender Street (the "Bayview"), a 28-storey strata residential building with retail and office at grade;
- (e) 1499 West Pender Street (the "West Pender Place"), a 37-storey residential building;
- (f) 1415 West Georgia Street and 1400 West Pender Street (the "Palais Georgia"), a 26-storey strata residential building with retail at grade;
- (g) 1420 West Georgia Street (the "George"), a 23-storey strata residential building;
- (h) 1450 West Georgia Street (the "Georgian Apartment Towers"), a 21-storey market rental residential building; and
- (i) 1445-1455 West Georgia Street, where a rezoning application is currently under review for a "gateway landmark" higher building.

2. Policy Context

West End Community Plan and the Rezoning Policy for the West End – In November 2013, Council approved the *West End Community Plan* (the "*West End Plan*"). This policy document provides a framework to guide change, development and public benefits in the West End over the next 30 years. The plan considers long-range and shorter-term goals, and provides policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

Figure 2 - West End Community Plan Character Areas



Georgia Corridor Area – The subject site is located in the Georgia Corridor area of the West End. The Georgia Corridor includes a portion of the Central Business District (CBD) and is

generally located between Georgia Street and the laneway north of Robson Street, from Burrard Street to Denman Street (see Figure 2).

The *West End Plan* identifies “Corridors” (Georgia and Burrard Corridors) generally as the newer areas of the community, well-served by transit, services and amenities, and where the majority of new housing and job space has been built over the past 40 years. It notes that the Corridors provide additional opportunities to accommodate job space and housing, denser development close to transit, local services and amenities, which help meet the needs of the community.

In keeping with the overall directions of the *West End Plan*, the *Rezoning Policy for the West End* (the “Rezoning Policy”) allows consideration for rezoning on sites within the Georgia Corridor for increased density for market residential when significant public benefits can be achieved for the community. Under the Rezoning Policy, for the subject site, subject to urban design performance, typical tower floor plates of 603.9 sq. m (6,500 sq. ft.) may be considered, with heights of up to 152.4 m (500 ft.), although building proposals within established view corridors should not exceed view cone height limits, unless in accordance with the *General Policy for Higher Buildings*.

Downtown Official Development Plan (DODP) – The site is in Area G of DODP, which is to provide a transition role from office/commercial uses in the CBD to the surrounding high-density residential areas such as Coal Harbour and Georgia Corridor. Area G allows and encourages a good mix of land uses, including commercial uses (offices, retail and service uses) as well as residential uses.

Metropolitan Core Jobs & Economy Land Use Plan – In 2007, to address concerns regarding the loss of job space in the city, Council adopted the *Metropolitan Core Jobs & Economy Land Use Plan* (the “*Metro Core Plan*”). Under the *Metro Core Plan*, the subject site falls within the Triangle West area, which includes Area G of DODP. For the Triangle West area, the amount of job space is forecast to decrease from 2006 levels, generally because Council policy calls for residential, mixed use or “choice of use” to meet public objectives such as providing housing and retaining heritage. Even with these changes, significant job space is anticipated to remain in this area by 2030 (i.e. approximately 80% of the job space that was present in 2006). The intent of the *Metro Core Plan* is to protect the majority of job space in this area and to compensate for any loss through increases in other areas.

3. Revisions to Rezoning Application

The original application, submitted on May 4, 2016, proposed to rezone the site from 6.00 FSR to 11.47 FSR, to allow for a 43-storey mixed use building with market residential and commercial uses at grade, and a height of 134.0 m (440 ft.).

Following engagement with the neighbourhood on this proposal and in response to staff analysis and advice, a revised rezoning application was submitted. The revised application, received February 14, 2017, slims down the proposed tower and reduces the cantilevered portions. The average tower floor plate is also reduced. The density is reduced to 10.92 FSR.

The proposed height and land use are consistent between the two application submissions.

Strategic Analysis

1. Proposal

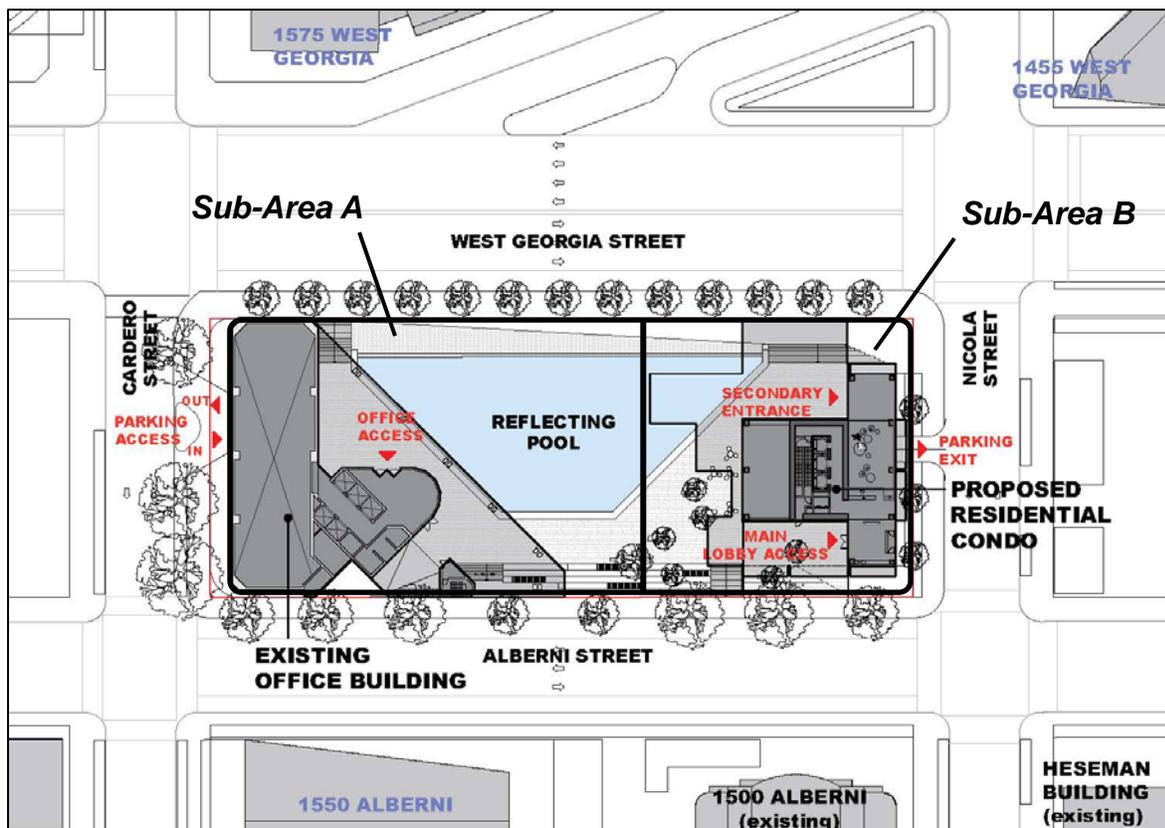
This application proposes to rezone the site from DD (Downtown) District to CD-1 (Comprehensive Development) District to:

- retain the existing office building in-situ in sub-area A;
- permit the development of a 43-storey market residential building with retail uses at grade in sub-area B; and
- replace the existing reflecting pool located in the centre of the site, which would extend across both sub-areas.

Please refer to Figure 3 for the proposed site plan with sub-areas.

The proposed residential tower in sub-area B will replace an existing one-story commercial building. The trapezoidal reflecting pool is to be demolished to allow for construction of new parking levels below, after which a new water feature will be constructed in its place to resemble the original pool design, using more up-to-date water-conserving technologies. There are no proposed changes to the existing office building located in sub-area A.

Figure 3 – Proposed Site Plan Showing Sub-Areas



2. Land Uses

The site is zoned DD (Downtown) District. The *Downtown Official Development Plan* (DODP) is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown District (DD) zoning district (no amendments to the DODP are required) and, as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, the DODP land use policy and urban design considerations (in this case the *Downtown (Except Downtown South) Design Guidelines*) are applied where possible in creating the new CD-1.

The site is in within the boundary of Area G of DODP, where a wide range of compatible mix of uses within single developments or in neighbouring sites is permitted and encouraged. The choice of uses includes general commercial uses (retail and services), office commercial uses as well as residential uses.

The proposed land uses in this application, which include office, retail and residential uses, are consistent with Area G's policy intent.

Residential Use – The 2013 *West End Plan* allows consideration of rezoning for increased density for residential developments in the Georgia Corridor (including Area G of DODP) when the increased residential density contributes community benefits outlined in the *West End Public Benefit Strategy*. The proposed market residential in the proposal is in keeping with this policy intent. Of the 220 proposed residential units, 158 units would have two or more bedrooms. Conditions that the development is to meet the *High-Density Housing for Families with Children Guidelines* are included in Appendix B.

Office Use – While the *West End Plan* endorses high-density residential development in this area, keeping substantial existing office spaces is a key objective under the *Metro Core Plan* and continues to be in the public interest, ensuring the long-term economic health of the city. In this case, the existing office building is of significant heritage value – valued both for its iconic architectural expression as well as for the continued use as an office building since its construction. The proposal to keep the existing office use in the building is consistent with this policy objective.

Retail and Service Uses – A café is proposed on the ground floor of the new residential tower. Providing retail uses on the ground floor would enliven the public realm and is supportable.

Overall, the proposed mix of residential, office, retail uses for this site is consistent with the DODP, the *West End Plan* as well as the *Metro Core Plan*, and is supported.

3. Density, Height and Form of Development (refer to drawings in Appendix H)

The following is a summary review of form of development. Appendix G provides a more detailed urban design analysis of the proposal.

West End Built Form Principles – The *West End Plan* uses principles to determine how and where growth and development occur, and to shape the appropriate built form. Seven community-wide contextual design principles provide structure and guidance to the more

detailed policies, guidelines and regulations applied to the individual character areas (see Appendix G for more information).

The “Places” section of the *West End Plan* outlines additional built form parameters specific to the Georgia Corridor area. Rezoning sites should generally have a minimum site frontage of 39.6 m (130 ft.). For this sub-area of the Georgia Corridor, east of Cardero Street, heights of up to 152.4 m (500 ft.) may be considered, subject to Council-approved view corridors, with typical tower floor plates up to 609.9 sq. m (6,500 sq. ft.) to maximize views and sunlight on sidewalks. Maximum densities are subject to urban design considerations on a site by site basis.

Density – Under Area G of DODP, the density permitted on this site is 6.0 FSR, with office uses limited to a maximum FSR of 5.0.

The initial rezoning application for this site, submitted on May 4, 2016, proposed an overall floor area of 46,122 sq. m (496,469 sq. ft.) and a density of 11.47 FSR over the entire site. The tower design in this initial submission was broader, at 23 m (76 ft.) wide in the east-west dimension, and it cantilevered out more beyond the base floor plate. The initial submission was reviewed by the Urban Design Panel on October 5, 2016 and did not receive support.

The revised rezoning application, submitted on February 14, 2017, proposes an overall floor area of 43,892.5 sq. m (472,470 sq. ft.) and an overall density of 10.92 FSR. The tower design of the revised application is more slender than the previous submission and the cantilevered portions are scaled back.

For an illustration of key changes made to the tower massing between the original application and the revised application, please refer to drawings contained in Appendix G – Urban Design Analysis.

Staff urban design assessment concludes that the proposed floor area in the February 14, 2017 submission can be appropriately accommodated on the site, subject to design development conditions in Appendix B.

The applicant has reviewed these development conditions and provided some preliminary design responses which indicate a modest reduction in density from 10.92 FSR to 10.82 FSR. This modest reduction is reflected in the density provision of the draft CD-1 By-law.

Architecture and Form of Development – The application proposes a 43-storey mixed-use building, with retail uses at grade and renewal of the hard and soft landscape at the pool plaza. The proposed tower’s animated form, distinctive and bold expression, and dynamic silhouette would be a unique contribution to Vancouver’s skyline. The proposal’s evocative expression is a response that intentionally stands in contrast to the understated elegance and sophisticated calm of the adjacent office building (the “Crown Life Place”).

Figure 4 – Perspectives of the Proposed Form of Development

*Street View from West**Aerial View from East*

Height and Shadowing – The height of the proposed tower is 134.0 m (440 ft.), to the underside of the most restrictive of the two view cones that apply to this site, View Cone 3.2.1 (Queen Elizabeth Park to the North Shore Mountains). The proposed height has been assessed and is supported given the broader urban design objectives embodied in the *West End Plan*, which are to achieve a legible “dome shaped” skyline and to strengthen the “urban frame” of the Georgia and Burrard Corridors in contrast with the established neighbourhoods of the West End.

Shadow impacts on public spaces have also been assessed. Staff’s priority in reviewing shadows of proposed development in the West End is to minimize shadowing on parks, public open spaces and the Davie, Denman and Robson pedestrian-oriented shopping “Villages”. Analysis provided by the applicant indicates that shadows caused by the proposed tower would fall onto Georgia Street west of Cardero Street by midday and would cross over onto the expanded intersection of Pender and Georgia Streets in the afternoon. The proposal would cast no shadows on the Davie, Denman or Robson shopping Villages or any parks.

Further, semi-private open spaces that are important to the residents in the area should also be assessed for shadow impact. As such, minimizing shadowing onto the rooftop garden patio of the seniors housing building, known as the Performing Arts Lodge (PAL) at 581 Cardero Street, is of particular importance to this application. This is an outdoor space that is available to the public for events and performances. At staff's request, the applicant produced additional detailed shadowing information to determine the impacts to this patio space. The studies indicate that the proposal casts a very small shadow at the south edge of roof deck at between 12:40 and 12:50 pm on the equinox. Staff assessment concludes that this impact is minor and acceptable.

View Impacts – The applicant has prepared a thorough view impact analysis, particularly focused on impacts to private views from the neighbouring residential tower at 1500 Alberni Street. The large size and configuration of the site's centrally located reflecting pool as well as the minimum tower separation requirement restrict siting options for a new tower to the southeast corner of the site. Views to the north from 1500 Alberni Street would be affected from any tall development at this location. The view impacts have been mitigated by both the proposed tower's shaping and by its separation from 1500 Alberni Street.

Conditions of approval (see Appendix B) seek to further improve view angles from nearby private residences and seek compliance with the objectives of the floorplate parameters established in the *West End Community Plan* areas (refer to Appendix E for additional discussion and analysis).

Pedestrian Activation at Grade – The proposed building's main entry and café entry are oriented to face west towards the pool plaza, leaving the three street-facing facades relatively blank at grade level. Design development conditions are included in Appendix B which seek to improve the pedestrian experience and to enhance the building's presence and identity to the public realm.

Urban Design Panel – The revised application was reviewed by the Urban Design Panel on March 8, 2017 and received support (see Appendix D).

4. Existing Office Building and the Plaza

This proposal represents an insertion into an iconic site where the existing office building and its surrounding open space have significant heritage value as "recent landmarks". The heritage value of the Crown Life Place has been evaluated as a part of the rezoning. A Statement of Significance (SOS) was submitted and reviewed by staff, as well as by the SOS subcommittee of the Vancouver Heritage Commission. It states that the "the complex is valued as a western extension of the central business district in downtown Vancouver and as an early example of the local adaptation of Postmodernism".

Pursuant to Section 582 of the Vancouver Charter, City Council has the authority to establish, by resolution, a heritage register identifying real properties that Council considers to be heritage properties and, by resolution, to add such properties to the register from time to time.

At its meeting of September 14, 2015, the Vancouver Heritage Commission supported adding Crown Life Place to the Vancouver Heritage Register (see Appendix D for meeting minutes).

Staff therefore recommend that the existing building be added to Vancouver Heritage Register as an "A" listing heritage resource.

While buildings and historic places listed on the heritage register are recognized for their intrinsic heritage value, they are not protected from demolition. This rezoning application is not proposing any work to the existing office building, only to reconstruct and update the reflecting pool. However, the protection of the building is an important public objective. The building's continued use as offices is also highly desirable for the dual purposes of heritage preservation and maintaining existing substantial office spaces in the area.

Consistent with the standard approach in developing CD-1 by-laws for rezoning applications, the draft CD-1 By-law as contained in Appendix A recognizes the existing permitted uses, height and density of the office building. Any proposed changes to these aspects of the CD-1 in the future would require amendments to the by-law and be subject to a Council decision.

The proposed redevelopment on the eastern portion of the site, including new underground parking, necessitates the reconstruction of the pool. The applicant is proposing to demolish the existing pool and in its place, build a new reflecting pool resembling the existing one. The new construction of the pool will use more energy-efficient technology to conserve water. However, it should be noted that the pool replacement is not a heritage conservation initiative therefore no heritage incentive will be considered. Further, a condition is included in Appendix B to ensure the design and material selection of the new pool respect the existing office building and the existing pool.

5. Transportation and Parking

The application proposes seven levels of underground parking under new construction area (middle and eastern portions of the site), providing a total of 342 vehicle parking spaces. These include 112 spaces for office use, one space for the proposed café and 229 spaces for residential use. This provision will meet the minimum parking requirements of the Parking By-law.

A new vehicle access ramp to the underground parkade is proposed from Nicola Street, while the existing loading access from Cardero Street at the base of the existing office building would remain.

For bicycles, 370 Class A and 12 Class B spaces are proposed, meeting the minimum requirements of the Parking By-law. A total of nine loading spaces would be provided on site, including four Class A spaces and five Class B spaces, also meeting the Parking By-law.

A traffic impact study has been submitted by the applicant. Staff have reviewed the study and are satisfied that there would not be significant negative impact on the local road network. The site is well served by transit. Frequent bus service is available on Georgia Street. Bikeways exist on Georgia, Nicola and Cardero streets and on the Coal Harbour Seawall. Transportation and public realm improvements are proposed under the Georgia Gateway West Complete Street project which is contemplated in the *West End Public Benefit Strategy*.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application was initially submitted on May 6, 2016. It has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*, which requires 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*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for 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) identifies the Downtown as a target area for NES development. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning provide for NES compatibility.

Based on the location and timing of the proposed development, conditions have been included in Appendix B that provide the applicant with the opportunity to demonstrate a greenhouse gas outcome equivalent to connecting to a low-carbon NES, in lieu of NES compatible design requirements.

Conditions related to sustainability and NES are set out in Appendix B.

PUBLIC INPUT (refer to Appendix E)

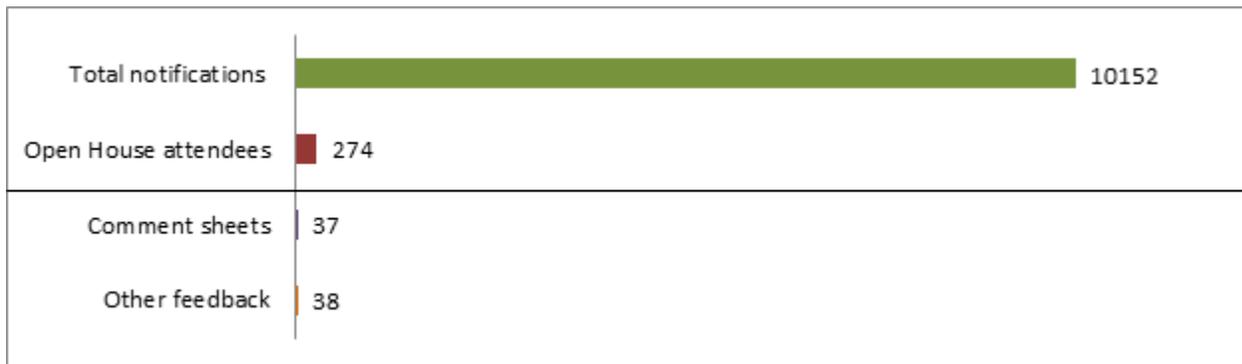
Public Notification and Community Open Houses – For the original application, a rezoning information sign was installed on the site on September 9, 2016. A total of 10,155 notifications were distributed within the neighboring area on or about September 1, 2016. Notification and application information, as well as an online comment form, was also provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/1500wgeorgia). A community open house was held from 5:00-8:00 pm on September 29, 2016, at the Empire Landmark Hotel (1400 Robson Street). Staff, the applicant team and a total of approximately 247 people attended the Open House.

In response to public comments and review of advisory groups, the applicant submitted a revised rezoning application on February 14, 2017. Consistent with the general approach with revised proposals where there is a density reduction in response to comments received from the public, no open house was held after the revised application was received. However, notification regarding the revised application was sent to the neighbouring residents on

February 21, 2017. A revised rezoning information sign was installed on or about February 24, 2017. The City's Rezoning Centre webpage was also updated.

Public Response – In response to the public consultation process, staff received approximately 75 pieces of feedback, including open house comment sheets, emails, and additional written submissions. While most comments were submitted with regards to the original rezoning application, 22 pieces of written correspondence were submitted in response to the notification of the revised application. There is no substantive difference in comments received from before and after the revised application.

In addition, throughout the public consultation process of this application, staff have had an ongoing discussion with some concerned residents living in the building at 1500 Alberni Street.



Significant themes of positive feedback and support include:

- *Building design* – That the building design is innovative, fits in its context and sets a new high standard for Vancouver.
- *Water feature/public realm treatment* – That the retention and rehabilitation of the pool and the improvement to existing plaza space are supportable.
- *Potential for higher building* – A few respondents commented that the proposed building should be allowed to be higher on this site, potentially entering into view cones.

Significant themes of concerns and/or suggestions for improvement include:

- *Building design* – That the proposed building is too big for this site and that its design is detrimental to the existing iconic structure and public realm features on site which have significant heritage values and are well loved by Vancouverites.
- *Traffic* – That the building would add to traffic in the area which is already congested.
- *Housing mix and affordability* – That the proposed unit mix and pricing are not affordable to local working people and families.
- *Impact of additional density on the neighbourhood* – That the proposed development, along with other potential development anticipated in the immediate area, would add

noise, traffic congestion, additional burden on community amenities including schools and municipal infrastructure, leading to the perceived decline of neighbourhood liveability.

- *Impact on immediately adjacent buildings* – That the negative impact of this proposal on the view, privacy, and sunlight access of adjacent buildings, particularly 1500 Alberni Street, is severe and should be mitigated in a significant way.

Overall, staff support the proposed form of development in its context, noting the limitation on tower location due to the existing heritage context. The revised application has also trimmed the building massing and scaled back the cantilevered portions, in response to the public comments on building design.

Staff note the private view impact of the proposed building on the existing building at 1500 Alberni Street, however, staff also note that the proposed tower in the revised application is more slender in the east-west dimension than most other standard downtown towers, including 1500 Alberni Street. Further, conditions are included in Appendix B to increase the transparency of the tower edges and to restrict the extent of the over-height elements on proposed rooftop terraces of the architectural projections.

Staff's review of the applicant's traffic study concluded that the proposed number of parking spaces would not create additional congestion in the local street network. Further, transportation and public realm improvement is proposed under the Georgia Gateway West Complete Street project, which is anticipated in the *West End Public Benefit Strategy*.

Under the *West End Plan*, market residential can be considered through rezoning on sites within the Georgia Corridor to accommodate population growth and to leverage the CAC generated from rezoning to assist with the delivery of needed community amenities elsewhere in the West End. To address housing affordability, the *West End Plan* designates other areas designated to deliver market rental and social housing.

PUBLIC BENEFITS

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

Required Public Benefits

Development Cost Levies (DCLS) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the Citywide Development Cost Levies (DCL) District, which has a rate of \$149.73/sq. m (\$13.91/sq. ft.) for commercial uses and a rate of \$168.13/sq. m (\$15.62/sq. ft.) for residential uses greater than 1.5 FSR, effective September 30, 2017. On this basis the proposed new residential floor area of 23,798.0 sq. m (256,167 sq. ft.) will generate DCLs of approximately \$4,001,158, and the new commercial floor area of 147.8 sq. m (1,591 sq. ft.) will generate DCLs of approximately \$22,130, for a total of \$4,023,288 DCL payment.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 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 twelve 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.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With 23,945.8 sq. m (257,759 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$510,289 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

Developers may fulfill the public art commitment in one of two ways:

- Option A – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan which must be completed prior to issuance of the Development Permit.
- Option B – For developers not wanting to directly commission the artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

Offered Public Benefits

Community Amenity Contribution (CAC) – In 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. Such a CAC is typically made through the provision of either 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 cash CAC of \$56,938,245. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

The *West End Public Benefit Strategy (PBS)* identifies public benefits and infrastructure to support growth in the West End. The CACs offered will support both short-term and long-term priorities in and around the plan area. As cash CACs are received from this and other

rezonings, funding will be earmarked for specific priority projects to optimize the efficient delivery of the PBS. The recommended preliminary allocation of the cash CAC from this rezoning is as follows:

- Community and Civic Facilities (\$13,644,420) – To support delivery of new facilities or the expansion of existing facilities used for recreation, library, public safety and/or cultural spaces. Examples of these facilities include the Vancouver Aquatic Centre, West End Community Centre complex, and area Fire Halls.
- Parks and Open Spaces (\$8,700,000) – To support delivery of new or expanded parks and open spaces, such as improvement in the waterfront parks to accommodate increased demand associated with growth and future phases of the Davie Village public space improvement project. For the near term, specific priority projects such as Robson-Alberni Laneway Activation and the Commercial Street Sidewalk Extensions/Parklet projects will be supported as outlined in the next section.
- Childcare (\$10,550,000) – To support delivery of new or expanded childcare facilities. This may include the construction of a 69-space facility for 0-4 year olds and new school-age care at the West End Community Centre, new and expanded childcare in elementary schools to be renewed (Lord Roberts, Coal Harbour) and/or potential top-up funds for projects in West End market developments.
- Transportation (\$9,900,000) – To support transportation improvements in and around West End. Near term priority projects such as the Bute Street Greenway, Comox-Helmcken Greenway Extension, and Georgia Gateway West Complete Street projects will be supported as outlined in the next section.
- Affordable Housing (\$8,450,000) – To be allocated to the Affordable Housing Reserve to increase the City's affordable housing supply, which may include strategic site acquisitions for future supportive housing and/or social housing projects.
- Heritage (\$5,693,825) – To achieve heritage objectives through initiatives as part of the city-wide Heritage Action Plan.

As priorities change and strategic opportunities emerge over time, staff may bring forward recommendations to Council should adjustment to the above allocation be required to better support growth in the area.

Near-Term Priority Projects Supporting the West End Public Benefit Strategy – The City prioritizes delivery of public amenities and infrastructure funded from development contributions based on community needs and receipts of CAC and other funding. The following is a list of priority projects the City is working to bring forward in the next capital plan cycle, primarily using CACs that would be collected from this rezoning.

- ***Transportation related projects – \$9.9 million***
 1. Bute Street Greenway (\$2.3 million) – Greenway connection along Bute Street from Jim Deva Plaza to Robson/Bute Plaza.

2. Comox-Helmcken Greenway Extension (\$800,000) – Extension of Comox-Helmcken Greenway along Park Lane to Stanley Park.
 3. Georgia Gateway West (\$6.8 million) – Georgia Gateway West Complete Street project on West Georgia Street from Nicola Street to Stanley Park Causeway.
- ***Parks and open space related projects – \$600,000***
 4. Robson-Alberni Laneway Activation (\$100,000) – Public space improvements/activation of laneway between Robson and Alberni Streets, west of Thurlow (partnership with Downtown Vancouver BIA). Relates to broader Robson-Alberni Public Space Improvements project.
 5. Commercial Street Sidewalk Extensions/Parklets (\$500,000) – Sidewalk extensions/parklets in Davie Village to create more public space/wider sidewalks and opportunities for patios.

Phased Approach to Cash CAC Payment – The *Community Amenity Contributions - Through Rezoning* policy currently requires full payment of any cash CAC (including the purchase of heritage density) prior to rezoning enactment. In this case, given the scale of the cash CAC being offered and associated financing implications, staff are recommending a phased approach to CAC payment, as outlined below and included in Appendix B. This approach would constitute a waiver by Council of the current requirements of the *Community Amenity Contributions - Through Rezoning* policy.

If approved by Council, the cash CAC of \$56,938,245 is payable under the following conditions:

- \$20,000,000 to be paid prior to the enactment of the rezoning by-law;
- \$11,081,473 (30% of the remaining CAC amount) to be paid no later than 18 months after the enactment with interest accruing from the date this second installment is due until the date when such amount is paid in full; and
- \$25,856,772 (the final balance of the CAC amount) to be paid on the earlier of:
 - (1) the applicant achieving the first Occupancy Permit for the new building; and
 - (2) the calendar date which is four years after the rezoning enactment date,with interest accruing from the date this third installment is due until the date when such amount is paid in full.

For certainty, the issuance of any Occupancy Permit for the new building will be subject to full payment to the City of the total cash CAC of \$56,938,245 plus accrued interest, if applicable. A condition to secure the deferral payment is included in Appendix B.

Local Buyers First – The applicant has provided a voluntary commitment to support residents who live in British Columbia or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the subject site. This

includes a 30 day exclusive local buyer period after launch of the marketing campaign during which buyers will be required to sign a statutory declaration attesting that they presently live in British Columbia or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing. Additionally the applicant will include provisions for an assignment fee for sales during the exclusive local buyer period as a disincentive for speculators. Please refer to the relevant condition in Appendix B for detailed terms of this commitment.

This commitment is consistent with the policy directions and actions sought in the recently approved *Housing Vancouver Strategy* and its *Three Year Action Plan*. The City will work with the development industry and partners in senior levels of government to strengthen future local buyer provisions.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$56,938,245, which will be allocated as follow:

- \$51,244,420 for the delivery of priority public amenities and infrastructure in and around the West End as highlighted in Public Benefits section.
- \$5,693,825 to the Heritage Conservation Reserve to assist with heritage conservation in the City of Vancouver.

Out of the total CAC, approximately \$10.5 million is identified towards the delivery of near-term priority public amenities and infrastructure in and around the West End as highlighted in Public Benefits section.

As priorities change and strategic opportunities emerge over time, staff may bring forward recommendations to Council should adjustment to the proposed allocation be required to better support growth in and around the West End.

Subject to Council approval, \$20,000,000 cash CAC would be paid prior to enactment with 30% of the remaining cash CAC due within 18 months post enactment and the final balance due upon the earlier of first Occupancy Permit issuance and four years post enactment.

If the rezoning application is approved, the applicant will 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 \$510,289.

The site is within the Citywide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$4,023,288 in DCLs.

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

CONCLUSION

Assessment of the proposed new tower on the eastern portion of the site has concluded that the proposed land uses are supported as they are consistent with the *West End Plan*. The form of development is generally consistent with the intent of the *West End Plan* and the *Rezoning Policy*, subject to the recommended changes as outlined in Appendix B.

The subject site is an iconic site in downtown Vancouver where the existing office building (the "Crown Life Place") has significant heritage values as a recent landmark. Staff recommend this existing office building be added to the Vancouver Heritage Register as a Class "A" heritage resource.

This application, if approved, would provide a significant contribution towards the achievement of the *West End Public Benefit Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix H.

* * * * *

1500 West Georgia 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

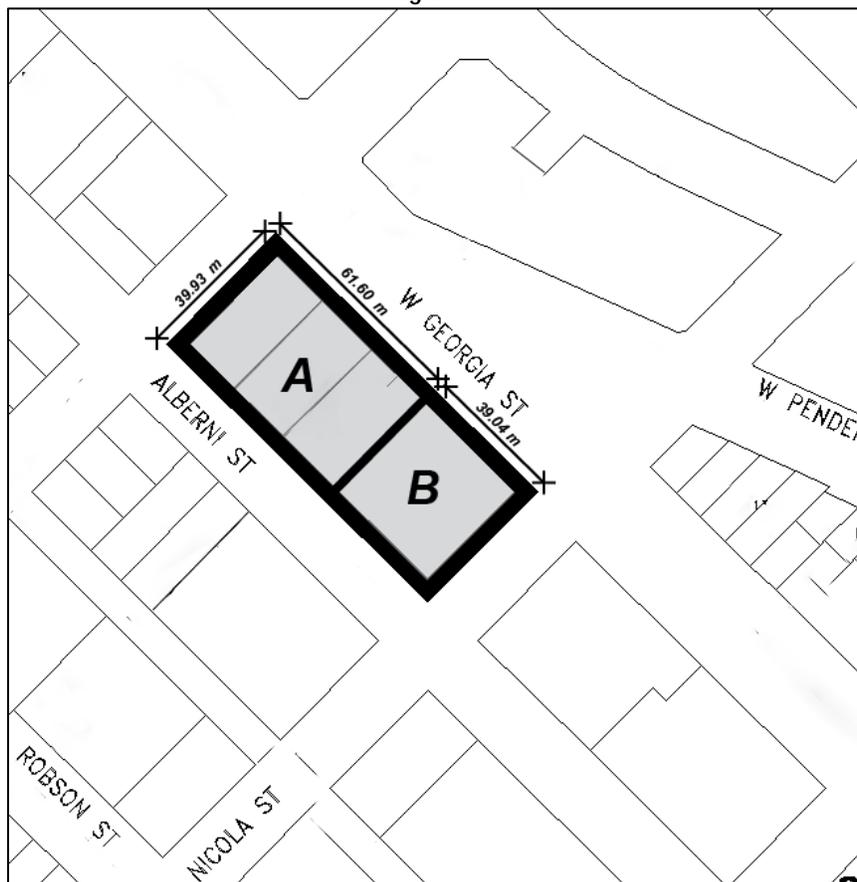
1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached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

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

Sub-Areas

2. The site is to consist of two sub-areas generally illustrated in Figure 1, solely for the purpose of allocating maximum permitted building height and floor area, and permitted uses.

Figure 1



Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (___).
- 3.2 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 Arts and Culture Indoor Event and Fitness Centre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Office Uses, limited to Financial Institution, General Office, Health Care Office and Health Enhancement Centre;
 - (d) Retail Uses, limited to Retail Store;
 - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Restaurant - Class 1; and
 - (f) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of use

- 4.1 All dwelling units must be in sub-area B.
- 4.2 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units;and
 - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".
- 4.3 All commercial uses must be carried on wholly within an enclosed building except for:
- (a) Restaurant;
 - (b) Retail Store; and

- (c) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 4,017.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 10.82.
- 5.3 The floor area for all uses in each sub-area must not exceed the maximum floor area set out in the table below.

Sub-Area	Maximum Floor Area
A	19,537.6 m ²
B	23,945.8 m ²

- 5.4 In sub-area B, the maximum permitted floor area for dwelling uses must not exceed 23,798.0 m², of which 492.0 m²:
 - (a) must be limited to open balcony, in excess of that excluded pursuant to subsection 5.6 (a); and
 - (b) may not be enclosed for the life of the building.
- 5.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.6 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks 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 only 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 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 for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.

5.7 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) residential amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted residential floor area or 929 m²; and
- (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.

5.8 The use of floor area excluded under section 5.6 or 5.7 must not include any use other than that which justified the exclusion.

Building height

6.1 The building height, measured above the base surface to the top of roof slab of the uppermost habitable floor, must not exceed the maximum heights set out in the table below, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Sub-Area	Maximum Building Height
A	72 m
B	134.0 m

Horizontal angle of daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

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

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 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 (___).

7.6 A habitable room referred to in section 7.1 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

8.1 A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

* * * * *

1500 West Georgia 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 Francl Architecture in conjunction with Büro Ole Scheeren, and stamped "Received Planning & Development Services, Feb. 14, 2017", provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce view impacts to nearby residential and office buildings, particularly views to the North Shore Mountains.

Note to Applicant: Ensure the east-west dimension of the primary mass of the tower remains below the maximum permitted dimension of 21.9 m (72 ft.). Additional narrowing or shaping of the principal building mass may be required. Apparent building mass can be reduced by maintaining a high degree of translucency of the balcony side-frames. Terrace spaces on the roofs of cantilevered forms on the south side of the building should either not be accessible or should have significantly reduced accessible area to minimize view impacts by limiting the extent of guards, landscaping/trees, or furniture that would further obstruct nearby views. Notation and dimensions on the plans is required to indicate the extent of accessible roof.

- 2. Design development to avoid building mass, including balconies, that overhangs or projects into the public realm at any level.

Note to Applicant: The public realm is defined as 5.5m from the back of the curb on Georgia Street, 5.5m from the back of the curb on Nicola Street, and 7.6m from the back of the curb on Alberni Street as per the letter of response to rezoning enquiry. This condition may result in a loss of density.

- 3. Design development to further reduce the average floorplate of the tower for floors above a height of 18.3 m (60 ft.) to satisfy the floorplate size objective of 603.9 sq. m (6,500 sq. ft.) as set out in the *West End Plan*.

Note to Applicant: The intent of the floorplate control is to limit building bulk in order to preserve views and maintain access to light to public areas. The average floorplate of floors higher than 18.3 m (60 ft.) as per the floor plate data provided in the February 14, 2017 submission booklet exceeds 6,500 sq. ft.. Provide the floorplate information in spreadsheet format.

4. Design development to maximize the amount of pedestrian activation of the residential tower by orienting entrances, public uses to face fronting streets.

Note to Applicant: Design development is required to reduce the amount of blank wall facing Georgia Street, Nicola Street, and Alberni Street and to introduce active uses on streets and to increase the visibility of the café to pedestrians. The arrangement of spaces at grade may have to be significantly revised to satisfy this condition. Updated elevation drawings should clearly differentiate areas of glazing, areas of screened glazing and areas of opaque wall via additional notation and coloured renderings.

5. Design development to provide a private outdoor space (balcony) for every residential unit.
6. Design development to comply with the Horizontal Angle of Daylight provision of the CD-1 By-law.

Note to Applicant: Habitable rooms in the northeast units on levels 5 through 8 require access to daylight.

7. Design development to provide an exterior Children's Play area.
8. Design development to provide an accessible outdoor amenity space for use by residents.

Note to Applicant: The outdoor amenity space should be co-located with an indoor amenity space.

9. Design development to further refine and architecturally integrate the rooftop mechanical penthouse, elevator override service volumes, telecom equipment, other service equipment including window washing infrastructure to minimize any incursion into the skyline or Council-approved view corridors.

Note to Applicant: The Level 42 floor plan does not indicate space to accommodate rooftop mechanical or service equipment. The design of the rooftop should anticipate and incorporate all required equipment at this stage. Complete and coordinated tower elevations and a tower roof plan should be provided at a scale of 1:100. Clearly indicate the dimensions and height of any rooftop mechanical penthouse, elevator override service volumes, and other service equipment.

10. Design development to maintain the high quality materials indicated for the residential tower and the hardscape of the public plaza, and to maintain the

level of detailing implied and necessary to accomplish and construct the proposed design aesthetic.

11. The reconstruction of the plaza and its reflecting pool, including the waterfall feature along Georgia Street, is to be respectful of the original design concept, geometry and key proportions of its main features, to the highest degree possible. The reconstructed plaza should not only retain its character-defining attributes associated with the existing office building (the “Crown Life Place”) but also provide a visual continuity linkage with the proposed tower to the east. Current materials and finishes should be reused wherever feasible.

Note to Applicant: Selection of materials and finishes, even where new materials are adopted, to be carefully conducted for compatibility with the original design concept and the plaza’s envisioned relationship with the historic building, as well as for compatibility as observed from Georgia Street viewpoints.

12. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

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>.

Crime Prevention Through Environmental Design (CPTED)

13. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

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

Sustainability

14. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point 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.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape

15. Design development to improve the plaza circulation and usability by increasing the deck area at the 'pinch point' by the café and at the south edge of the basin.

Note to Applicant: This can be achieved by relocating the café, or by further retracting the east basin edge. Also, retracting a portion of the south edge of the basin, would further improve the water to paving proportion and enhance passive seating areas with sunny orientation;

16. Design development to demonstrate viability into the future of the trees inside the water basin concept, or provide alternate, more conventional concept that would ensure maintenance and health of the trees can be achieved.

Note to Applicant: Further development at the detail level is needed to ensure viability. While the aesthetic and whimsical character of this concept is supported, the constructability, installation and ultimate maintenance of this detail is unusual and has long term implications, which need to be confirmed at this stage.

17. Design development to provide usable and accessible outdoor common spaces on outdoor terraces, with expanded programming for spaces that promote social interaction, such as children's play, urban agriculture and other passive activities, to be co-located with visual access from amenity areas.

Note to Applicant: Common access and universal access to outdoor areas should be confirmed. Green roof areas should be included and should differentiate between extensive and intensive green roofs.

18. Design development to improve sustainability and expand programming to include edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's *Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure, universal accessibility and provided

with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

19. A full Landscape Plan for proposed landscape to be submitted.

Note to Applicant: The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

20. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
21. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

22. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
23. Trellis and vines to be provided over the underground garage access ramp.
24. New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
25. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;
26. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Engineering

27. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and

Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

28. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
29. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
30. Design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services (GMES).
 - (i) Provision of all parking stalls to be numbered, labelled and dimensioned.
 - (ii) Modify the Class B loading bay design as required.
 - (iii) Provide loading bay throats for manoeuvring.
 - (iv) Provide additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8m wide)
 - (v) Design development to provide two way accesses at the parkade entrance off of Nicola Street.

Note to Applicant: this is to accommodate future potential vehicle flow changes on Cardero Street that could impact access to the site, and to reduce vehicle conflicts between the main parkade ramp and the Class B loading.

- (vi) Design development to improve loading access to the residential and office elevators.
- (vii) Loading access to be stair free, independent of drive aisles and loading bays are to be conveniently located adjacent to the elevators for the intended use.

- (viii) Design development to reduce the width of the driveway crossing on Cardero Street.
- (ix) Provision of a review of the parking and loading design by a qualified Transportation consultant.

Note to Applicant: This must analyse vehicle and truck turning movements into and out of the site, the loading bays and at all ramp sections and curves on the parking levels.

- (x) Provision of section drawings showing elevations, vertical clearances, mechanical projections and security gates for the parkade entries, ramps, the parking levels and through the loading bays as required in order to verify minimum clearance requirements are met.

Note to Applicant: Label the minimum clearance at these key locations on the drawings.

- (xi) Provision of design elevations on both sides of the parking ramps at all breakpoints, both sides of the loading bays, throughout the parking levels and at all entrances.

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections is to be shown on the submitted drawings.

- (xii) Provision of a double door bicycle elevator with an inside compartment measuring a minimum of 2051mm width by 1683mm depth and a door width of 1067mm to allow bicycles to enter and exit in a forward direction.

- (xiii) Design development to conveniently locate end of trip facilities near the Class A bicycle parking spaces designated for the Office use.

- (xiv) Clarify the stair free access route for the Class A bicycle spaces located at B6, E4 on drawing A-10-007 to reach the outside.

- (xv) Provision of automatic door openers on the doors providing access to the bicycle room(s).

- (xvi) Provision of an alcove for bike room access off of the vehicle maneuvering aisle.

- 31. Provision of all crossings to be designed to the satisfaction of GMES. A separate crossing application to GMES is required.
- 32. Provision of detailed Landscape Plans at 1:100 scale reflecting public property/public realm treatments.

33. Provision of an updated landscape plan that reflects the off-site improvements sought by this rezoning, including the provision of the following note on the landscape plan:

The landscape plan is to be noted as "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.

Neighbourhood Energy Utility

34. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
35. Design of the development must provide for Neighbourhood Energy System (NES) compatibility and shall adhere to the following requirements:
- (i) 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 NES compatibility must be to the satisfaction of the General Manager of Engineering Services.
 - (ii) 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.
 - (iii) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated NES, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.
 - (iv) 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.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to NES 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. At building permit stage, the applicant will be required to submit final detailed drawings and a declaration signed by the

registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied.

36. In lieu of the requirements outlined in the preceding condition (condition 53), the applicant may choose, at time of Development Permit, to meet a greenhouse gas outcome equivalent to connecting to a low-carbon neighbourhood energy system. This equivalence must be demonstrated to the satisfaction of the Director of Planning, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas scenario, achieving the GHG limits of the *Green Buildings Policy for Rezoning*s (amended February 2017), or a Certified Passive House.

Note to Applicant: If following the greenhouse gas outcome equivalency option, the applicant will be required at each stage of permit to submit energy model results, for review by Sustainability, demonstrating that the development is on track to achieve the above requirements and what must be submitted.

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, Urban Design and Sustainability, the General Manager of Engineering Services, 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 Amended Lots 7 & 8 (see 42783L) and Lots 9 & 10, all of Block 43, DL 185, Plan 92 to create a single parcel.
2. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Alberni St, to achieve a 4.5 m (14.8 ft.) offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the existing underground parking structure within the SRW agreement.
3. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Georgia Street, to achieve a 7.5 m (24.6 ft.) offset distance from the back of the existing curb to the building face and diminishing in width in a westerly direction, generally as indicated on the attached plan. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, added

stairs, door swing and plantings at grade and is to accommodate the existing building, stairs and brick slope within the SRW agreement.

4. Provision of an additional 3.0 m x 8.5 m (9.8 ft. by 27.9 ft.) corner cut SRW on Georgia Street at Nicola Street extending 8.5 m (27.9 ft.) along Georgia Street and 3.0 m (9.8 ft.) along Nicola Street.
5. Provision of a surface Statutory Right of Way (SRW) adjacent the Cardero Street frontage from the property line to the existing building face. This dimension is approximately 2.8 m (9.2 ft.). A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the property line to the existing building is required to determine the final SRW dimension.
6. Provision of an additional corner cut surface Statutory Right of Way (SRW) on Georgia Street at Cardero Street to match the building face. This dimension is a triangle of approximately 1.5 m x 1.5 m (5 ft. by 5 ft.). A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the property line to the existing building is required to determine the final SRW dimension.
7. Provision of a statutory Right of Way (SRW) over the plaza space for public use. The SRW to be to the satisfaction of the Director of Planning in consultation with the General Manager of Engineer Services.

Note to Applicant: Refer to Figure 1 for SRW requirements.

Figure 1: On-site SRW Requirements
(for Illustrative Purposes Only – not including SRW over the plaza)



8. Provision of a topographic survey plan showing the existing buildings, stairs, retaining wall etc. with the proposed sidewalk SRW areas along Georgia Street, Nicola Street, Alberni Street and Cardero Street overlaid for further review by City staff and to assist in refining the various SRW dimensions and provisions.
9. Confirmation that the two existing E & I's - E45615 & G89806 (encroachment agreements for landscaping, tree grates and special sidewalk treatment) are no longer required and can be discharged from title as the encroachments are being removed or replacement of the two agreements with current agreement language.
10. 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.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services (GMES) 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.

- (ii) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives;
- a. Retain or infiltrate the 6-month storm event volume (24 mm) onsite;
 - b. Treat the 2-year event (48 mm) onsite; and
 - c. Maintain the pre-development 5 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rain water management and green infrastructure systems.

11. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in the applicant's consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

12. Provision of geometric changes and street reconstruction on Cardero Street adjacent to the site to allow for new curb and gutter, raised protected bicycle lane, front boulevard with street trees, CIP light broom finished sidewalks with saw cut joints and new curb ramps where required. Work to include appropriate transitions to the intersection of Georgia and Cardero streets and adjustment of all utilities and services to accommodate the proposed geometric changes.

13. Provision of geometric changes and street re-construction at the intersection of Cardero and Alberni streets to allow for a fully protected bicycle and pedestrian friendly intersection adjacent to the site. Work to include adjustment of all utilities and services to accommodate the proposed geometric changes.

The intersection upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of GMES.

14. Provision of Triangle West sidewalk treatments on the Cardero Street and Nicola Street frontages of the site.
15. Provision of geometric changes, public realm improvements and street reconstruction on the Georgia Street frontage of the site including changes to existing curb and or new and added curbing. Work to include adjustment of all existing utilities to accommodate the required changes on Georgia Street. The geometry of these changes will be subject to the design of the Georgia Gateway Project.
16. Provision of improvement to the slip resistiveness of the existing red brick paver sidewalk along the Georgia Street and Cardero Street frontages including all portions of the brick walk located on public property and within the SRW setback area.
17. Provision of new 3.15 m (10.3 ft.) CIP light broom finish concrete sidewalks with saw cut joints and 1.22 m (4 ft.) exposed aggregate front filler sidewalk adjacent to the Alberni Street frontage of the site.

Note to Applicant: the new sidewalk will narrow adjacent to the existing building.
18. Provision of upgraded street lighting adjacent all frontages of the site and new pedestrian scale lighting on Cardero Street adjacent to the site. A review of the existing lighting is required to determine its adequacy and upgraded lighting is to be provided where required.
19. Provisions of new curb returns and curb ramps at all street intersections adjacent to the site to current standards.
20. Provision of Georgia Street public realm sidewalks treatments adjacent the Georgia Street frontage of the site. Sidewalk treatment to be blended with the portion of brick pavers intended to remain on public property.
21. Upgrading/replacement of the existing traffic signal at the intersection of Georgia and Nicola streets to accommodate cycling facilities, LED intersection lighting and countdown timers.

22. Upgrading of the signal at the intersection of Georgia and Cardero streets including LED intersection lighting, countdown timers and an Uninterrupted Power Supply unit.
23. The traffic signal upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of GMES.
24. Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by GMES and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
25. Provision of new street trees adjacent the site where space permits.

Community Amenity Contribution (CAC) - Cash Payments

26. Pay to the City the cash Community Amenity Contribution of \$56,938,245 (CAC Offering) which the applicant has offered to the City and to be allocated as follows:
 - (i) \$51,244,420 to support delivery of the *West End Public Strategy*.
 - (ii) \$5,693,825 to the Heritage Conservation Reserve to assist with heritage conservation in the City of Vancouver.
27. Payment of the CAC Offering is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:
 - (i) \$20,000,000 must be paid by bank draft, certified cheque or wire transfer prior to the enactment of the rezoning by-law;
 - (ii) \$11,081,473 (30% of the balance remaining of the outstanding CAC Offering) must be paid by bank draft, certified cheque or wire transfer no later than 18 months (measured in calendar days) after the rezoning enactment, with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date when such payment is due until the date that such amount is paid in full; and
 - (iii) \$25,856,772 (balance of the remaining outstanding CAC Offering) must be paid by bank draft, certified cheque or wire transfer on the earlier of:
 - a. the first Occupancy Permit issuance for the new building; and

- b. the calendar date which is four years after the rezoning enactment,

with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date when such payment is due until the date when such amount is paid in full.

The deferred payment of \$36,938,245 will be secured by a Letter of Credit (the "City Security") in the City's standard form (see: <http://policy.vancouver.ca/AF00202.pdf>), or such other security as may be satisfactory to the Director of Legal Services at her sole discretion. The City will be entitled to realize on the City Security if the required payments are not made to the City in the amounts and at the times set out above. The deferred payment and any interest, as applicable, will also be secured by a Development Permit hold which will be registered on title prior to rezoning enactment and, if required, an additional Occupancy Permit hold for the development to be released only on confirmation of receipt by the City of the full amount of the total CAC Offering (plus interest, if applicable).

28. *Local Buyers First* – The applicant's voluntary commitment to support residents who live in British Columbia or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the subject site, which includes the following:
- (i) For the first 30 calendar days after the launch of the "Domestic Marketing Campaign" for this development (the "Exclusive Local Buyer Period"), only those who live in British Columbia or work in Metro Vancouver will be eligible to purchase homes in this development, and all such buyers will be required by the Applicant to sign a statutory declaration attesting that they presently live in British Columbia or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing.
 - (ii) While international marketing efforts may coincide with the Domestic Marketing Campaign, such international marketing efforts cannot commence before the Domestic Marketing Campaign and there shall be no foreign sales during this Exclusive Local Buyer Period.
 - (iii) No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.
 - (iv) An "assignment fee" provision will be included in the sales contracts for local purchasers during the Exclusive Local Buyer Period. If such buyer wants to assign their pre-sale purchase contract prior to closing on the unit and registration of same at the Land Title Office, such purchaser will be required to pay the applicant (seller) an "assignment fee" equal to 25% of the value difference between the sale price on the assignment contract and the original pre-sale price during the Exclusive Local Buyer

Period. Should such buyer elect to assign his/her unit to an immediate family member, then the "assignment fee" shall be 5%.

Public Art

29. 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 311 to be directed to the Public Art Program Manager to discuss your application.

Environmental Contamination

30. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
 - (ii) 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
 - (iii) 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.

* * * * *

1500 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"1500 West Georgia Street [CD-1 #] [By-law #] DD"

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

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

"[CD-1#] [By-law #] 1500 West Georgia Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW No. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
1500 West Georgia Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements except that parking, loading and bicycle spaces must be provided for the existing office building as if it was new construction.

* * * * *

1500 West Georgia Street
ADVISORY PANEL REVIEW

1. Urban Design Panel

March 8, 2017

EVALUATION: SUPPORT (11-0)

- Introduction: Yan Zeng, Rezoning Planner, introduced the project by noting that this is a revised rezoning application at 1500 W Georgia Street. The site is a whole city block bound by W Georgia Street to the north, Alberni Street to the south, Cardero Street to the west and Nicola Street to the east.

The surrounding area contains a variety of building types including residential high-rises and older, smaller-scaled commercial and office development. In addition, there are a few high-rise residential developments proposed in the surrounding area at various stages of the approval process.

The subject site is currently developed with an office tower on the western portion, a reflecting pool in the middle and a one-storey commercial building on the eastern portion. The complex, known as Crown Life Place, was built in 1978. The building, including the reflecting pool, was evaluated as "A" category heritage building with the potential to be added to the Heritage Register as a Recent Landmark. As part of this rezoning application the applicant is proposing to designate the Crown Life Place so that the building is protected as a heritage resource.

The application is being considered under the West End Community Plan and the Rezoning Policy for the West End. The current zoning is Downtown Official Development Plan, Area G, which allows a maximum conditional height of up to 450 ft. and a maximum density of 6.0 FSR.

Under the Rezoning Policy, for the Georgia Corridor area, an increased height of up to 500 ft. can be considered, subject to view cone, shadowing and other urban design considerations. Also under the Rezoning Policy, increased density achieved through rezoning would help provide community benefits as outlined in the West End Community Plan Public Benefits Strategy. These could include provisions of childcare facilities, community amenities such as a community centre or affordable housing.

The proposal is to demolish the one-storey building on the eastern portion of the site and replace it with a 43-storey market residential building with a commercial/retail unit at grade. Proposed is a height of approximately 440 ft. (43 floors) which include 220 strata-titled residential units. The proposed density for the entire site, including the existing office building, is 10.92 FSR.

This is a revised application submitted in response to comments heard from the public open house, Vancouver Heritage Commission and the Urban Design Panel. Key changes from the last submission include a reduction in the overall massing of the tower, including a reduction of the average tower floor plate from 603.7 sq. m (6,498 sq. ft.) to

547.1 sq. m (5,889 sq. ft.). This reduction resulted in the total floor area being reduced by approximately 2,600 sq. m (28,000 sq. ft.) and the FSR reduced from 11.47 to 10.92. The separation between the existing office tower and the new tower has also increased by approximately 3.4 m (11 ft.). Redesign of the tower base and outdoor landscaping resulted in the re-establishment of the original reflecting pool design and reflecting pool frontage with its brick slope and waterfall feature along Georgia Street.

Patrick O'Sullivan, Development Planner, continued the introduction by noting that the West End Plan considers heights of up to 500 ft. Height on this site is restricted to 440 ft. by View Cone 3.2.1 from Queen Elizabeth Park. The proposal is for a height of 439.6 ft. (43 storeys).

Proposed density is 10.92 FSR. An averaging approach was used to create floorplates of 5,889 sq. ft. The standard plate size is 6,498 sq. ft. and the biggest plate is 7,392 sq. ft.

There has been an increase in usable public plaza space and an increased connectivity between the two buildings. Materiality of the plaza has changed, and there is now a café at Plaza level. There is also a gym on Level 2 and 3 on the east side of the building.

The distance between the towers has increased, and the tower has shifted towards Nicola Street. The main entry is off Alberni Street, and there is a secondary entry at the Plaza level towards the north end. Parking entry is proposed on Cardero Street with a proposed ramp out on Nicola Street.

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

1. Has the applicant resolved the above items raised by the Panel at the previous appearance?
- Applicant's Introductory Comments: The applicant team started by noting their interest in the performance of the building as a residential tower. The module has been rotated horizontally which activates the skylines through the silhouette of the tower itself. Special attention was paid to the relationship between the new tower and the existing adjacent tower. Thus the tower has been shrunk and pushed back towards Nicola Street.

The new siting makes the tower sit better on the ground and gives more space to the plaza, which allows for the existing water feature to be retained at 96% of the size which it is currently. The building has a contemporary expression with steps at the corner of W Georgia Street. The base of the building is re-oriented and trimmed so that the main lobby faces the plaza.

The pool is being maintained in size and the edge detailing is to be retained. However, the bottom will be replaced with a darker material. The water depth is to be reduced and augmented with newer technology in order to reduce the amount of water used by the water feature each year.

- The steps going into the plaza have been opened up to make the plaza more inviting. Trees are used to create cover and comfort within the space. There is a preliminary plan to combine public art funds from three development sites in the area (1445-1455 West

Georgia Street, 1575 West Georgia Street/620 Cardero Street, and the subject site) in order to create a significant public art component at a location close to these sites.

- The plan is to reduce the window/wall ratio and wrap the building with insulation in order to meet the energy code. Windows will use triple-glazing in spots with flush conditions, and a chiller retrofit is being proposed for the existing Crown Life Place to reduce the buildings' footprint and bring the energy consumption down. The new building will also be district energy ready.
- The applicant team then took questions from the panel.
- Panel's Consensus on Key Aspects Needing Improvement:
 - Design development on the seismic design as the building has a bit of static overturn;
 - Consider creating an accessible rooftop space;
 - The water feature could be pulled in a bit more to add more space at the 10 ft. pinch point;
 - More should be done to push the sustainability further; and
 - Consideration should be given to the impacts on views from Alberni Street;
- Related Commentary: The panel felt that the tower has an elegant design and a good contemporary feel, and that the applicant seems to have resolved the previous comments.

There is a lot of improvement to the public realm, and the changes to the plaza provide more open space. It may take a lot of effort to maintain the trees in the pool so trees may not be the best choice to slow people down in the plaza, but something is needed to fulfill this function. The form of the front sloped area is the key to the design of it. The red brick doesn't add anything, so feel free to explore other materials in this area.

The plan for substantial public art seems like it will be interesting and effective.

The amenity spaces could improve a bit. Consider adding an accessible rooftop in order to expand them.

Really consider seismic design as currently the building seems to have some static overturn. As well, explore opportunities to provide more accessibility to the site from Alberni Street.

Push the envelope on sustainability in order to set the bar high for green building and green infrastructure. However, with regards to the proposed green roofs on the cantilevered portions of the building, it may be costly and difficult to maintain them. Therefore, these green roofs may not be necessary.

Structural bracing should be shown and embraced as part of the building's architectural expression.

- Applicant's Response: The applicant team thanked the panel and noted that they are happy to receive the comments.

October 5, 2016

EVALUATION: NON-SUPPORT (5-6)

- Introduction: Yan Zeng, Rezoning Planner, introduced the project as a rezoning application at 1500 W Georgia Street. The application is coming in under the West End Community Plan and the Rezoning Policy for the West End.

The site is a whole city block bound by W Georgia Street, Alberni Street, Cardero Street and Nicola Street. It is currently developed with an office tower on the western portion, a reflecting pool in the middle and a one-storey commercial building on the eastern portion.

The complex, known as Crown Life Place, was built in 1978. A statement of significance (SOS) was submitted to the City and reviewed by the Vancouver Heritage Commission's SOS subcommittee. The building, including the reflecting pool, was evaluated as an "A" category heritage resource with the potential to be added to the Heritage Register as a Recent Landmark. As part of this rezoning application the applicant is proposing to designate the west building.

The development proposal is to demolish the one-storey building on the eastern portion and construct a 43-storey market residential building with commercial use at grade. A total of 217 strata units are proposed, for a total density of 11.47 FSR over the entire site.

The rezoning policy for this site allows consideration of building height up to 500 ft. subject to view cones, urban design considerations and other relevant Council-approved policies, guidelines and by-laws. The application proposes to build below the Queen Elizabeth view cone, which has a geodetic height of approximately 480 ft. over this site.

Other key development parameters include a minimum site frontage of 130 ft., a typical tower floor plate of 6,500 sq. ft., and minimum separation of 80 ft. between residential buildings that exceed 18.3 m (60 ft.) in height.

As defined in the Council approved *West End Community Plan Public Benefits Strategy*, increased density above base zoning will be used to fund needed community amenities in the West End.

Context wise, the area contains many existing residential high-rises and some office development. There are a few proposed high-rise residential developments in the surrounding area at various stages of the approval process.

Sailen Black, Development Planner, noted that new buildings must comply with height limitations set by established City view cones, except for the Queen Elizabeth View Cone, where encroachment can be considered. Building below this Cone would restrict the relative height of development to 134.0 m (440 ft.). Other policies which affect the development include the *Green Building Policy for Rezoning*s, and the Heritage Policies and Guidelines.

The proposal is for alterations to the reflecting pool, waterfall, and plaza layout. The project proposes an 'averaging' approach to floor plates, with sizes ranging from 3,064 sq. ft. at base to 7,569 sq. ft. for levels 28 to 30. The new tower is separated from the existing building by about 87 ft. (26.6 m) and has a distinctive expression with vertical and horizontal elements, and flat and articulated sides. There is also improved public pedestrian access from the Alberni Street side.

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

1. Does the Panel support the proposed form of development including:
 - a. Height of 133.17 m
 - b. Setbacks of approximately 2.1 m to Alberni; 1.5 m to Nicola and 0.1 m to Georgia Street
 - c. Density of 11.47 FSR with total floor area of 46,122 sq. m
 2. Responsiveness and fit of the tower form within this urban context.
 3. Success of 'marriage' of existing and proposed, including plaza changes and relation between towers.
 4. Site planning approach including pedestrian routes and quality of outdoor spaces created.
 5. Preliminary comments on the proposed colour and material choices.
- **Applicant's Introductory Comments:** The applicant team started by noting that Vancouver has a very unique and intense context, and the hope was to engage this context in a more explicit and three-dimensionally active way. The intent was to capture the surrounding typology in the building's vertical elements as the building creates a gateway when entering Vancouver. There is also a very large open space next to the building, which is quite uncommon.

It is important that buildings are great to live in not just look at, so particular attention was paid to livability. The building has an interplay of deep extrusions which have been folded out to create a three-dimensional space in order to make the middle of the building something special. The footprint where the building meets the ground is being limited to maximize the public realm, and at the top there is a bit of a crown. The three-dimensional aspect also creates large outdoor spaces for the residents of the building.

An attempt has been made to enhance the water feature at the ground, and some spaces have been added to allow for public gathering. There is also a café proposed at the ground level to give back to the area. The building responds to the glass nature of the adjacent building, and the building is meant to softly echo the colours of the surrounding buildings through the articulation of its materials. Exploration is being done with regards to renewable energy sources in order to power the water features and parts of the building.

Along Georgia Street the scale is being maintained through a series of overlays with trees to add interest. The pool depth is being reduced quite significantly, and storm-water will be used to supplement the water system. The connection through the site adds a lot more permeability through the block, with the ability to sit or walk through the space.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consideration should be given to reducing the massing and density;
 - The two buildings, Crown Life and the proposed should either be more complimentary or contrasting in form and materiality;
 - Design development to make the building thinner and more elegant;
 - Design development to better activate the base of the building along Georgia;
 - The intent of the 6500 sq. ft. floorplate is not met well in the middle of the building;
 - Extend the brick along Georgia Street but to maintain the Georgia edge with its landscaped form;
 - Special attention should be paid to the design of the plaza to create a base for the new tower and to act as the integrating element for the composition of the two buildings;
 - Design development of the materiality and the approach to details to work with the materials of the plaza.
 - Design development to improve sustainability.
- **Related Commentary:** The panel thought that the building is an interesting concept with a complicated context. Inserting a major building into such a prominent space is tricky, and more concern with regards to the approach to the plaza is needed. Attention should be given to clarifying the heritage and modern elements, and not blur the pieces together.

The panel generally supported the proposed height and setbacks, but noted that the building has not earned the asked for FSR yet. The building looks very bulky with the projections, and would fit better on the site if it was a bit smaller. The massing should better speak to the urban spaces along Georgia and the plaza. Currently this building does not seem to advance the story of what Vancouver's identity wants to be.

The building looks strong on Georgia and Cardero streets, but has a lot of blank elements on Nicola Street. The ideas around the pool retention and site permeability will help to make this a valuable space with good public dialogue, and it is great that the waterfall is being kept. However, the building does not yet achieve what it purports to be doing. It wants to be complimentary to the urban context and to the adjacent building, but the architecture is more contrasting. Something should be done to make it either a more complimentary or contrasting form.

It is important that the big plaza ideas be clear with regards to how the site will hold the building. More attention should be paid to plaza programming and how it supports the space. At the ground plane it would be more successful to respect that the different elements ARE different. The urban spaces will be nice, but add more places to sit beside the pond. As well, the brick bank should be maintained to promote the vibrant use by

skateboarders. More rain protection is also needed and the public space needs to maintain its generosity.

Attention should be paid to how the colour and materials are handled. A more refined pattern could be used to allow the brick to tie the building more into the plaza. Overall the materials will add to the vibrancy of the City in the rain.

Special focus should be given to building sustainability and not just the sustainability of the water feature. Currently the building only does the minimum in sustainability, and a lot more could be done to make the building speak to passive house or zero energy design.

- **Applicant's Response:** The applicant team thanked the panel and noted that the comments reflect the challenge and ambition of this project. There are high ambitions for this application on all levels, but this is just a beginning and there is room for some issues to be refocused.

2. Vancouver Heritage Commission

October 3, 2016

Conservation Review

Issues:

- reconstruction of the plaza (reflecting pool and its various components), modification of its form, change of material palette, addition of trees, insertion of a passageway, grade adjustment, Georgia Street and other public views;
- integration of the new tower form within the existing heritage site, impact on the existing heritage site (building and plaza);
- support for adding the site to the Vancouver Heritage Register in the 'A' evaluation category; and
- support for the protection of Crown Life Place and its plaza by heritage designation.

Staff and the applicant team reviewed the application and responded to questions.

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports adding the Cardew designed, post-modern, trapezoidal, Crown Life Place building to the heritage register with an 'A' designation, and the heritage protection of the Crown Life Place Plaza at 1500 West Georgia Street, as presented at the October 3, 2016, meeting;

FURTHER THAT the Commission supports the designation of both the tower and the plaza, noting the following:

- the Commission supports the detailed landscape design approach that has been taken to the rebuilding of Crown Life Place Plaza with its contemporary reincorporation of a waterfall reflecting pool featuring sustainable elements including storm water retention;

- the Commission supports the refined redesign of the plaza to open it to more pedestrian use; and
- the Commission requests further design development be given to reincorporating more of the original landscape design features in terms of choice of materials including red brick, using the red brick to feature the heritage integrity of the plaza and extending back towards the new building making the rebuilt heritage references more powerful, preventing the modern tower from overwhelming the old.

CARRIED

(Commissioner Joel Massey opposed)

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports the rezoning application at 1500 West Georgia Street, as presented at the October 3, 2016, meeting, for the new contemporary tower.

CARRIED

(Commissioners Richard Keate and Anthony Norfolk opposed)

* * * * *

1500 West Georgia Street
PUBLIC CONSULTATION SUMMARY

Pre-Application Open House

A pre-application open house was hosted by the application from 5:00-7:30 pm on February 4, 2016, at the Empire Landmark Hotel (1400 Robson Street). A total of 4,119 notifications were distributed within the neighboring. The applicant team and a total of approximately 204 people attended the open house. Staff were also in attendance in an observing role.

81 comment forms were received by the applicant. A public consultation summary was provided by the applicant at the time of application submission. The summary shows that the public feedback received at the enquiry stage is substantially similar to what staff received at application stage.

Public Notification and City-Hosted Community Open House

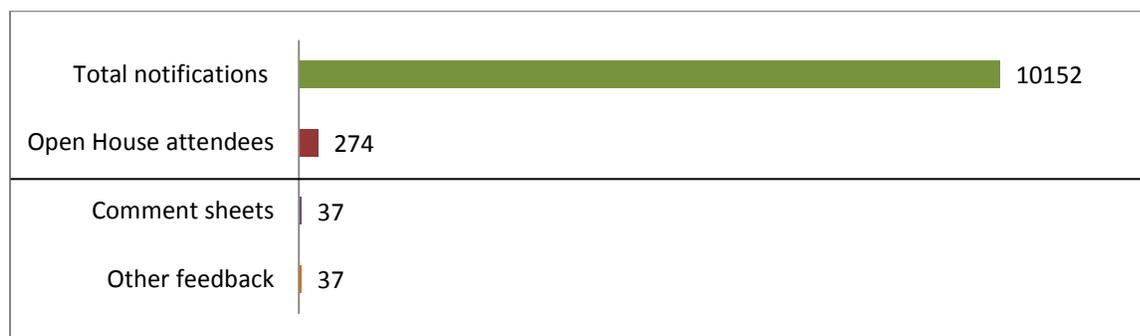
A rezoning information sign was installed on the site on September 9, 2016. A rezoning information sign was installed on the site on September 9, 2016. A total of 10,155 notifications were distributed within the neighboring area on or about September 1, 2016. Notification and application information, as well as an online comment form, was also provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/1500wgeorgia). A community open house was held from 5:00-8:00 pm on September 29, 2016, at the Empire Landmark Hotel (1400 Robson Street). Staff, the applicant team and a total of approximately 247 people attended the Open House.

In response to public comments and review of advisory groups, the applicant submitted a revised rezoning application on February 14, 2017. Consistent with the general approach with revised proposals where there is a density reduction in response to comments received from the public, no open house was held after the revised application was received. However, notification regarding the revised application was sent to the neighbouring residents on February 21, 2017. A revised rezoning information sign was installed on February 24, 2017. The City's Rezoning Centre webpage was also updated.

Public Response

In response to the public consultation process, staff received approximately 75 pieces of feedback, including open house comment sheets, emails, and additional written submissions:

- In response to the September 29, 2016 open house, a total of 37 comment sheets were submitted from individuals.
- 38 pieces of online feedback was received, 22 of which were received in response to the notification of the revised application.



There is no substantive difference in comments received from before and after the revised application.

In addition, throughout the public consultation process of this application, staff have had an ongoing discussion with some concerned residents living in the building at 1500 Alberni Street.

Summary of Comments – Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency:

Comments of Support

- **Building Design:** There was a high level of support for the design of the building. Many people like the innovative and iconic nature of the design and want more of these types of buildings in Vancouver. The proposal was also commended for its complimentary design to other proposed projects nearby.
- **Potential for a Higher Building / View Cone Impacts:** There was some support for a higher building on this site, including entering into the view cone to achieve greater density.
- **Support for Density:** Several respondents generally agreed with an increase in density for housing in this area.
- **Public Realm and Water Feature:** Some respondents expressed support for the public realm treatment, especially the updated water feature and the addition of new retail space in the proposal.
- **Model for Other Developments:** Some respondents expressed support for the general proposal and for the building to act as model for other new developments in the area.

Comments of Concern and Suggestions for Improvement:

- **Building Design:** Several respondents thought the building too big for the site. They also thought it was disrespectful of iconic nature of the building on the existing site.

- *Traffic:* Respondents expressed concern that the increase in density at this site, coupled with the recently approved developments nearby, would severely impact traffic and congestion at the intersections surrounding the site.
- *Housing Mix and Affordability:* Some respondents were concerned that the housing mix would not be affordable to a diverse group of people.
- *Concentration of Development in the Area:* Some respondents were concerned about the proportion of developments currently scheduled to be built in the area and the impact it would have on noise, shadowing and traffic.
- *View and Sunlight Impact to Adjacent Development:* Some neighbouring residents were concerned that the building would block light and views of the building at 1500 Alberni and cause shadowing and a lack of sunlight on sidewalks.
- *Public Benefits:* Some respondents wanted to know what the CAC would be used for.
- *Process:* Some respondents expressed concern that the view studies were not undertaken correctly and requested a revised view study from the architect.
- *Community Amenities:* Some respondents would like to see the inclusion of a community space in the development and for it to be used by various community groups.

Miscellaneous comments raised by individual respondents include:

- Support for NEU in the development and in the West End in general.
- Suggestion for the inclusion of some office space in the development.
- Suggestion that the developer could have tried for LEED Platinum.
- Suggestion for good pedestrian linkages to Robson St.
- Suggestion for local businesses in the proposed retail space at grade.
- Suggestion for a community space to be used by a community group such as West End Seniors Network.
- Suggestion that there is too much parking as required by the parking bylaw.
- Suggestion to ensure that there is no encroachment of the cantilevered portion of the building into the public realm.
- Concern that this proposal was contrary to the community plan principle with respect to maintaining views.
- Concern that it will create a loss of local businesses in the area as a result of increased rents.
- Concern that the waterfall will be too noisy and greenspace in the public realm would be preferred.
- Concern about the shadow impact of the building on the Powell rooftop garden.
- Support for the CAC as community benefit to pay for public realm improvements.

* * * * *

1500 West Georgia Street
STATEMENT OF SIGNIFICANCE

1500 WEST GEORGIA STREET
STATEMENT OF SIGNIFICANCE

OCTOBER 2015



DONALD LUXTON 
AND ASSOCIATES INC

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STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

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STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

INTRODUCTION



Bentall Centre under construction, February 1966, City of Vancouver Archives (CVA) 780-18

Historic Context: Remaking Vancouver's Downtown Core

After the conclusion of World War II, business and industry in Vancouver returned to normal peacetime activities, while pent-up demand for goods and services spurred a sustained economic expansion that would define the middle of the twentieth century. This increased economic activity finally translated into substantial change in the central business district in the 1960s, due to fundamental pieces of legislation that had been enacted over the previous decade, which helped facilitate the radical remake of downtown Vancouver. In 1953, the Vancouver Charter was adopted, granting the City of Vancouver the ability to develop its own by-laws, without provincial interference. In 1956, as part of Vancouver's new legislative powers, the City approved a new zoning and development by-law that would usher in sweeping density changes for the downtown peninsula. Height and floor-space-ratio limits were relaxed so that developers would be able to construct office and apartment buildings on a scale that had not yet been witnessed in Vancouver. These significant changes did not manifest themselves overnight; indeed, only a handful of new skyscrapers were built downtown through the 1950s and early 1960s. It was not until the mid-1960s, when the construction of Bentall Centre began, that the central business district exponentially grew into a modern, corporate office community. The growth was supported by the formation of the Greater Vancouver Regional District (GVRD, now Metro Vancouver) in 1967, which coordinated regional planning and development efforts under the agreement that Vancouver's downtown core would be the commercial heart of the entire region. By the dawn of the 1970s, there were multiple new office buildings under development in downtown Vancouver.

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

These new buildings ranged in size from the megablock developments, exemplified by Bentall Centre, to individual towers, such as Crown Life Place, located at 1500 West Georgia Street. The influx of new commercial space, designed to serve the needs of the modern, efficient corporation, quickly drew the core of the central business district westward from Granville Street. As additional office towers were constructed through the latter half of the 1970s, the central business district was extended even further west along West Georgia Street as sites were redeveloped.

The 1500 West Georgia Street site was previously home to the modest, yet elegantly modern, Marwell Office Building, which was constructed in the early 1950s and the first winner of the Massey Gold Medal Architecture Award. When the parcels on the block were consolidated, the low-rise building could not compete with the high-rise demand for office space at the proposed Crown Life Place and the Marwell Building was demolished, further illustrating the large-scale redevelopment of Vancouver's commercial core. The full-block Crown Life Place, completed in 1978, continues to anchor the western edge of Vancouver's central business district, nearly four decades after its completion.



Downtown Vancouver extending west (view from Alberni Street), 1981, CVA 779-W12.14

1500 West Georgia Street Design Development

Building technologies rapidly advanced through the 1970s and as towers grew taller, the design community began to reimagine the clean, simple and often rectangular manifestation of Modernism. As Postmodernism was increasingly expressed through the decade, towers began to take new forms as they reinterpreted historic styles. Inspiration for the Crown Life Place development can be traced back to the project architect's native England, where Sir James Stirling was producing functional, early Postmodern works for university campuses. Described as the

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

United Kingdom's first Postmodern building, the University of Leicester Engineering Building (1959-63) uses a variety of materials and forms to convey the specific functionality of its tenant. A later work, the Seeley Historical Library at University of Cambridge (1968), also mixes materials in a manner that rejects the more streamlined aesthetic of traditional Modernism.



University of Leicester Engineering Building (Creative Commons)



Seeley Historical Library at University of Cambridge (Creative Commons)

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STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

Crown Life Place project architect Peter Cardew (then working for Rhone & Iredale) recalls the intention to compose a grand entrance to downtown Vancouver through the development. As the western edge of downtown, Crown Life Place was to become the landmark denoting the thoroughly contemporary, new business district that had synthesized over the preceding decade. Placing the tower on the western portion of the full-block site and orienting the primary face of the building toward West Pender Street was a deliberate gesture aimed at reinforcing the unique, triangular intersection and enhancing Pender Street's then-growing importance as a commercial axis. The continuous brick base of the tower was chosen as a 'gate post' further signifying the entrance into downtown and it also reflects the lack of demand (and regulation) for ground-level retail space in the area. Perhaps the strongest gateway element of the development is the sprawling reflecting pool with waterfall. Extending along the majority of the Georgia Street boundary, the pool and waterfall define the generous public contribution of the site. A proposed pedestrian bridge across West Georgia Street, landing on the roof of the one-storey retail building opposite the tower, was never completed, however the development retains its gateway status in downtown Vancouver.

Throughout the design development of Crown Life Place, there was a commitment to the reduction of the tower's environmental strain. Preliminary discussions resulted in the decision to use no more glass than would be required in a typical rectangular tower and Cardew took this one step further by moving the concrete core to the south elevation, thereby reducing the tower's overall solar gain. The "Solar Green" windows were selected for their high environmental performance and for their minimal distortion of colour and natural light, which benefits office occupants. Together, these efforts coalesced into an early expression of more sustainable construction practices.

The original integrity of Crown Life Place remains intact and its West Coast design priorities, including views, natural light, open space and a reduced environmental impact, continue to be demonstrated at the confluence of West Georgia Street and West Pender Street, where Vancouver's central business district begins.

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

Rhone & Iredale architects

Architect letterhead (1974, CVA); the firm was also responsible for the nearby Westcoast Transmission Building (now known as 'The Qube'), which was completed nearly a decade earlier and also helped extend the central business district to the west (below, circa 1969, CVA 1435-57)



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STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE



Address: 1500 West Georgia Street, Vancouver, British Columbia

Historic Name: Crown Life Place

Architect: Peter Cardew (Rhone & Iredale)

Date of Completion: 1978

Description of the Historic Place

Crown Life Place is a twenty-storey office tower located at 1500 West Georgia Street in downtown Vancouver. The Postmodern building features two curtain walls connected by an exposed, concrete core, forming a triangular shape, which overlooks a trapezoidal reflecting pool that composes the majority of the full-block site.

Heritage Value of the Historic Place

Crown Life Place is valued as a western extension of the central business district in downtown Vancouver and as an early example of the local adaptation of Postmodernism, as designed by architect Peter Cardew of Rhone & Iredale.

Completed in 1978, Crown Life Place illustrates the westward extension of Vancouver's central business district and was constructed for the Crown Life Insurance Company. Radiating from the

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

intersection of Burrard Street and West Georgia Street, Vancouver's commercial heart is home to tall skyscrapers and large corporate tenants. Through the 1960s and 1970s, the area transformed into the preferred business address and new buildings quickly sprang up to meet the demand for towers with efficient and large floor plates. The central business district extended west along West Georgia Street and into the residential West End through the 1970s as additional sites were consolidated and made available for large-scale redevelopment. Crown Life Place continues to anchor the western edge of Vancouver's commercial heart, nearly four decades after its completion.

Crown Life Place is also valued for its West Coast expression of Postmodernism. Designed by local architect Peter Cardew, the site's triangular composition responds directly to its prominent, full-block site. Then employed by the Rhone & Iredale firm, which was also responsible for the nearby Westcoast Transmission Building, project architect Cardew was influenced by the avant-garde designs of British architect Sir James Stirling. Stirling's early Postmodern designs served as inspirations for Cardew as he moulded the Crown Life site into a functional, gateway development for downtown Vancouver. The triangular form of the tower takes advantage of the views beyond the triangular intersection of West Pender Street with West Georgia Street and the trapezoidal reflecting pool, replete with a cascading waterfall parallel to the street, fills the large void between the tower and the one-storey retail building at the opposite end of the site. The Postmodern mix of materials, including concrete, glass and brick, were strategically positioned and selected in order to reduce solar gain, maximize environmental performance and strengthen the arrival gesture into the central business district, respectively. Together, the prioritization of views, natural light and open space, along with a reduced environmental impact, demonstrate the West Coast expression of Crown Life Place.

Character-Defining Elements

The elements that define the heritage character of Crown Life Place are its:

Tower:

- location in downtown Vancouver on a full-block site bounded by Nicola, West Georgia, Cardero and Alberni Streets, across from the intersection of West Pender Street;
- continuous office use;
- commercial form, scale and massing as expressed by its twenty-storey height with triangular plan, composed of curtain walls joined together by an exposed concrete core on the south elevation;
- concrete construction, with brick cladding wrapping around the base;
- rooftop plaza with concrete core that extends above the roofline;
- Postmodern features, including three-storey lobby that curves out to meet the plaza and features vertical glazing, and 'tuning fork' concrete *pilotis* supporting the tower along the plaza; and
- unbroken horizontal bands of thin, vertical windows that wrap around the chamfered corners of the tower and expose the floorplates through their light, blue-green tint.

Plaza:

- expansive, trapezoidal reflecting pool that spans the distance between the tower and one-storey retail building on the opposite end of the site;
- extensive use of brick, including pavers, staircases and wall that ramp up, following the natural slope of the site, to meet the aggregate, waterfall edge of the reflecting pool; and
- trees along the perimeter of the site.

STATEMENT OF SIGNIFICANCE: CROWN LIFE PLACE, 1500 WEST GEORGIA STREET, VANCOUVER

VANCOUVER HERITAGE REGISTER EVALUATION: CROWN LIFE PLACE

EVALUATION – Buildings

Local Area: **Triangle West (Downtown)**

Address: **1500 West Georgia Street**

Date of Construction: **1978**

		E	VG	G	F/P
ARCHITECTURAL HISTORY					
1 Style/Type	Unique, Postmodern response mixes forms and materials, including concrete, glass and brick	35	18	12	0
2 Design	Triangular tower overlooks trapezoidal reflecting pool; the 'West Coast' response to the site highlights views, open space and natural light	30	15	10	0
3 Construction	Early example of more sustainable construction practices, including reduced solar gain	15	8	5	0
4 Designer/Builder	Designed by Peter Cardew of Rhone & Iredale, which was also responsible for the nearby Westcoast Transmission Building	15	8	5	0
		(Maximum 40):	40		
CULTURAL HISTORY					
1 Historical Association	No significant historical association	35	18	12	0
2 Historical Pattern	Illustrates the westward expansion of the central business district into the residential West End; the site remains the western edge of the commercial core	30	15	10	0
		(Maximum 35):	10		
CONTEXT					
1 Landscape/Site	Sloping site dominated by reflecting pool and waterfall that together compose the majority of the block	15	8	5	0
2 Neighbourhood	Continuity and compatibility with the high-density development of the downtown peninsula	20	10	6	0
3 Visual/Symbolic	The site is prominent along West Georgia Street and reflects the triangular intersection of Georgia and Pender	25	13	8	0
		(Maximum 25):	25		
		Subtotal:	75		
INTEGRITY	There have been no significant alterations, beyond signage updates	0	-5	-8	-15
		TOTAL:	75		
Evaluation Date:	July 3, 2015	Classification Group:	A		

1500 West Georgia Street
URBAN DESIGN ANALYSIS

West End Built Form Principles

The *West End Plan* uses a principled approach to shape how and where growth and development occurs and the appropriate built form. The following communitywide contextual design principles provide structure and guidance to the more detailed policy, guidelines and regulations to be applied in the individual character areas.

The *West End Plan* built form principles are:

- *Reinforce the Dome-Shaped Skyline*: New development opportunity should reinforce the legibility of the downtown's recognized dome-shaped skyline when viewed from longer distances. Appropriate form and scale to "fill the gaps" can strengthen the image of the city.
- *Strengthen the Urban Frame*: Recognize the Thurlow-Burrard and Georgia-Alberni corridors as two edges of an "urban frame" to the lower, existing scale of the West End. Intensify these corridors towards greater clarity, and contrast with, the established neighbourhoods.
- *Adhere to Prevailing View Corridors*: Support Council approved view corridors (protected public views) towards shaping the evolving skyline, while also recognizing the need for spatial separation of higher buildings from the more localized scale of the Davie, Denman and Robson Villages.
- *Recognize Transitional Role in Form and Scale*: Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to "fill the gaps" can strengthen the image of the city.
- *Demonstrate Shadowing Performance*: Ensure that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active.
- *Responsive Form to Private Views*: New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity.
- *Ground Oriented Focus in Uses and Public Realm Quality*: New development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.

The "Places" section of the *West End Plan* outlines additional built form parameters specific to the Georgia Corridor area. Development proposals should have a minimum site frontage of 39.6 m (130 ft.), although smaller frontages can be considered at the discretion of the Director of Planning. For this sub-area of the Georgia Corridor, east of Cardero Street, heights of up to 152.4 m (500 ft.) may be considered, subject to Council-approved view corridors, with typical tower floor plates of 609.9 m² (6,500 sq. ft.) to maximize views and sunlight on sidewalks. Maximum densities are subject to urban design considerations on a site by site basis.

Density

Under Area G of DODP, the density permitted on this site is 6.0 FSR, with office uses limited to a maximum FSR of 5.0.

The initial rezoning application for this site, submitted on May 4, 2016, proposed an overall floor area of 64,202.5 sq.m (691,069.8 sq.ft.) and an overall FSR of 16. The tower design in this initial submission was broader, at 23 m (76 ft.) wide in the east-west dimension, and it cantilevered out more beyond the base floor plate. The initial submission was reviewed by the Urban Design Panel on October 5, 2016 and did not receive support. The panel's primary advice was to reduce density and building bulk.

The current revised rezoning application, as submitted on February 14, 2017, proposes an overall floor area of 43,892.5 sq. m (472,470 sq. ft.) and an overall FSR of 10.92. The tower design of the revised application is more slender than the previous submission. The width of the building has been reduced from 23.2 m (76 ft.) to 22.0 m (72 ft.) and the average floorplate has been reduced by 8.8 sq. m (95 sq.ft.). Four of the westward cantilevered projections have been scaled back in length by 1.65 m (5.4 ft.) and the fifth has been scaled back by 3.3m. The net result is a more slender, more elegantly proportioned building that performs better from a view impacts perspective than the 2016 submission.

Staff urban design assessment concludes that the proposed floor area can be appropriately accommodated on the site, subject to design development conditions in Appendix B which may correspond with a modest reduction in density.

The applicant has responded to staff design conditions, as contained in Appendix B, which would result in a modest reduction in density. This modest reduction is reflected in the density provision of the draft CD-1 By-law. The total density permitted on site is 10.82 FSR.

Architecture and Form of Development

The application proposes a 43-storey mixed-use building with a small commercial use at grade on the court level. No changes are proposed to the existing office building on the site. Minor changes are proposed to the pool and the waterfall along W. Georgia Street.

The form of the proposed tower can be understood as a vertical rectilinear block expressed with cantilevered forms projecting horizontally outward in differing lengths to the north and west from the shaft. The result is a dynamic architectural expression that stands in strong contrast to the understated elegance of the existing office tower, built in 1978 on the west side of the site. The proposal exhibits elements of sophistication that appear to be inspired by design themes of the office building, though some members of the Urban Design Panel have questioned the level of sensitivity of the proposal's relationship to its context. Further design development is recommended to ensure provision of high quality materials and detailing for the building expression that will weather well and retain a quality appearance into the future.



Street view from West



Aerial view from East

Building Renderings in Revised Application (dated February 14, 2017)

Tower Separation

While this area of the Downtown District does not specify a required minimum tower separation distance, the *West End Community Plan* requires that the part of any new residential building which exceeds 18.3 m (60 ft.) in height should be spaced at least 24.3 m (80 feet) from any other residential building exceeding 18.3 m (60 ft.) in height. Separation between towers provides a level of comfort and livability for residents through adequate access to light and a degree of privacy. There is more flexibility in the acceptable distance between a residential tower and an office tower because of the difference in the hours and nature of the respective uses. The proposed tower is sited with a distance of approximately 29 m (95 ft.) to the residential tower to the south at 1500 Alberni Street, constructed in 1991, and 22.9 m (75 ft.) to the existing office building on site.



Site Plan in Revised Application (dated February 14, 2017)

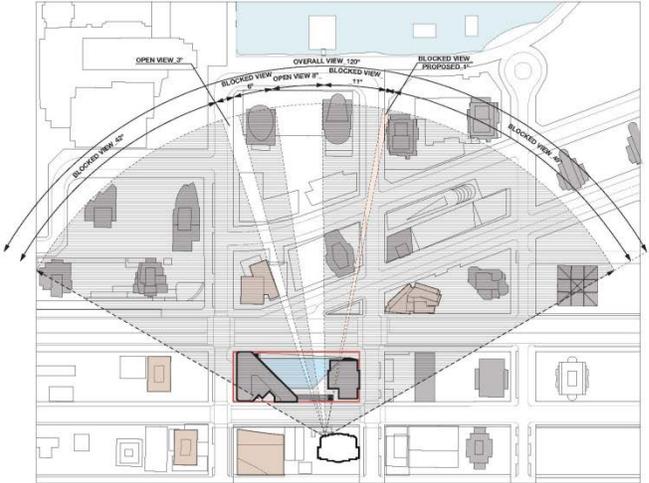
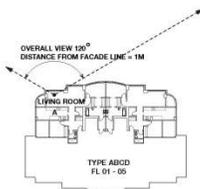
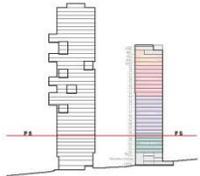
View Impacts

The *West End Plan* anticipates that the subject site is a candidate for a residential tower of up to 500 ft. in height and a maximum floor plate of 6,500 sq. ft. Accordingly, the *West End Community Plan* accepts that northerly views from existing development to the south of the proposal would be affected from tall development on the subject site. The *Plan* emphasizes the importance of responsiveness of new development to adjacent and nearby private views by shaping built form to optimize performance, but accepts that impacts to views are an inevitable result of the *Plan's* intent to increase density.

At staff's request, the applicant provided an additional comprehensive view impact analysis illustrating how private views from nearby residential towers (with a focus on impacts to 1500 Alberni Street) would be affected by the proposed tower. The analysis includes both view angle plans and geometrically realistic 3D imagery generated to simulate views from living spaces of nearby residential towers. The 3D view studies provide qualitative information that cannot be fully understood solely through view angle plans. The study provides twenty-two separate views taken from vantages located in living spaces from every second floor of 1500 Alberni Street. The result provides a comprehensive understanding of the impacts of the proposal.

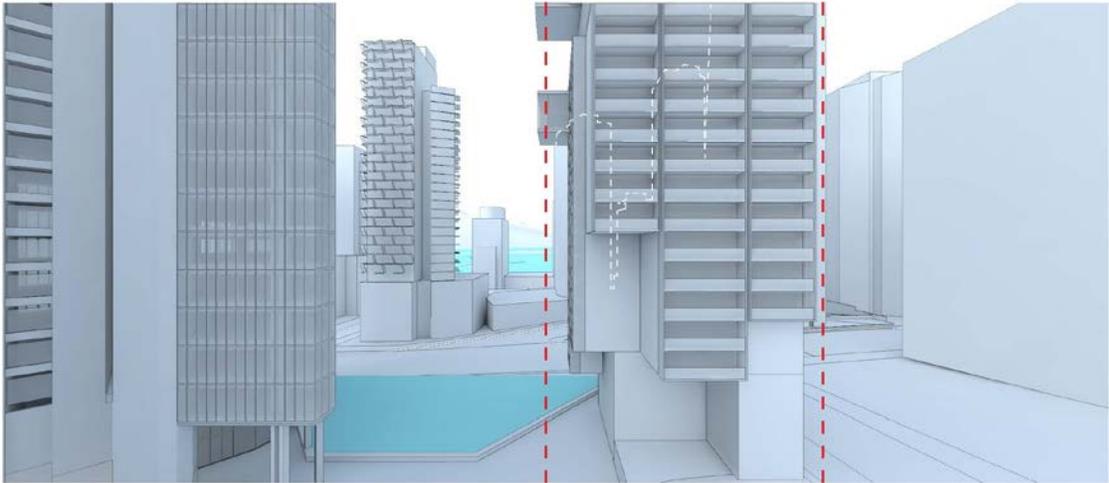
1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 5_APARTMENT A

- OVERALL VIEW ANGLE: 120°
- BLOCKED VIEW_EXISTING: 108°
- BLOCKED VIEW_PROPOSED TOWER: 1°
- OPEN VIEW: 11°



* Proposed Context Buildings in Dark Orange

1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 5_APARTMENT A

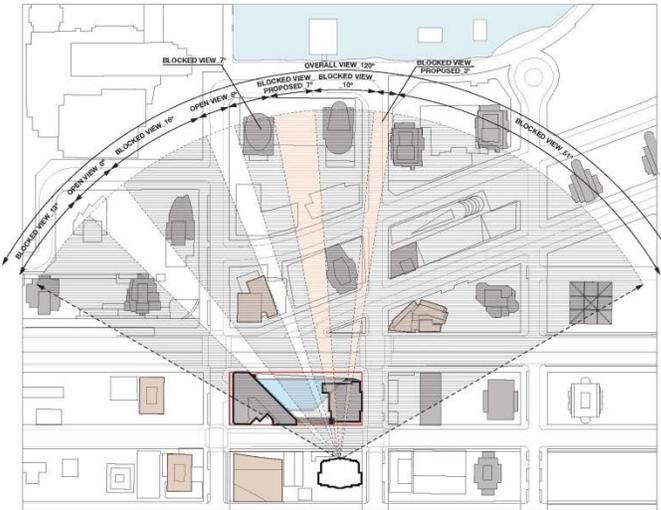
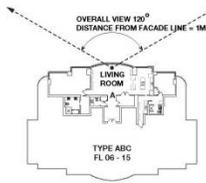
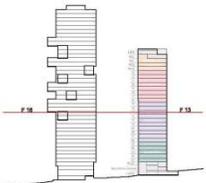


Generic rectangular tower extent - - - -

View Studies - Floor 5 in Revised Application (dated February 14, 2017)

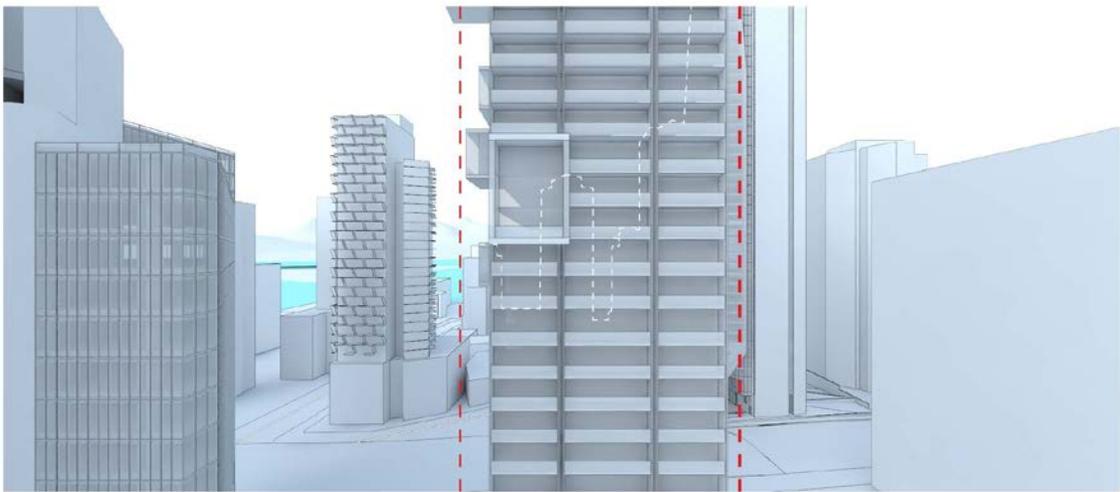
1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 13, APARTMENT A

- OVERALL VIEW ANGLE: 120°
- BLOCKED VIEW_EXISTING: 97°
- BLOCKED VIEW_PROPOSED TOWER: 10°
- OPEN VIEW: 13°



* Proposed Context Buildings in Dark Orange

1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 13, APARTMENT A

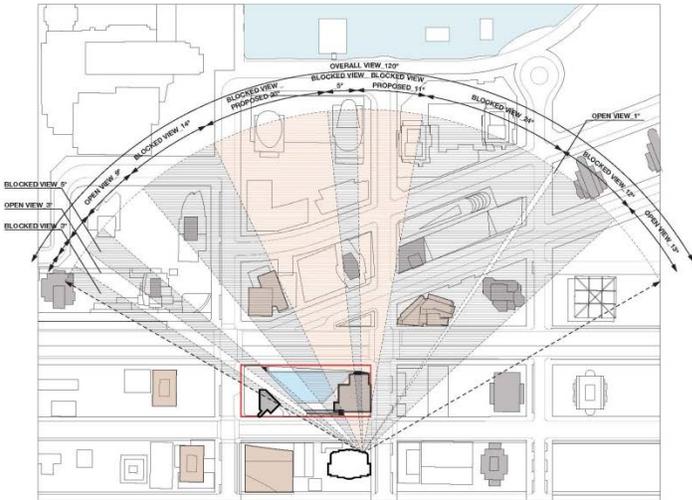
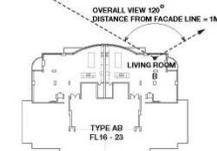
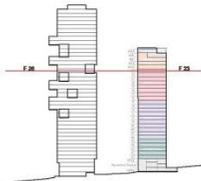


Generic rectangular tower extent - - - -

View Studies - Floor 13 in Revised Application (dated February 14, 2017)

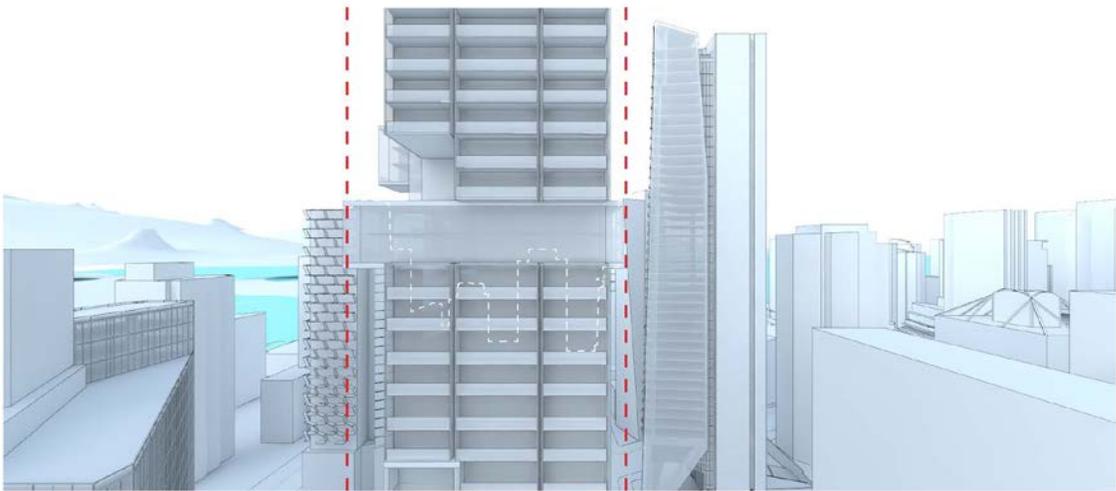
1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 23_APARTMENT B

- OVERALL VIEW ANGLE: 120°
- BLOCKED VIEW_EXISTING: 63°
- BLOCKED VIEW_PROPOSED TOWER: 31°
- OPEN VIEW: 26°



* Proposed Context Buildings in Dark Orange

1500 ALBERNI
PROPOSED TOWER_TYPICAL FLOOR
FLOOR 23_APARTMENT B



Generic rectangular tower extent - - - -

View Studies - Floor 23 in Revised Application (dated February 14, 2017)

Northerly views from units own the north side of the tower at 1500 Alberni Street are currently largely uninterrupted to the North Shore Mountains. The study indicates that those

northerly views would experience the intervention of the proposed tower and will significantly block views to the North Shore Mountains.

Siting options for the proposed tower are limited due to the geometry of the existing office building and pool such that a new tower on the site could only be located on the east end of the site, obstructing views to the north from 1500 W Georgia.

The configuration of the tower has been managed to mitigate view impacts to the north by orienting the massing with its narrow end in the north-south direction. Aside from tower levels with east-west cantilevers, the proposed tower presents its slender side to the south in order to be responsive to views northward.

Design development is recommended to further improve view angles from nearby private residences and as viewed from public areas.



Massing of Tower in Original Application (dated May 4, 2016)



Reduced Massing of Tower in Revised Application (dated February 14, 2017)
(Note: The red outline in the background indicates the original massing.)

Floor Plate

The *Rezoning Policy for the West End* sets a maximum tower floor plate with the intent to control building girth in order to retain public and private views and to allow sunlight to penetrate public areas. The proposed tower has been shaped to achieve a dynamic expression with cantilevered forms that project horizontally at various heights of the tower. As a result, the floor plates differ from floor to floor. According to the information provided in the rezoning application received February 14, 2017, 18 floors have floor plates exceeding 603.8 sq. m (6,500 sq. ft.), the largest floor plate is 686,7 sq. m (7,392 sq. ft.) and the smallest above the 6th level is 425.8 sq. m (4,584 sq. ft.). Through technical review, based on information provided in the revised application, staff have calculated that the average floor plate of floors above level 6 exceeds the maximum 603.9 sq. m (6,500 sq. ft.) by approximately 7 sq. m (70 sq. ft.). Therefore a design development condition has been introduced to reduce the dimensions of the floorplates to conform to the massing objectives of the *West End Plan*.

Pedestrian Activation at Grade

The site is bound by three streets, yet the proposal locates the entries to both the residential use and to the café space on the west side, facing the court and the office building, leaving the street-facing frontages less activated, and with large areas of blank wall. The result would be a development that appears uninviting and closed to its local environment. Entries would not be well identified, which may be challenging for first time visitors.



Pedestrian Environment in Urban Design Conditions Reply (dated October 12, 2017)

Staff are recommending design development to improve the proposal's presence to the public realm and to maximize the amount of pedestrian activation of the residential tower by orienting entrances, public uses to face fronting streets.

Height and Shadowing

The *West End Plan* permits a maximum height for this area of up to 152.4m (500 ft.). The proposed tower height, measured to the top of the uppermost parapet, is 133.98 m (439.57 ft.). The proposed height corresponds with the underside of View Cone 3.2.1 (from Queen Elizabeth Park to the North Shore Mountains), meaning that the proposed building form does not encroach into the protected view cone.

Shadow impacts on public spaces have been assessed. Shadow information provided by the applicant indicates that shadows caused by the proposed tower cross over Georgia Street, and the intersection of Pender and Georgia streets, but cause no shadowing on parks or the designated shopping "villages" as identified in the *West End Plan*.

Shadow Studies at in Revised Application (dated February 14, 2017)



Autumn Equinox September 23rd, 10 am



Autumn Equinox September 23 12 pm

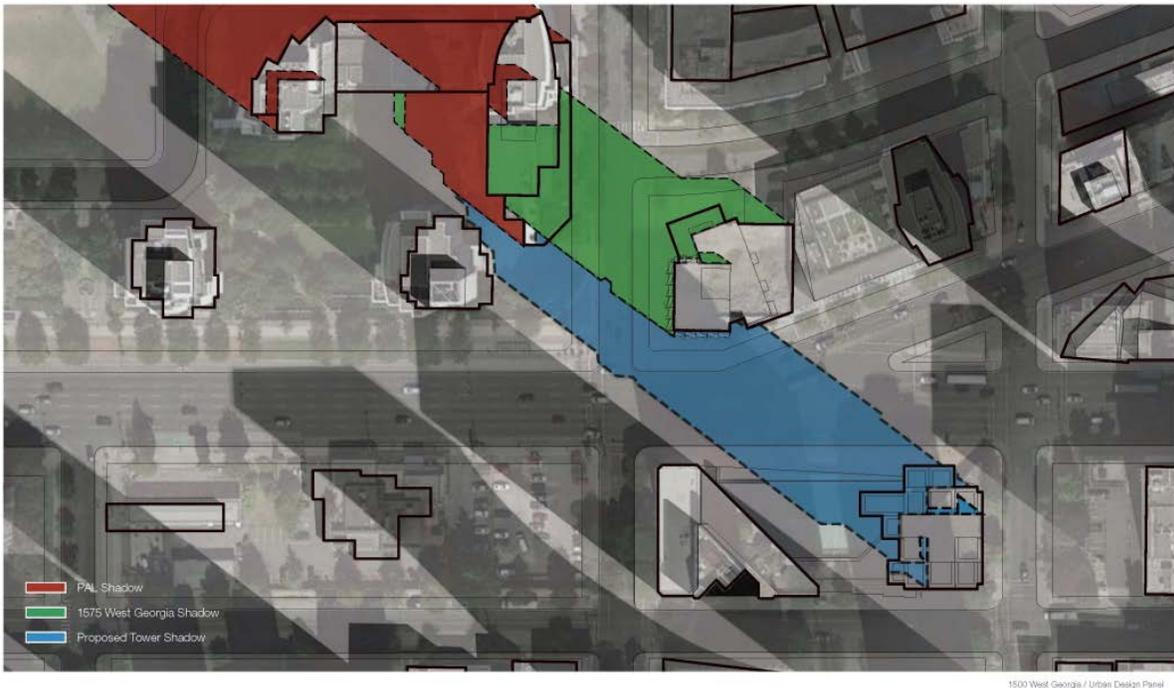


Autumn Equinox September 23 2 pm

At Staff's request, the applicant submitted additional detailed shadowing information specifically to determine the impacts to the rooftop outdoor open space at the building called "Performing Arts Lodges" (PAL). This outdoor space is used for performances and gatherings for the residents of PAL. The studies indicate that the proposal casts a very small shadow at the south edge of roof deck at between 12:40 and 12:50 pm on the equinox. Staff assessment concludes that this impact is minor and acceptable and that the proposed height does not contribute to additional shadow impacts during key daylight hours.

SHADOW ANALYSIS

AUTUMN EQUINOX - 23 SEPTEMBER 12:40 pm



Additional Shadow Studies at 12:40 pm on September 23rd in Review Additional Shadow Studies (dated August 29, 2017)

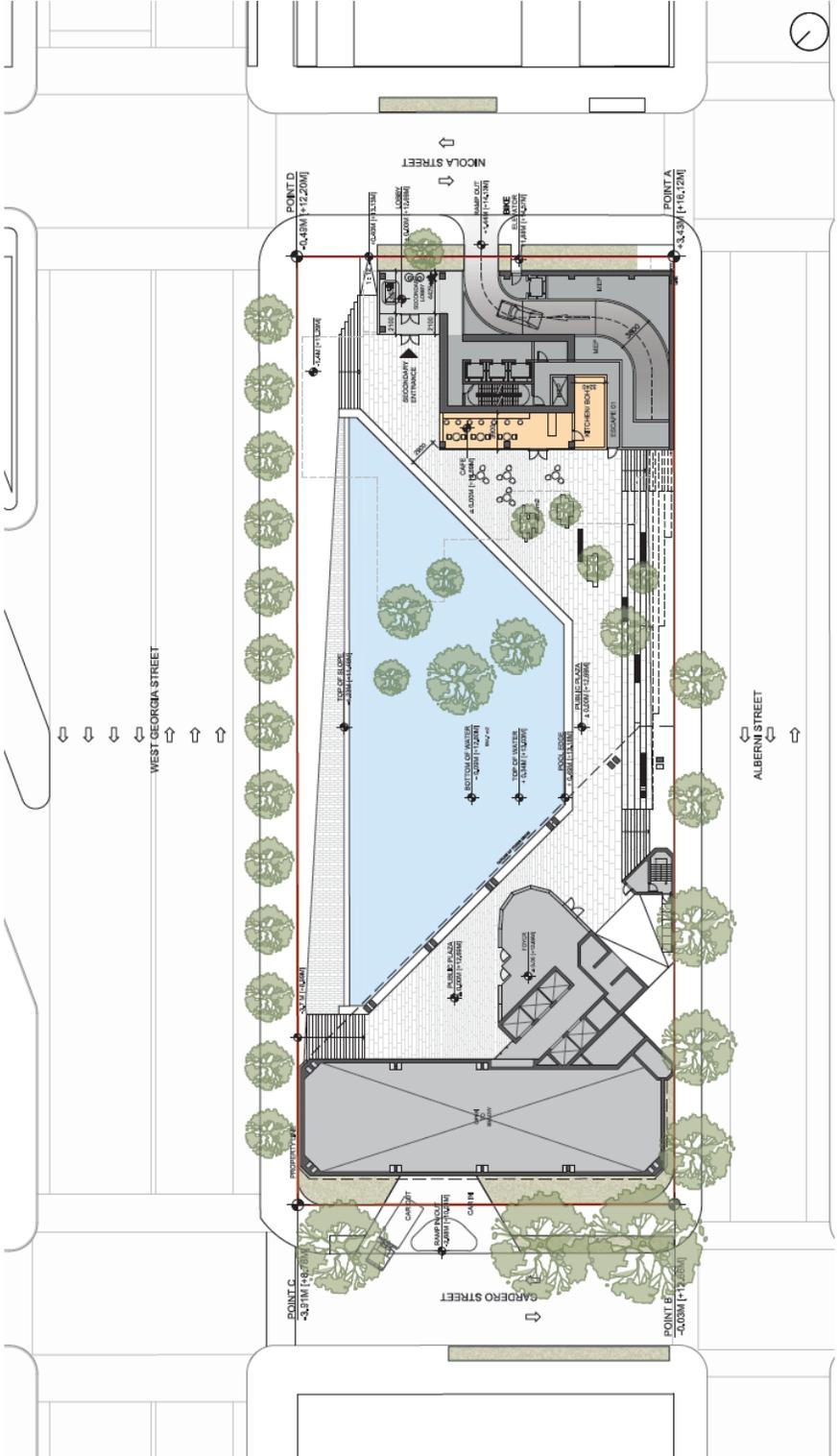
The proposed height has been assessed and has been concluded to be supportable given the broader urban design objectives, embodied in the West End Plan, to achieve a legible “dome shaped” skyline and to strengthen the “urban frame” of the Georgia and Burrard corridors in contrast with the established neighbourhoods of the West End.

Conclusion

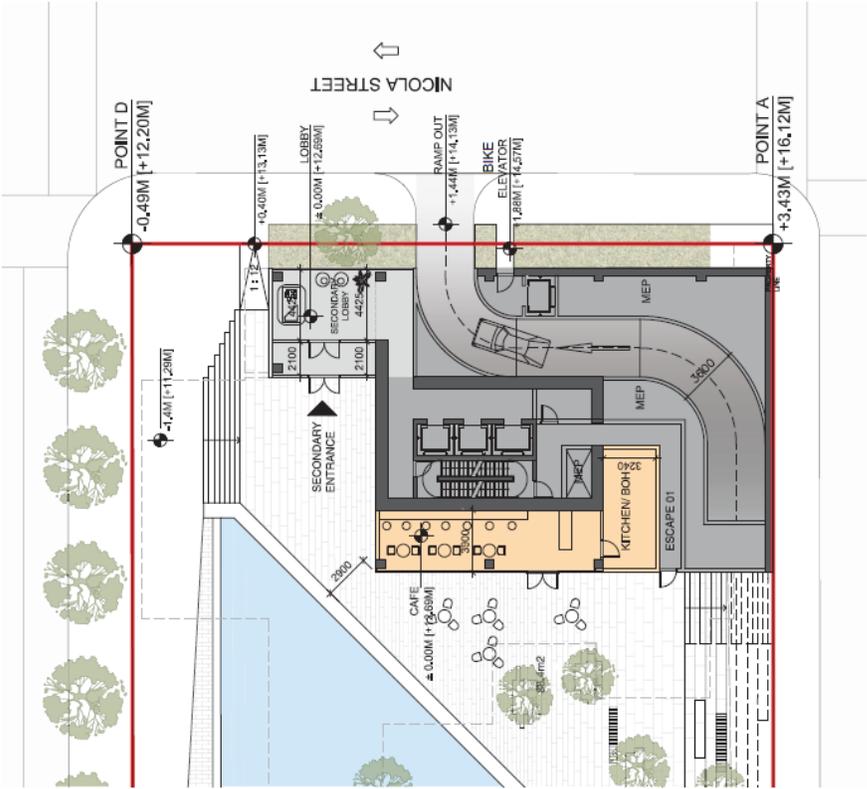
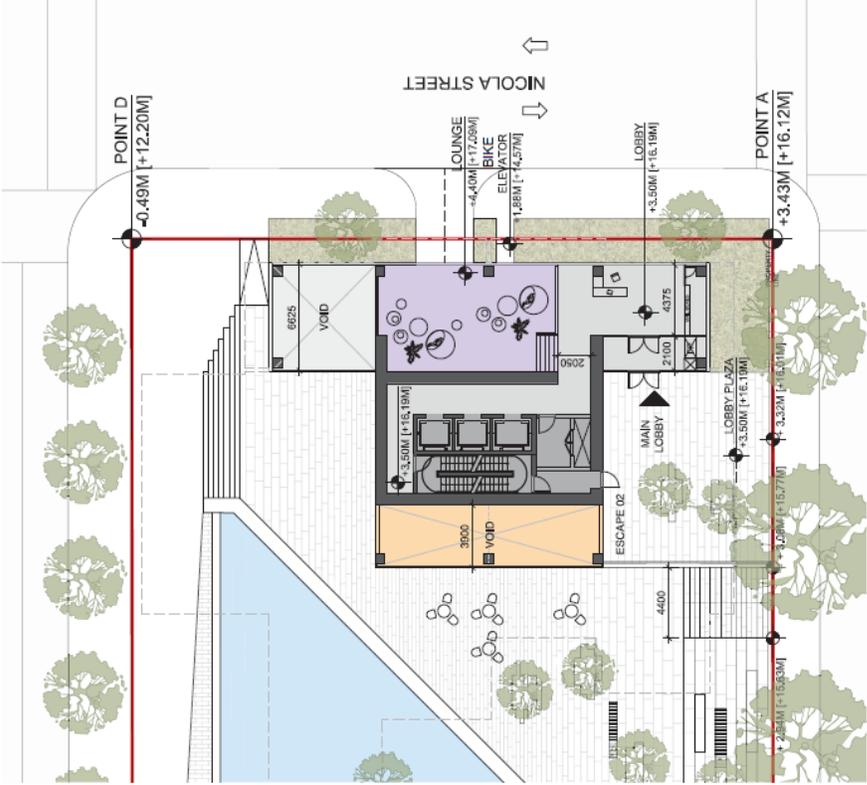
This proposal has demonstrated a distinctive architectural identity for the residential tower. Staff are recommending further design development, through the development permit stage to mitigate view impacts; to make improvements to the pedestrian experience at grade along the three bounding streets; and to fully demonstrate the proposal’s intention of providing high quality materials and detailing for the buildings and the public realm.

1500 West Georgia Street
FORM OF DEVELOPMENT DRAWINGS

GROUND PLAN F00



RESIDENTIAL LOBBIES AT F00 AND F01



Scale 1:250

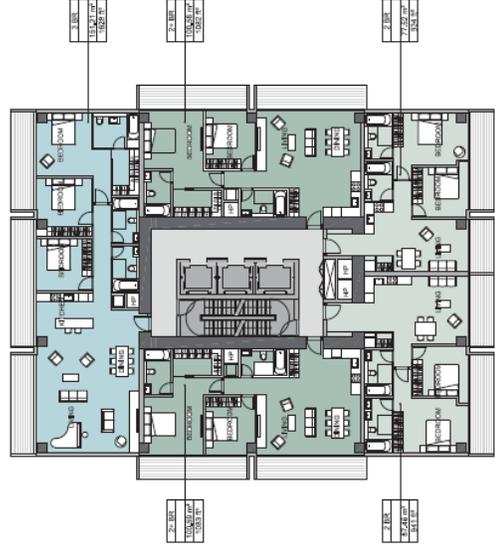
TYPICAL RESIDENTIAL LAYOUTS

STANDARD FLOORS - scale 1/250

- 1 Bedroom
- 2 Bedrooms
- 2+ Bedrooms
- 3 Bedrooms
- Penthouse



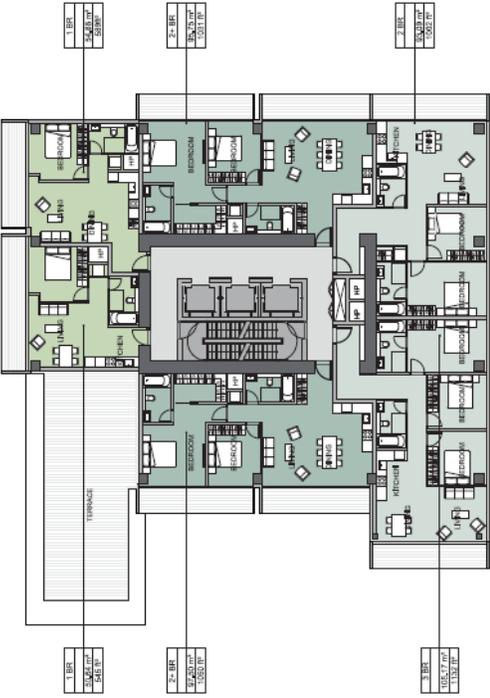
F35 Plan



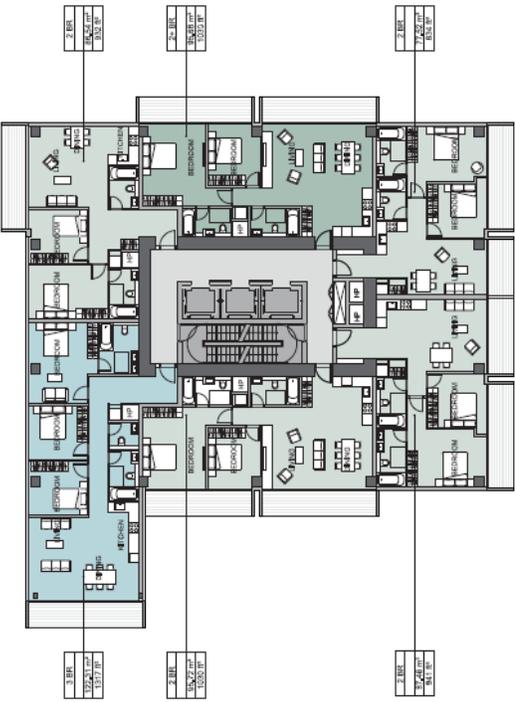
F36 Plan

TYPICAL RESIDENTIAL LAYOUTS
CANTILEVER FLOORS - Scale 1/250

- 1 Bedroom
- 2 Bedrooms
- 2+ Bedrooms
- 3 Bedrooms
- Penthouse



F26 Plan



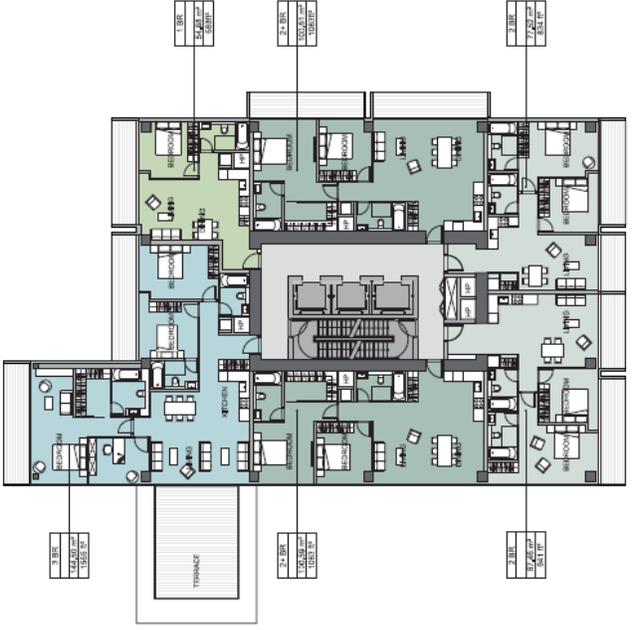
F15 Plan

TYPICAL RESIDENTIAL LAYOUTS

CANTILEVER FLOORS - Scale 1/250



F34 Plan

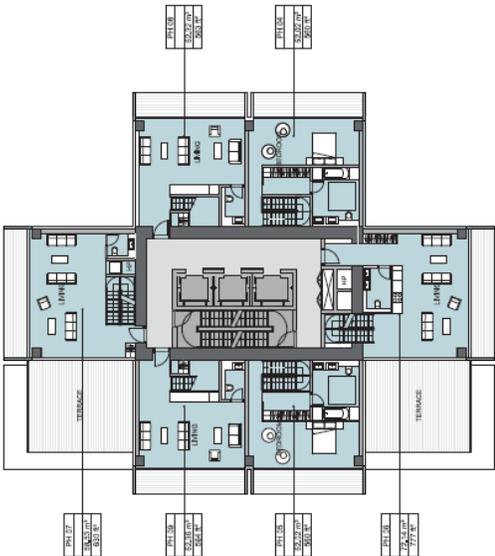


F17 Plan

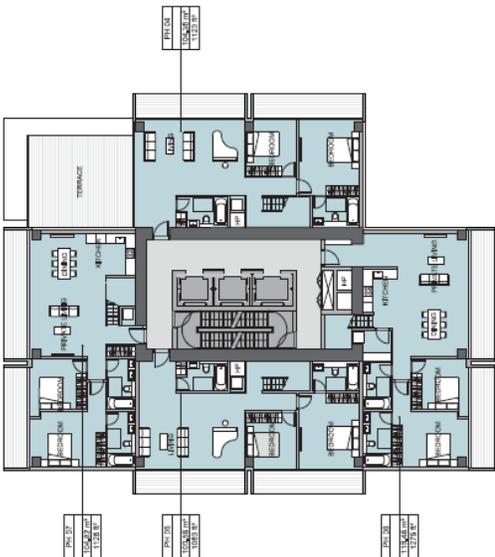
TYPICAL RESIDENTIAL LAYOUTS

PENTHOUSE FLOORS - Scale 1/250

- 1 Bedroom
- 2 Bedrooms
- 2+ Bedrooms
- 3 Bedrooms
- Penthouse

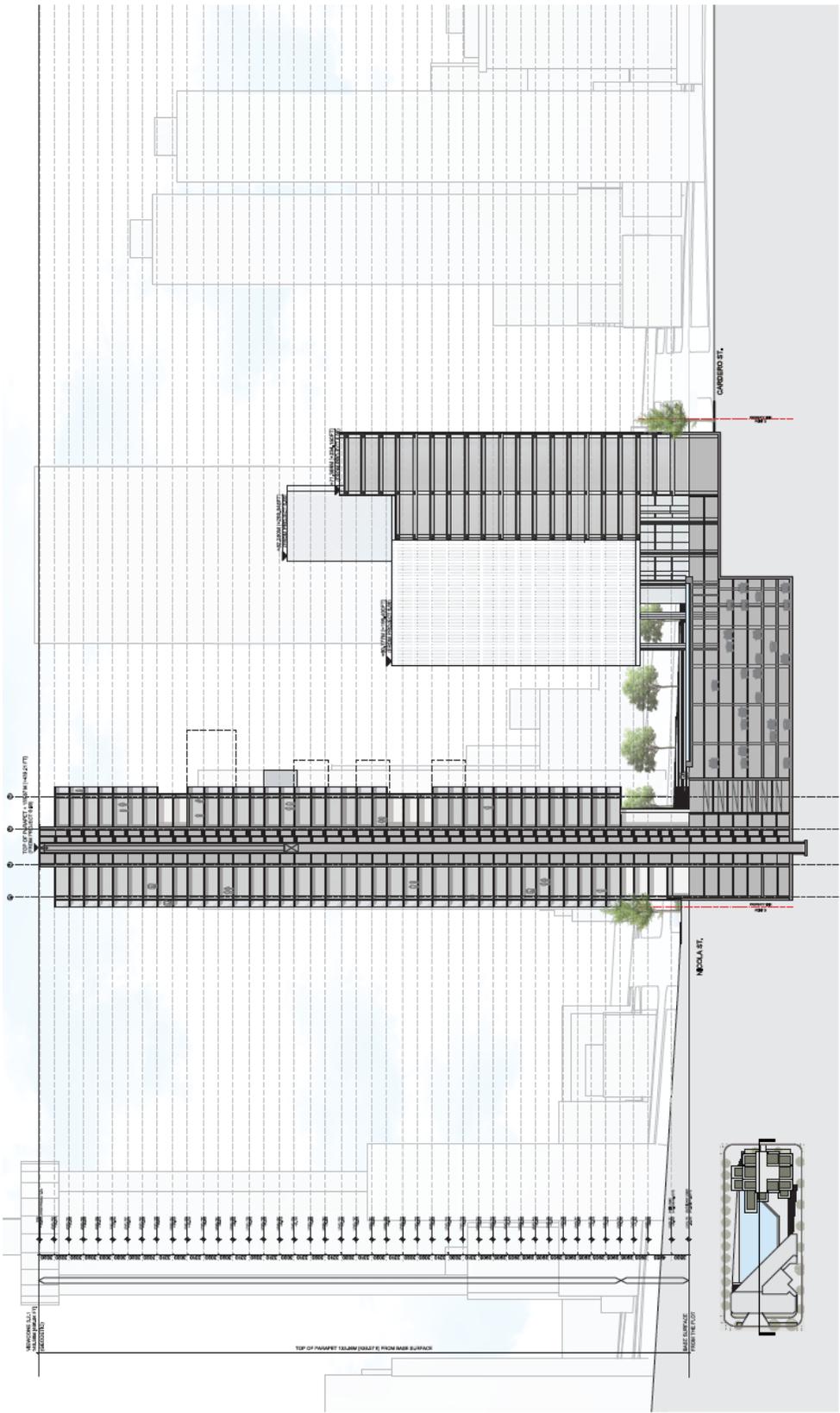


F40 Plan

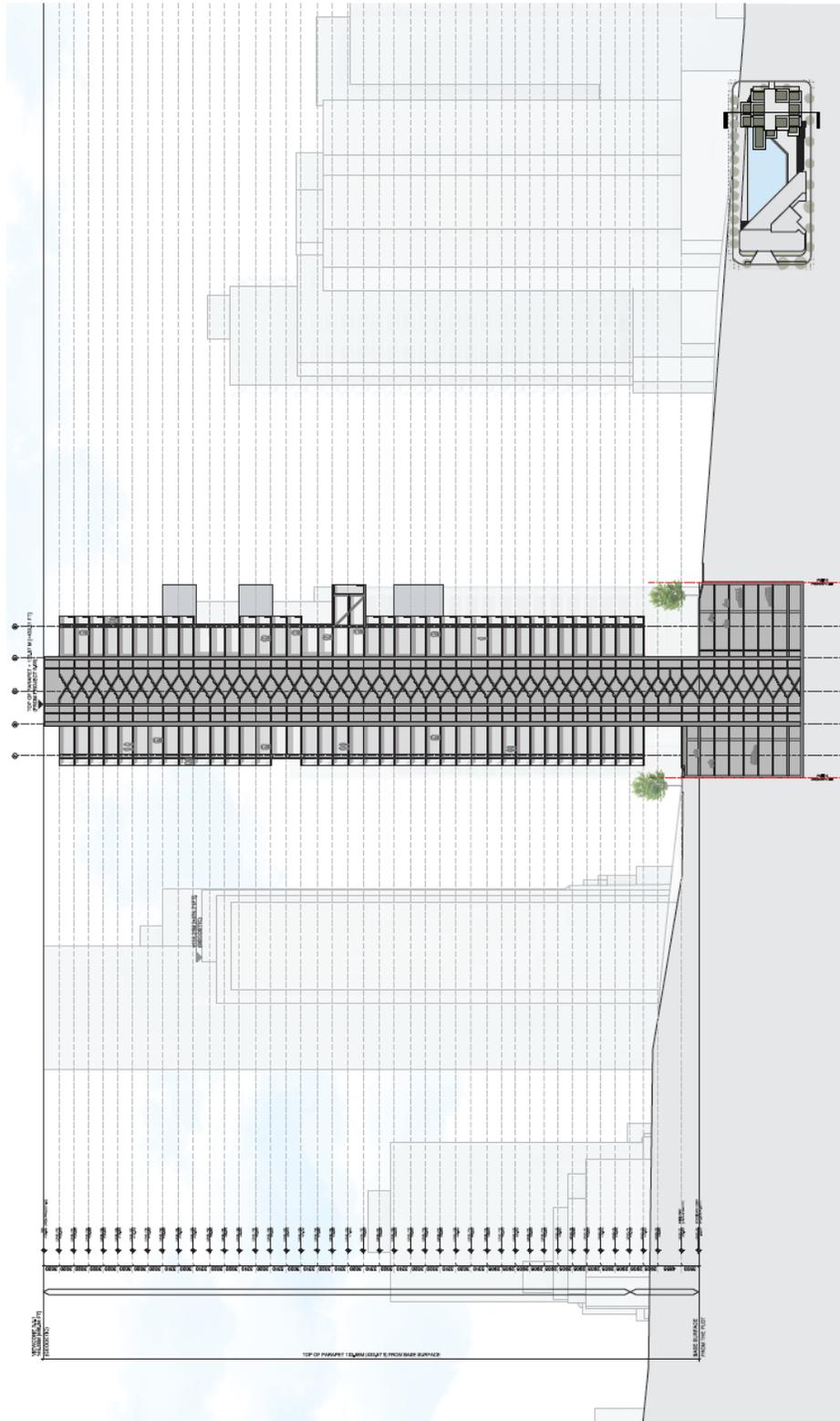


F39 Plan

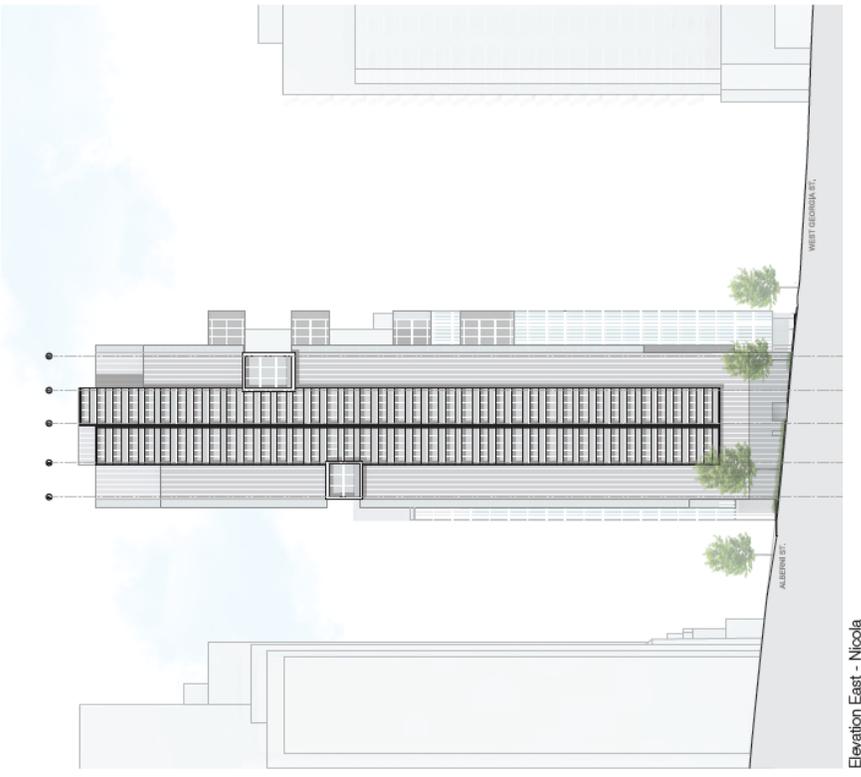
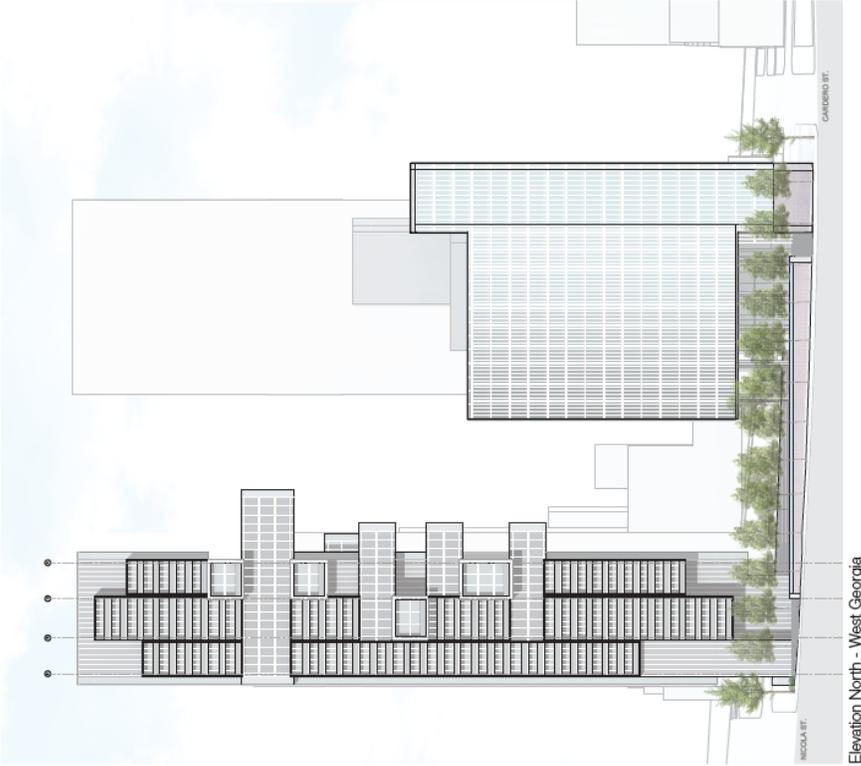
SECTION AA



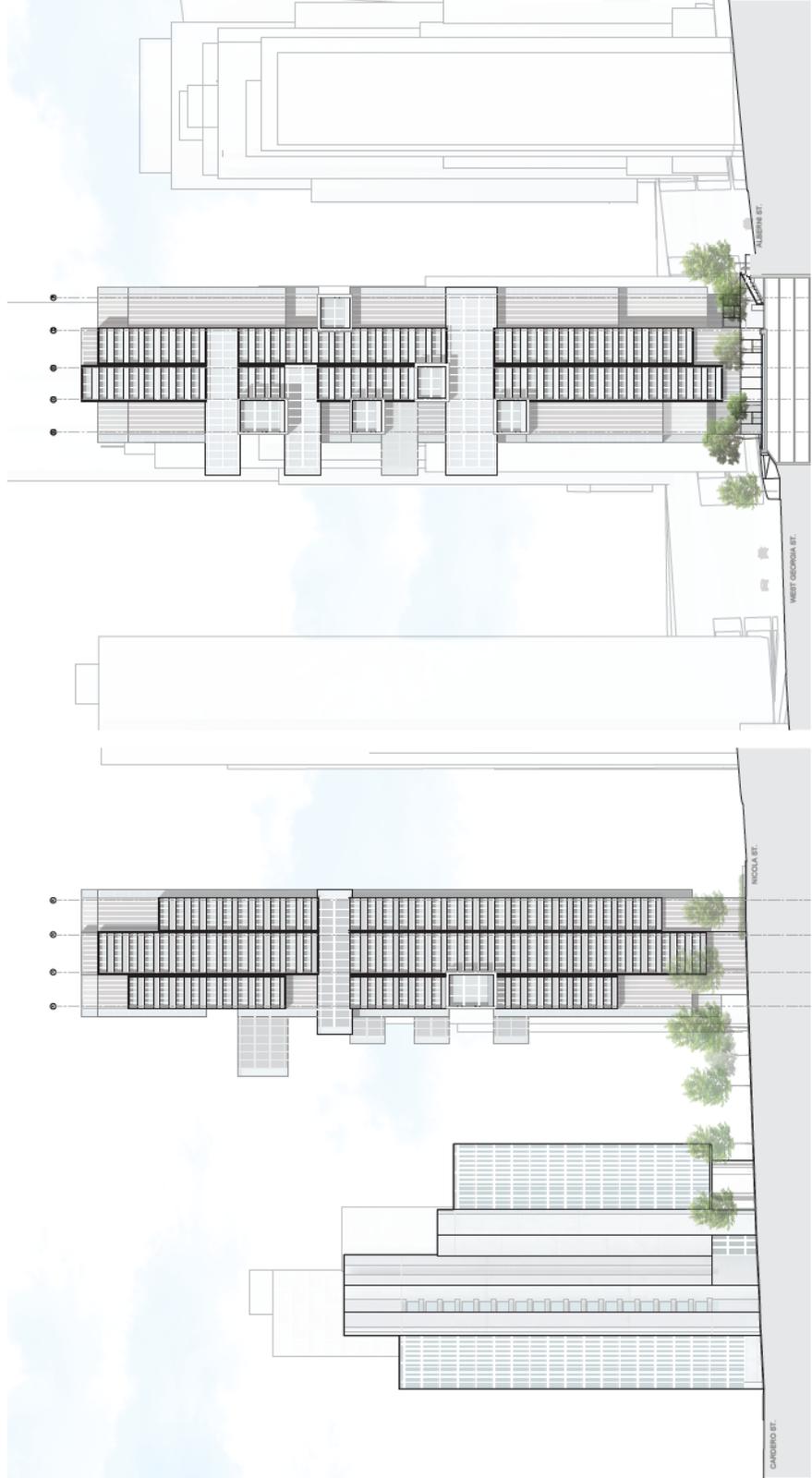
SECTION B-B



COLOURED ELEVATIONS



COLOURED ELEVATIONS



Elevation West - Plaza

Elevation South - Alberni



1500 West Georgia Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To build a 43-storey mixed-use building with market residential and ground-floor commercial uses while keeping the existing office building on site and replacing the existing reflecting pool and the public plaza.

Public Benefit Summary:

The project would result in a cash CAC contribution of \$56,938,245, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 43,250 sq. ft.)	6.00	10.82
Buildable Floor Space (sq. ft.)	259,500 sq. ft. (of which 210,300 sq.ft. is the existing office building)	468,065 sq. ft.
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq.ft. commercial)	\$768,348	\$4,023,288
	DCL (Area Specific)		
	Public Art (effective September 30, 2016: \$1.98/sf)	n/a	\$510,289
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density		\$5,693,825
	Childcare Facilities		\$10,550,000
	Cultural Facilities		
	Green Transportation/Public Realm		\$9,900,000
	Housing (e.g. supportive, seniors)		\$8,450,000
	Parks and Public Spaces		\$8,700,000
	Social, Community and Civic Facilities		\$13,644,420
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$768,348	\$61,471,822

Other Benefits (non-quantified components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Park (18%), Childcare (13%) and Utilities (8%). Revenue allocations differ for each of the Area Specific DCL Districts.

**1500 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1500 West Georgia Street
Legal Description	Amended Lots 7 (see 42783L) and 8 (see 42783L), Lots 9 and 10, Block 43, District Lot 185, Plan 92; PIDs 015-738-663, 015-738-680, 015-738-701 and 015-738-710 respectively
Applicant/Architect	Francl Architecture in conjunction with Büro Ole Scheeren
Developer/Property Owner	Bosa Properties (1500 Holdco) Inc.

SITE STATISTICS

Site Area	4017.9 sq. m (43,250 sq. ft.)	Site Dimensions: 100.58 m (330 ft.) x 39.93 m (131 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DD (Downtown) District, Area G	CD-1	--
Uses	Choice of uses per DD Area G	Office, Residential, Retail, Service	--
Max. Density	DD (Area G) 6.0 FSR (5.0 FSR max for office use) (existing office: 4.86 FSR)	10.92 FSR (all uses) 6.09 FSR (residential)	10.82 FSR (all uses) 5.96 FSR (all new construction) 5.93 FSR (residential)
Floor Area	Residue Residential: 4,226.4 sq. m (45,494 sq. ft.)	<ul style="list-style-type: none"> Total: 43,892.5 sq. m/472,470 sq. ft. New Construction: 24,011.5 sq. m/258,466 sq. ft. Residential: 24,466.8 sq. m/263,367 sq. ft. (including 543.7 sq. m/5,852.5 sq. ft. balcony area over 12% of total residential floor area exemptible per 5.6(c) of the CD-1)	<ul style="list-style-type: none"> Total: 43,483.2 sq. m/468,065 sq. ft. New Construction: 23,945.8 sq. m/257,759 sq. ft. Residential: 23,798.0 sq. m/256,167 sq. ft. (including 492.0 sq. m/5,296 sq. ft. balcony area over 12% of total residential floor area exemptible per 5.6(c) of the CD-1)
Maximum Height	DD - Overall 137.2 m (450 ft.) View Cone 3.2.1: 133.2m/436.9 ft.	New Residential Tower: 134.0 m (440 ft.)/43 storeys <small>(subject to verification that no part of the building shall protrude into any approved view cones, including View Cone 3.2.1)</small>	--
Unit Mix	--	One-bedroom 62 (28%) Two-bedroom 59 (27%) Two-bedroom+ 70 (32%) Three-bedroom 20 (9%) <u>Luxury 9 (4%)</u> Total 220 (100%)	--
Parking Spaces	Per Parking By-law	Office 112 Retail 1 <u>Residential 229</u> Total 342	--
Loading	Per Parking By-law	Class A 4 Class B 5	--
Bicycle Spaces	Per Parking By-law	Class A 370 Class B 12	New bicycle parking to be provided on site for the existing office use.