

RR-2(c)



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: June 5, 2018
Contact: Kevin McNaney
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RTS No.: 12384
VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 777 Pacific Boulevard — Sub-area 10C (1 Robson Street)

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application, on behalf of B.C. Pavilion Corporation (the "Owner"), to rezone a portion of 777 Pacific Boulevard [*PID:029-173-825; Lot 347 False Creek Plan EPP31476*] shown within the heavy bold outline on an Explanatory Plan in Appendix D from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District, to permit a mixed-use development with commercial and residential uses, be referred to a public hearing, together with:
- (i) plans prepared by Stantec Architecture Ltd., received on January 23, 2018;
 - (ii) draft CD-1 provisions, generally as presented in Appendix A;
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B; and
 - (iv) draft Design Guidelines, generally as presented in Appendix E.

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 the public hearing.

- B. THAT, if the application is referred to a public hearing, the application to amend the False Creek North Official Development Plan, 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 amending by-law, generally as set out in Appendix C, for consideration at the public hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule G, 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 Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the Owner or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone a portion of 777 Pacific Boulevard (shown within the heavy bold outline on an Explanatory Plan in Appendix D) from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District to permit a mixed-use development with commercial uses, public open spaces and residential uses. This application proposes a maximum floor area of 37,161 sq. m (400,000 sq. ft.) and a building height of 121.9 m (400 ft.). The maximum recommended height for this site is 91.4 m (300 ft.); additional height up to 121.9 m (400 ft.) can be considered under the General Policy for Higher Buildings. The site is located in the False Creek North Official Development Plan area and is considered under the Northeast False Creek Plan recently adopted by Council on February 13, 2018.

Staff have assessed the application and conclude that it meets the intent of the Northeast False Creek Plan. Staff recommend that the application be referred to public hearing, with recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to public hearing, along with conditions in Appendix B and the draft Design Guidelines in Appendix E.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Northeast False Creek Plan (2018)

- False Creek North Official Development Plan (1990)
- Report to Council on the Removal of the Georgia and Dunsmuir Viaducts (2015)
- Northeast False Creek Conceptual Plan (2015)
- Northeast False Creek: Directions for the Future (2009)
- Transportation 2040 (2012)
- View Protection Guidelines (1989, last amended 2011)
- General Policy for Higher Buildings (1997, last amended 2018)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Community Amenity Contributions Through Rezoning (1999, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Family Room: Housing Mix Policy for Rezoning (2016)
- High-Density Housing for Families with Children Guidelines (1992)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager supports this application. It is the first project to move forward in realizing the ambitious Northeast False Creek Plan, enabling the proposed new street network and the significant Public Benefits Strategy.

REPORT

Background/Context

1. Site and Context

This 0.61 hectare (1.5 acre) site is located at the southeast corner of BC Place Stadium and utilizes adjacent residual space to the stadium. In February 2011 Council approved a rezoning application for a new hotel/entertainment/casino complex, now completed and known as Parq Vancouver (Sub-area 10A), at the west side of BC Place (Sub-area 10). South of the site is the Plaza of Nations (Sub-area 6B) and to the southeast are vacant lands. To the east is the Rogers Arena complex (Sub-area 7A) that was rezoned in 2012 to allow for three towers in addition to the existing arena; two towers have now been completed. (See Figures 1 and 2).

Figure 1 — Site and Context

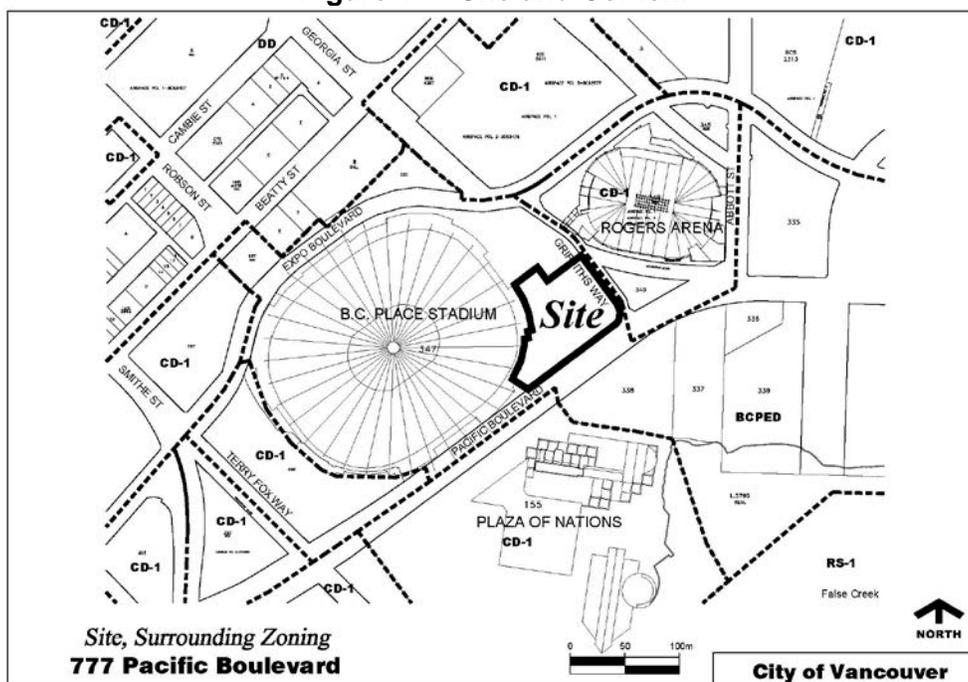
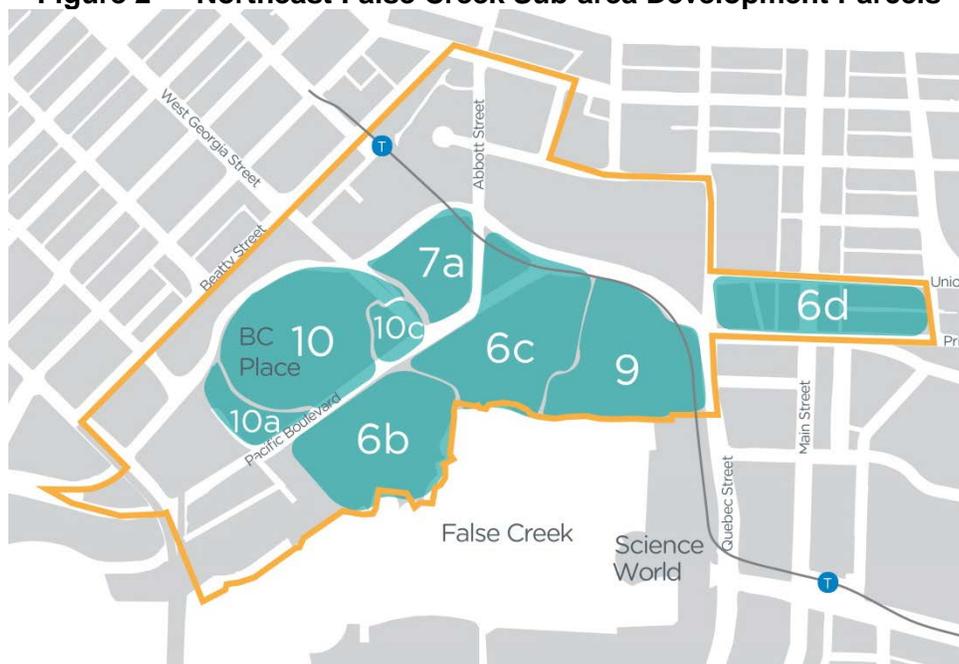


Figure 2 — Northeast False Creek Sub-area Development Parcels



2. Policy Context

In October 2015 Council directed that staff move forward with creating a plan for Northeast False Creek (NEFC) and to advance detailed infrastructure design for the replacement of the Georgia and Dunsmuir Viaducts with a new street network. Council also directed the Director of

Planning to prepare an application to rezone the lands adjacent to BC Place on Sub-area 10C to permit residential and non-residential uses. Future development of this site is an integral part of the proposed street network and ramp that will connect Georgia Street and the downtown to Pacific Boulevard and False Creek. The application is subject to certain conditions; including the condition that B.C. Pavilion Corporation (PavCo), a BC Provincial Crown corporation and the Owner of BC Place, will enter into certain rights-of-way and other legal agreements necessary to accommodate the new Georgia Street Ramp (“Georgia Ramp”) alignment and integration with the proposed mixed-use building and parkade. Accordingly, this application for rezoning of the site is being made by the Director of Planning as directed by Council in 2015 in report RTS 11057. This application will set the general form, height, density and land use permitted for this site through a CD-1 By-law (Appendix A) and draft Design Guidelines (Appendix E), enabling construction of the proposed new Georgia Ramp component in advance of, and separate from, the architectural design of the building on this site. Final design of the proposed building will be reviewed through the development permit application process and seek approval by the Development Permit Board.

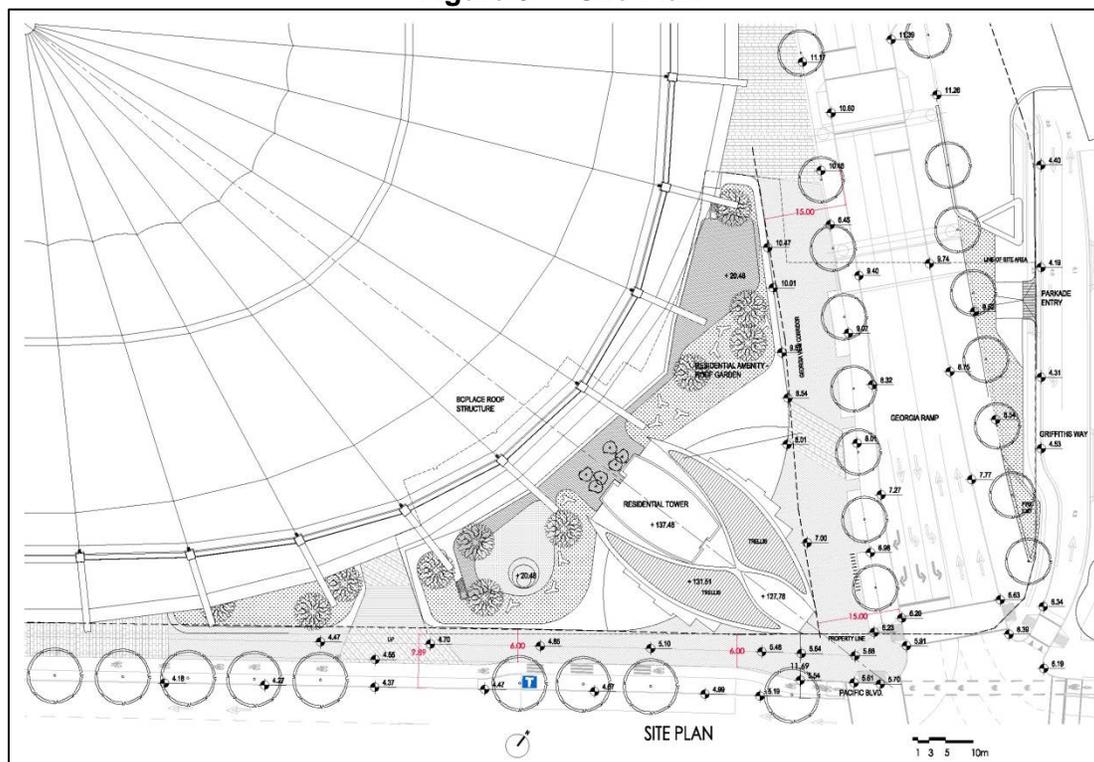
In February 2018 Council approved the Northeast False Creek Plan (NEFC Plan) as a guiding policy framework for the development of a vibrant, inclusive and sustainable, residential and commercial waterfront district, along with a proposed new street network to replace the viaducts. The NEFC Plan includes specific policy for the development of Sub-area 10C with direction on urban design, land use, character, sustainability, access and movement.

Strategic Analysis

1. Proposal

The application proposes a mixed-use building with commercial uses on the first three floors and up to 37 floors of residential use, with a building height of 121.9 m (400 ft.). Loading and three levels of parking are to be accessed from Griffiths Way. The future new Georgia Ramp would be integrated with the proposed underground parkade to facilitate the new Georgia Street alignment needed to replace the Georgia and Dunsmuir Viaducts.

Figure 3 — Site Plan



2. Integration with the Proposed New Street Network

As outlined in the NEFC Plan, removal of the Georgia and Dunsmuir Viaducts and replacement with a new two-way network of at-grade streets is essential for ensuring the safe, efficient and reliable movement of people, goods and emergency service vehicles both to and through NEFC.

Staff will be proposing an implementation and funding strategy for the NEFC Infrastructure Project for Council consideration in June 2018. Subject to Council approval, the proposed new street network provides more direct connections and removes circuitous travel patterns characteristic of the one-way street network present today. It will also support the delivery of the approximate 10,000 to 12,000 new residents and 6,000 to 8,000 new jobs envisioned by the NEFC Plan. The new street network also enables the development potential of the land parcels in NEFC, which will facilitate delivery of the public benefits identified in the NEFC Plan.

The proposed new street network contemplated in the NEFC Plan impacts a number of development sites, including Sub-area 10C. The proposed future street network would include replacing the Georgia and Dunsmuir Viaducts with a new two-way Pacific Boulevard and Georgia Street Extension, to connect Northeast False Creek, adjacent neighbourhoods and downtown (see Figure 4). Connecting Georgia Street to Pacific Boulevard, the False Creek waterfront, and integrating with the stadium area, is a major city-building opportunity. The development of the Sub-area 10C site is a pivotal piece in implementing this critical connection and the street network envisioned in the NEFC Plan.

A right-of-way over a portion of the site is needed to accommodate the proposed new Georgia Ramp alignment from Citadel Parade to Pacific Boulevard, and the new Georgia Ramp would be built above the proposed parkade for the new Sub-area 10C development. The new alignment offers an improved connection from the downtown to the False Creek waterfront and would integrate pedestrian access along Georgia Street and Pacific Boulevard to BC Place Stadium. It will also form part of the Post-Disaster Response Route through NEFC as identified in the NEFC Plan. As such, the design of this section of the parkade must be in accordance with a 'Lifeline' seismic classification as outlined in the Canadian Highway Bridge Design Code (CAN/CSA-S6-14). Through this application, the necessary street rights-of-way, access agreement and sidewalk improvements would be secured to create the new Georgia Street, and integrate the site with the existing BC Place concourse and the new Georgia Ramp. The proposed new street network will require some changes to the street network adjacent to BC Place and Parq Vancouver. City staff will work with BC Place and Parq Vancouver operators to ensure that operational impacts are minimized during construction.

Figure 4 — Proposed New Street Network in Northeast False Creek



3. Land Use, Density and Height

The NEFC Plan looks to establish a vibrant and celebratory events destination for locals and visitors that includes a mix of job space and mixed housing opportunities. This site is integral to creating connections from the waterfront by transitioning the almost 14 m (45 ft.) of elevation change from the waterfront to the downtown core. The NEFC Plan allows for a maximum of 37,161 sq. m (400,000 sq. ft.), subject to consideration under the General Policy for Higher Buildings, of mixed-use development including job space to strengthen the Events and Entertainment District.

The NEFC Plan recognizes the intersection of Georgia Street and Pacific Boulevard as a gateway into the downtown. Taller buildings are proposed at this intersection to visually emphasize the importance of this place in the downtown skyline and mark the centre of the Events and Entertainment District, which is of city, regional and provincial importance. The NEFC Plan and the General Policy for Higher Buildings supports the projection of three towers that together form the Georgia Gateway, into the Cambie View Cones 9.1 and 9.2.2 from their

origins at Cambie Street between 10th and 11th Avenues and 12th Avenue, respectively, and the Queen Elizabeth Park View Cone 3.2.3 in the View Protection Guidelines. The tallest towers would be located at the intersection of Georgia Street and Pacific Boulevard, including the two tallest on Sub-area 6C up to 129.5 m (425 ft.) and stepping down to a third tower at a maximum height of up to 121.9 m (400 ft.) on Sub-area 10C, the subject site of this application. In order to achieve the proposed height of 121.9 m (400 ft.), exemplary design and sustainability performance will be required as outlined in the General Policy for Higher Buildings and the draft Design Guidelines for this site at time of development permit application.

The recommended zoning and draft Design Guidelines also allow a lower, larger floorplate tower with approximately 26 storeys of residential use that would sit below the Cambie View Cones at a maximum height of 91.4 m (300 ft.), if the additional height is not granted under General Policy for Higher Buildings.

This rezoning application under the NEFC Plan is for preliminary forms of development, setting maximum floor area and heights while providing for flexibility and innovation through the draft Design Guidelines. The final form of development will be established through the development permit process, including reviews under the General Policy for Higher Buildings, if applicable. It is recommended that the development permit application for this site, and others under the NEFC Plan, be reviewed by the Development Permit Board due to the complexity and anticipated discretionary approvals.

4. Form of Development

Since the renovation of the stadium roof and introduction of the spires and light ring, the stadium has become a valued icon of the Vancouver skyline. As such, one of the key urban design principles for Northeast False Creek is to shape, locate and design future development to retain views to the stadium where possible. This has been a primary generator of the design concept for the Sub-area 10C site. The residential tower above the podium is designed to maximize the retention of public views to the spires and lights of BC Place from the future Georgia Plaza, Georgia Wharf and along Pacific Boulevard. The length of the building is organized on a radial of the BC Place stadium structure to both maximize views to the stadium and minimize the extent to which units look directly at the stadium. The lens shape of the building form optimizes views to the stadium from multiple vantage points around the intersection of Georgia Street and Pacific Boulevard (see Figure 4). Alternatively, with a lower building and larger floor plate, the building footprint could expand into a v-shaped form that would reduce the extent of local views to the stadium, while still achieving the objective of retained stadium views overall (see Figure 5).

Figure 4 — Georgia Gateway Higher Building Form (121.9 m/400 ft. height)

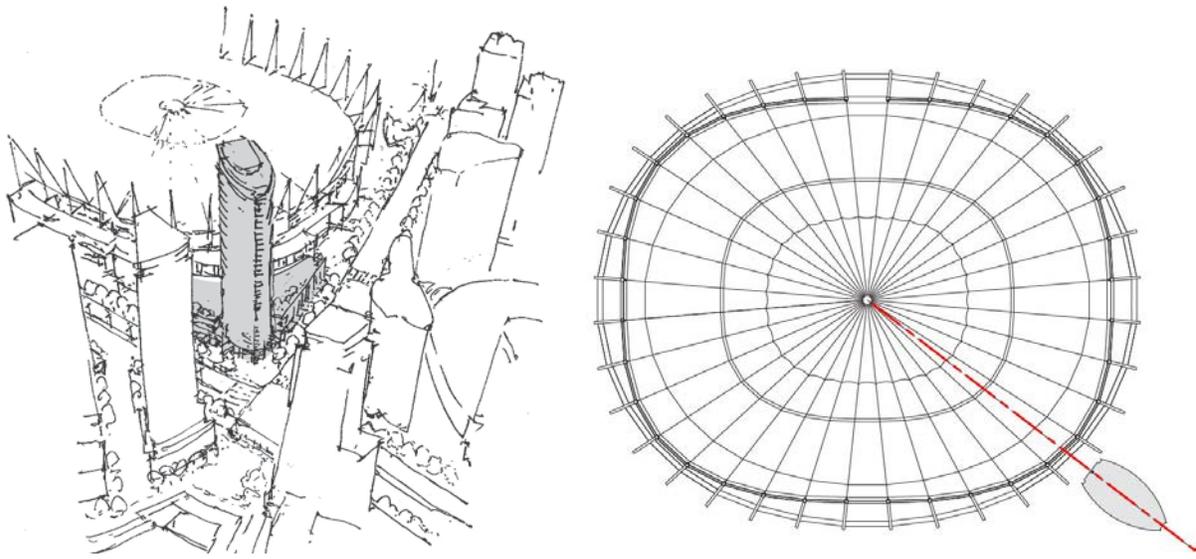
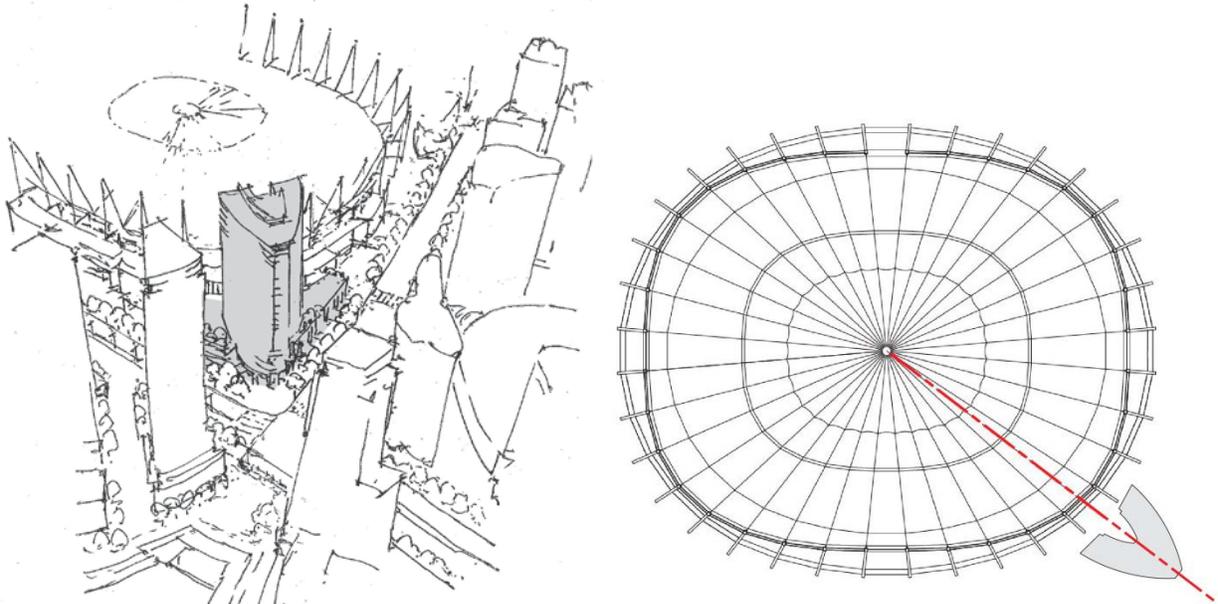


Figure 5 — Below Cambie Street View Cones Tower Form (91.4 m/300 ft. height)



As noted in the section 3 of this report on height, should the architectural design proceed with the taller option that projects into any of the three view cones, the proposal will be reviewed as outlined in the General Policy for Higher Buildings during the development permit process. The Policy seeks to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the City's objective for carbon neutrality. Conditions (b)1 and (b)2 in Appendix B seek design development to achieve these objectives, with particular regard to the skyline set against the mountains as viewed from the Cambie Street View Cones and

Queen Elizabeth Park View Cone. The enhanced Urban Design Panel review process set out for higher buildings will include design and sustainability experts.

Another important design influence is Georgia Street as the ceremonial street of the city connecting water to water. The building is set back and aligned to create a minimum 15 m (49 ft.) wide sidewalk boulevard area to accommodate pedestrian movement to and from events and to False Creek from the downtown. The low- to mid-rise base of the building will have frontages that are active both during major events and at other non-programmed times. The floorplates of the building base step with the slope of Georgia Street to support activation and engagement with the street. The building form, at all levels, has been set to frame public views down Georgia Street to Science World as the focal point of the Georgia Street-end View. The building will be further set back at the corner of Georgia Street and Pacific Boulevard to enhance pedestrian space at the intersection along with additional pedestrian space around the structural base of the tower. Condition (b)3 in Appendix B seeks to ensure that the development contributes to the experience of Georgia Street as the city's prime ceremonial street. Condition (b)4 in Appendix B addresses integration of the public realm with the design of supporting underground structure, and any interim conditions that may result from construction phasing.

Pacific Boulevard is envisioned as a complete and 'Great Street' with legacy-scale street trees defining safe, comfortable, and generous pedestrian and cycling areas. As well, the future Pacific Boulevard will be designed to be flexible to be closed for special events as part of the NEFC Events and Entertainment District. The base of the building is designed to contribute to Pacific Boulevard with active uses and additional setback outdoor areas for restaurants, cafes and displays.

Key urban design principles for NEFC are to create 'A Unique Place' and 'New Building Typology' for Vancouver. The creation of living spaces that offer a sense of ground, green and garden on upper building levels is among the directions for the new typology and has been an important part of conceptual plans for the development of Sub-area 10C. The proposal provides multi-level outdoor garden and amenity spaces with trees and landscape that are open through the building on upper levels of the tower. The rooftop of the building base is a useable green space and amenity area for residents; as well, further green roof areas fold down the edge bringing a visible sense of green to the corner of Pacific Boulevard and Georgia Street. Additional balcony areas to support trees on the surface of the building are encouraged in the draft Design Guidelines as part of a strategy to maximize tree canopy and vegetation at ground, balcony and rooftop levels to combat urban heat island effect as well as providing quality habitat for pollinators, birds and micro-organisms.

Urban Design Panel — The Urban Design Panel reviewed the draft NEFC Plan, and preliminary proposals for the NEFC development sites in a full session workshop on June 14, 2017 (see Appendix F for Panel minutes). Urban Design Panel advice and commentary was sought on the proposal to create a new Georgia Gateway with the three buildings at the new corner of Georgia Street and Pacific Boulevard exceeding heights of the Cambie Street and Queen Elizabeth View Cones with an increase from approximately 91.4 m (300 ft.) to 129.5 m (425 ft.). In principle, the Panel supported the idea of marking the new Georgia Gateway with taller buildings that exceed the view cones, however the Panel thought that greater variation and a hierarchy in height needed to be established. In response, the proposed height of Sub-area 10C was decreased to a maximum of 121.9 m (400 ft.). Condition (b)2 in Appendix B requires design development to shape and sculpt the tower at upper levels to establish a dialogue between the three towers that together form the Georgia Gateway and to take full advantage of the opportunity to shape the city skyline. In general, the proposal was well

received by the Panel; however, it was thought that there could be more activation at grade and more height at the building base, as well as activation along the current blank stadium base on Pacific Boulevard. The proposal has since been modified to provide more pedestrian space along Georgia Street, enhanced setbacks at the future intersection of Georgia Street and Pacific Boulevard, as well as stepped floorplates providing direct connection and activation between commercial spaces and the street. Condition (b)3 in Appendix B, and the draft Design Guidelines call for street level activation to further address the important role this proposal plays in activating both the Georgia Street and Pacific Boulevard 'Great Street' frontages. The draft Design Guidelines encourage additional lower levels, beyond the two and three proposed, at the building base to enhance street activation and overlook, as well as additional street level uses moving west along Pacific Boulevard.

5. Event Noise Mitigation and Thermal Comfort

The NEFC Plan also requires that new residential buildings meet higher standards of acoustic performance to maximize livability and mitigate the impacts from local events and entertainment noise. Recent developments at Rogers Arena include a significant number of residential units; these units were designed to mitigate noise from events while ensuring thermal comfort for residents. New residential towers will be required through the development permit process to propose appropriate building designs that address noise impacts.

Existing building designs around the stadia have been designed and demonstrated to achieve an acceptable level of noise reduction within residential units. This building will also be designed for livability with the noise and vibrancy of the stadia and the Events and Entertainment District. In addition to the advantageous orientation and shaping of the building, enclosed balconies are proposed on units in closest proximity to BC Place stadium, and the draft CD-1 By-law (Appendix A) and accompanying draft Design Guidelines (Appendix E) specify decibel levels to be met, and require a strategy outlining how these goals will be achieved. The units will need to ensure adequate ventilation and cooling to enable windows to remain closed during noisy event times. Condition (b)5 in Appendix B requires an outline of strategies in the building design to achieve the noise levels required under the acoustics section of the proposed CD-1 By-law (see also Appendix A).

6. Transportation and Parking

Vehicle and bicycle parking are proposed within an underground parking garage accessed from Griffiths Way. The Georgia Ramp will be integrated with the parking garage and depending on construction phasing would be built prior to the building construction in order to accommodate the new street network. Loading, including loading to BC Place, will also be accessed from Griffiths Way and Expo Boulevard. In addition, street design considerations must include the ability to accommodate for all life-safety and egress requirements from BC Place. Engineering staff will continue to work with BC Place operators to implement a traffic plan for loading, vehicles, patrons and pedestrians during and after construction on the street network (see Appendix H).

Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the Owner/developer satisfies the rezoning conditions included in Appendix B and provides parking spaces in accordance with the Parking By-law. Parking spaces for BC Place Stadium, including replacement of existing surface parking, will also be considered at time of development permit application.

7. Environmental Sustainability

At the time of development permit application, City staff will seek a commitment to a high level of overall sustainability as outlined in the Council-approved NEFC Plan. It is expected that the Owner/developer will demonstrate leadership in sustainable development, to build on the legacy of Southeast False Creek and to work towards the City's multifaceted sustainability goals.

Referring to policies such as the Green Buildings Policy for Rezoning, Greenest City Action Plan, Integrated Rainwater Management Plan, Transportation 2040, as well as the General Policy for Higher Buildings, if applicable, the Owner/developer will be required to demonstrate how the development significantly reduces or eliminates reliance on fossil fuels and works towards zero carbon emissions. The Owner/developer will also be required, prior to issuance of the development permit, to enter into legal agreements to secure delivery of a Post Occupancy Study (POS) and energy emissions reporting to the satisfaction of the Director of Sustainability.

Under the General Policy for Higher Buildings, the proposal will be subject to additional measures beyond the Green Buildings Policy for Rezoning. The higher building proposal will be reviewed by subject matter experts on high performance buildings and will be expected to demonstrate leadership and advances in energy consumption.

A transportation plan to address the goal of a two-thirds mode-split in favour of walking, cycling and transit over private car use will be a requirement. The transportation plan will build in support for future widespread electric vehicle (EV) ownership, including capacity to easily retrofit additional charging connections.

The Owner/developer will make maximum use of tree canopy and vegetation at ground, balcony and rooftop levels to combat the urban heat island effect, as well as providing quality habitat for pollinators, birds and micro-organisms. Rainwater that falls within the parcel will be required to be treated as an asset to be cleaned and used on site before a minimal quantity is conveyed through City infrastructure. Per capita potable water use will be reduced and conserved as a precious resource; greywater recycling should be utilized for irrigation and toilet flushing where possible.

Strategies for food systems and zero waste should be integrated into the building infrastructure and programming as per the NEFC Plan as well as a resiliency plan to reduce the impact of future stressors such as drought, excessive heat, earthquakes and flooding.

8. Low-carbon Energy

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. With a target to achieve a 120,000 tonnes/year CO₂ reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high density areas of the City. In February 2018, Council approved plans for expansion of the existing City-owned low-carbon Neighbourhood Energy Utility (NEU) that included the provision of service to areas of NEFC.

In support of the environmental sustainability goals set out in the NEFC Plan, Energy Utility System By-law No. 9552 requires all new developments within the designated service area to connect to the City-owned low-carbon NEU. As such, conditions of rezoning have been incorporated herein that provide for NEU compatibility and immediate connection to a City-owned low-carbon NEU, if available.

9. Proposed Amendments to the False Creek North Official Development Plan

The False Creek North Official Development Plan (FCN ODP) currently allows for existing buildings, including BC Place Stadium and Parq Vancouver, and future commercial uses. The NEFC Plan provides further policy direction for this site, including land use, height, density and form of development. Additionally, the proposed new street network indicates improved access to BC Place with the removal of the Viaducts and the new two-way Pacific Boulevard. The amendments to the FCN ODP required to allow for this proposed rezoning of Sub-area 10C are described in detail in Appendix C and are summarized as follows:

- Update Section 3.4 to refer to the NEFC Plan for Sub-area 10C
- Update Section 6.13 to reflect the NEFC Plan for Sub-area 10C
- Include proposed street network as a new Figure #9d
- Update Figure #11 to include Sub-areas 10A (Parq Vancouver) and 10C (subject site)
- Update Figure #12c R to permit additional height for Sub-area 10C

PUBLIC INPUT

NEFC Planning Process — The NEFC Area Planning Process was a multi-phased process led by Planning, Urban Design and Sustainability in conjunction with Engineering Services and the Vancouver Board of Parks and Recreation. The engagement process for the NEFC Plan was designed in four phases. Phase 1: Ideas, Interests, and Opportunities was designed to gather big ideas for the future of NEFC, with a focus on people and public spaces. Phase 2: Emerging Directions was designed to use the big ideas generated in Phase 1 to develop emerging policy directions for the area. Phase 3: Draft Area Plan took the feedback and key themes from Phase 2 and used them to develop policy for the Draft Area Plan document. Feedback gathered in this phase was used to refine the Area Plan for Phase 4: Refined Area Plan. This application was included in Phase 3 of the engagement process.

During the planning and consultation processes, concerns were expressed that development in NEFC would further impact public views of the BC Place stadium spires and lights similar to the Parq Vancouver development to the west of the stadium. In response, the proposed building form and the draft Design Guidelines for Sub-area 10C are part of an overall strategy in NEFC that ensures views to the stadium can be framed and retained while achieving densities appropriate to the site's downtown location.

Figure 6 — Northeast False Creek Planning Timeline



Public Notification — As part of the NEFC Area Planning Process, a total of 19,063 notification postcards were distributed within the neighbouring area on or about May 19, 2017. In addition, people were notified via newspaper ads (in English and Traditional Chinese), listserv emails and social media posts and ads, and posters were distributed at 73 SRO hotels. Notification and application information and an online comment form were provided on the City of Vancouver's Rezoning Centre webpage (vancouver.ca/rezapps). A community open house and block party was held from 11 am - 7 pm on June 10, 2017 on Carrall Street between Keefer Street and Expo Boulevard (600 block of Carrall Street). Staff, the Owner/developer team, and approximately 3,500 people attended the street party.

During Phase 3, a Talk Vancouver survey was conducted between June 10 and July 1, 2017, including a section on urban design policies for Sub-area 10C, asking respondents regarding the Draft Plan policies in each chapter. Later, in Phase 4, another Talk Vancouver survey conducted between November 18 and December 2, 2017, asking respondents regarding the changes made to the Plan policies for NEFC (changes from Draft to Refined Plans).

Public Response — During public engagement for the NEFC Plan, a total of 82 emails, online comment forms, sticky note comments regarding development on Sub-area 10C were submitted by individuals. The Talk Vancouver surveys conducted in June/July 2017 and November/December 2017 also sought feedback regarding the Sub-area 10C policies, and a total of 1,176 responses were received. Support was expressed for the provision of housing, as well as for the pedestrian-oriented character of the street frontage. Concerns about heights, views, affordability and inclusivity of the development were raised, particularly regarding families. Public opinion on the overall form of development and architectural character were supported with mixed opinion about the height. A public consultation summary is included in Appendix F.

Subsequent to the public engagement for the overall plan and during the time that the NEFC Plan was being considered by Council, significant interest and concern developed regarding the proposed extension of the building into the Cambie Street and Queen Elizabeth Park View Cones. Approximately 200 emails, letters and form letters were received by Council and staff during the adoption of the NEFC Plan expressing concern with the proposal for higher heights of the three Georgia Gateway buildings and the implications for Vancouver's public mountain views and View Protection Guidelines. Planning staff have reviewed the concerns and are confident that the Georgia Gateway buildings outlined in the General Policy for Higher Buildings are unique, limited and clearly defined and does not diminish the strength or certainty of Vancouver's public view policies.

Conditions (b)1 and (b)2 in Appendix B highlight the significance of the Georgia Gateway and call for exceptionally high standards for architectural design and sustainability along with shaping and sculpting of the buildings with consideration for the city skyline set against the mountains.

PUBLIC BENEFITS

This rezoning Owner/developer offers specific public benefits consistent with City policies which address changes in land use and density, described below:

Public Benefits — Required by By-law or Policy

Development Cost Levies (DCLs) — Sites within the FCN ODP are exempt from contributing DCLs as per the DCL By-Law No. 9755. Public amenities and infrastructure are to be secured and negotiated as part of the approval of each CD-1 application under the FCN ODP, therefore there are no DCLs payable on the development of this rezoning site.

Public Art — The Public Art Policy and Procedures for Rezoned Developments requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The Public Art budget is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation. A NEFC Public Art Master Plan is currently being developed and all applications will be required to conform to this plan when creating their art plans for public art commissions.

Developers may fulfil 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.

Public Benefits — Offered by the Land Owner

In 2008 Council amended the FCN ODP to permit 130,064 sq. m (1.4 M sq. ft.) of floor area, including 65,032 sq. m (700,000 sq. ft.) of residential use and 65,032 sq. m (700,000 sq. ft.) of commercial uses on the BC Place lands in exchange for the Province, through PavCo, to replace the roof and upgrade BC Place Stadium. The upgrading was a much superior option to meet sustainability objectives.

Beyond the PavCo site, the Province is a valuable partner with the City in remediating the environmental conditions of the formerly industrial False Creek area, and in helping to meet the mutual aspiration for affordable housing across NEFC.

Community Amenity Contribution — Under the City's Financing Growth Policy, Community Amenity Contributions (CACs) typically apply to private applications. As the Director of Planning is initiating this application, the policy is not applicable. In situations where CACs do not apply, public benefits will be determined and secured on a project-by-project basis. Staff recommend that the previously completed stadium upgrades by PavCo to BC Place Stadium, as agreed between the City and PavCo in the 2008 Stadium Upgrade Agreement and other benefits

including the statutory right-of-way for the Georgia Ramp be considered as public benefits for this application.

Georgia Street Integration — As part of the development for the Sub-area 10C site, the concourse of BC Place will be fully integrated into the new Georgia Street alignment and contribute to connections between the stadia, SkyTrain and the waterfront. A plaza and the concourse will incorporate seating steps, furnishings, street trees, distinct paving and lighting, space for food trucks and events, and a clear entrance to the building and provide space for patrons exiting the BC Place stadium.

Financial Implications

As noted in the section on Public Benefits above, there are no cash CACs or DCLs associated with this rezoning. Public benefits for this application are the completed upgrades to BC Place Stadium which was considered a significant community amenity and the statutory right-of-way necessary to construct the new Georgia Ramp.

If the rezoning application is approved, the Owner/developer will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, as per the future NEFC Public Art Plan.

CONCLUSION

The proposed rezoning is for a mixed-use development with commercial and residential uses, while integrating with the proposed new street network. The proposed rezoning would enable a diversity of new housing and services contributing to the Events and Entertainment District in Northeast False Creek. The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the Northeast False Creek Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A and draft Design Guidelines shown in Appendix E. Further it is recommended that, subject to the public hearing, the application including the preliminary form of development as shown in the plans in Appendix G, be approved in principle, subject to the Owner/developer fulfilling the conditions of approval in Appendix B. The General Manager of Planning, Urban Design and Sustainability also recommends that consequential amendments to the FCN ODP, generally as outlined in Appendix C, be referred to the same public hearing.

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**777 Pacific Boulevard
DRAFT CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), 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 Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store and Small-scale Pharmacy;

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop — Class A, Repair Shop — Class B, Restaurant, School — Arts or Self-Improvement, School — Business, School — Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communications Uses, limited to Public Utility and Radiocommunications Station; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.

Conditions of use

- 3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.2 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,
 - (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".
- 3.3 Interim uses may be permitted if they are associated with BC Place Stadium.

Floor area and density

- 4.1 The total floor area for all uses must not exceed 37,161 m².
- 4.2 The floor area for all commercial uses must be at least 5,000 m².

- 4.3 The floor area for all residential uses must not exceed 27,871 m².
- 4.4 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 12% of the permitted floor area;
 - (b) patios and roof gardens, provided that 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 that are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of the lesser of 10% of the total permitted floor area or 929 m²; and
 - (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) enclosed residential balconies provided for noise mitigation for units determined to be closest to the BC Place Stadium, if the Director of Planning or Development Permit Board first considers the Design Guidelines of this CD-1 By-law, and approves the design and location of any such balcony enclosure, except that the total area of all enclosed balcony exclusions must not exceed 4% of the total residential floor area;
 - (b) outdoor amenity spaces on upper levels to a maximum of 550 m²;
 - (c) multi-storey building voids associated with the above outdoor amenity spaces; and
 - (d) horizontal structured areas extending from the building face for trees, plants, and other vegetation, if the Director of Planning first considers the Design Guidelines

of this CD-1 By-law, except that the total area of all such structured area exclusions must not exceed 4% of the total allowable floor area.

- 4.7 The use of floor area excluded under sections 4.5 and 4.6 must not include any purpose other than that which justified the exclusion.

Building Height

- 5.1 Building height, measured from a base surface of 5.88 m, must not exceed 91.4 m, and no portion of the building shall protrude into the view cones approved by Council, as set out in the City of Vancouver View Protection Guidelines.
- 5.2 The Development Permit Board may permit an increase in the maximum building height to 121.9 m, measured to the top of the parapet wall on the uppermost habitable floor, provided that it first considers all applicable Council policies and guidelines, including the Design Guidelines for this CD-1 By-law, the Northeast False Creek Plan and the General Policy for Higher Buildings.
- 5.3 The Director of Planning or the Development Permit Board may permit a greater height than otherwise permitted by section 5.2 for:
- (a) mechanical appurtenances such as elevator machine rooms;
 - (b) access and infrastructure required to maintain green roofs or roof-mounted energy technologies, including solar panels and wind turbines;
 - (c) decorative roof and enclosure treatments which, in the opinion of the Director of Planning, enhance the appearance of the building and integrate mechanical appurtenances; and
 - (d) items similar to any of the above, if the Director of Planning first considers:
 - (i) the effects on public and private views, shadowing, privacy, and noise impacts, and
 - (ii) all applicable policies and guidelines adopted by Council.

Acoustics

6. 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

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**777 Pacific Boulevard
PROPOSED 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 public hearing.

CONDITIONS OF APPROVAL OF THE PRELIMINARY FORM OF DEVELOPMENT

- (a) That the proposed preliminary form of development be approved by Council in principle, generally as prepared by Stantec Architecture, on behalf of B.C. Pavilion Corporation (PavCo) and the Director of Planning, and stamped "Received Planning Department, January 23, 2018", provided that the General Manager of Planning, Urban Design and Sustainability may allow alterations to this preliminary 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 Owner/developer shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Design development in accordance with the General Policy for Higher Buildings (if applicable) to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.

Note to Owner/developer: This building will be reviewed in accordance with the General Policy for Higher Buildings if any height and mass is proposed that extends into the Cambie View Cones 9.1 and 9.2.2 (approximately 300 ft.) or the Queen Elizabeth View Cone 3.2.3. Refer to the General Policy for Higher Buildings for more information regarding the requirements.

- 2. Design development to shape and sculpt the tower at upper levels to establish a dialogue between the three towers that together form the Georgia Gateway and to take full advantage of the city skyline shaping opportunity this presents.

Note to Owner/developer: Particular consideration should be given to the skyline set against the mountain backdrop as viewed from the origins of the Cambie View Cones 9.1 and 9.2.2 and the Queen Elizabeth View Cone 3.2.3, as well as other vantage points along Cambie Street.

3. Design development to ensure that the development of Sub-area 10C supports Georgia Street as the prime ceremonial street in the city and a pivotal piece in connecting the downtown to False Creek.

Note to Owner/developer: While the preliminary concept establishes the basis for the active streetscape sought along the south edge of Georgia Street, further consideration should be given to the detailed design and relationship between the proposed stair core, supporting structures, and the public realm at the juncture of Georgia Street and Pacific Boulevard, including whether the exit core could be pulled further back from the corner and integrated into the interior of the building base. Further consideration should also be given to the design and activation of the north side of Georgia Street and coordination and integration with evolving concepts for connections between other adjacent developments and Georgia Street. In general, accommodation and successful integration of exiting from the stadium, the proposed building, and the underground parking are all areas that will require careful consideration and design development as the design progresses, with particular regard for CPTED principles.

4. Design development to ensure integration and coordination of the Phase 1 parking structure with the Georgia Ramp and the public realm it supports.

Note to Owner/developer: A plan and strategy is needed for the interim treatment of the Phase 2 area ensuring appropriate pedestrian circulation and landscape treatment should there be a delay or uncertain timing between the implementation of the Georgia Ramp and the construction of the tower and its base.

5. Design development to ensure the acoustical performance of the building considering its immediate adjacency to the stadium and location in the Events and Entertainment District of NEFC.

Note to Owner/developer: Outline strategies in the building design to achieve the required noise levels outlined in the CD-1 By-law.

6. Provide an Acoustical Design Strategy prepared by professionals in acoustic and mechanical engineering outlining approaches in the building design to achieve the requirements under the acoustics section of the proposed CD-1 By-law and draft Design Guidelines with the development permit application, meeting the following performance criteria:

- (a) Noise isolation design strategies and passive and/or mechanical cooling;
- (b) Mitigate event noise to achieve noise levels between 40 dBC and 50 dBC within the units during event periods; and
- (c) Ensure summertime internal thermal comfort levels in line with ASHRAE 55 v. 2010 or newer (with windows closed).

Note to Owner/developer: Building orientation and construction must mitigate as much as possible events in major facilities and outdoor spaces which will

produce high levels of noise, particularly base noise (dBC), on a regular basis, and for significant periods of time.

7. As part of the development permit application, the Owner/developer must take measures, including covenants on title for initial and future purchasers, and notices in rental agreements, inclusion in marketing and disclosure documents, and signage on buildings, to notify residents that their dwelling unit is located in an Events and Entertainment District and to advise of anticipated noise levels.

Landscape Design and Sustainability

8. Design development to the overall structural design to ensure adequate soil volumes and planting depths for plants and trees, intensive green roof terraces and extensive green roofs.

Note to Owner/developer: To ensure the long term viability of planting on slab and exposed upper roof conditions, soil depths must meet or exceed BCLNA planting standards. Consider the following:

- (a) Angling the slab at the junction of the outer wall and ceiling of the underground parkade;
 - (b) Lowering the slab below plaza level to create contiguous tree planting troughs such that the tree base is level with the surrounding walking surfaces. The soil volume targets should be considered at a minimum of 12 m³ (cylindrical planters) or 16 m³ (rectangular planters), with 1 m depth and 2 m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover;
 - (c) Soil cells, structural or enhanced native soils and contiguous planting troughs should be explored.
 - (d) Fully integrated planters should be provided, rather than add-on movable planters;
 - (e) Avoid the necessity to mound soils to obtain minimum soil depths; and
 - (f) Further details of a successful strategy will be required at the development permit stage.
9. Design development to the sustainable site strategy and landscape plan (private property) to include the following:
 - (a) A robust tree canopy replacement and layered planting plan at the ground level, upper levels, amenity areas and private terraces;
 - (b) Extensive green roof coverage, wherever possible;

- (c) Explore opportunities for green walls, in appropriate locations, rather than blank expanses of exterior wall; and
- (d) Strategies to maximize free or open-grade to allow for greater vegetated canopy growth and diversity. Increased areas of free-grade will allow infiltration of rainwater into the sub-soils. Raingardens and water features should be integrated into a rainwater management plan.

Note to Owner/developer: Pull back or chamfer slab wherever possible for a greater amount of permeable area within the property lines.

- 10. Design development to reduce or eliminate potable water use in the irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas.

Note to Owner/developer: Potable water may be considered for urban agriculture areas and patios. Individual hose bibs should be provided for all patios of 9.3 m³ or greater in size, to encourage patio gardening.

- 11. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning at a minimum, including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Owner/developer: The Owner/developer will be required to demonstrate that the development is on track to achieve the above requirements at each permitting stage. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements.

- 12. Indicate how the proposal will exceed the applicable city policies for Green Buildings and whether the project will be pursuing the Near Zero Emissions or the Low Emissions pathway under the policy.

Note to Owner/developer: Completion of the applicable checklist by the project energy modeller, showing that the project meets the performance limits for energy use, heat loss, and greenhouse gas emissions, together with key inputs will be required at the time of development permit application.

- 13. Indicate how the development will meet the General Policy for Higher Buildings through the development permit process, if applicable.

Note to Owner/developer: If the proposed building exceeds 91.4 m measured from base surface the General Policy for Higher Buildings will be applicable and the development will be subject to all the requirements of the policy such as but not limited to: building energy consumption, connection to a low-carbon heat and cooling source, review by a panel of design and sustainability experts. See Urban Condition (b)1.

14. Design development to ensure that no habitable spaces or critical infrastructure is located below a flood construction level of 4.8 m GVRD datum (also known as CGVD28 datum) as prescribed in “Flood Construction Levels and Regulations related to Designated Flood Plains” in the Vancouver Building By-law No. 10908, or the approved Northeast False Creek Plan or as per policy at the time development application, whichever is higher.
15. Submit a letter of credit, prior to the issuance of the development permit, to the General Manager of Engineering Services for assurance of the Post Occupancy Study (POS) completion, for the following:

- (a) Provision of a “Post Occupancy Study” (POS) three (3) years following the issuance of an occupancy permit for each building to the satisfaction of the Director of Sustainability;

Note to Owner/developer: Including but not limited to data, tables, graphs and other analytic tools to best illustrate sustainability trends in the development including but not limited to: annual energy demand, building systems efficiency, Greenhouse Gas (GHG) emissions, per capita potable water use history, resident thermal comfort, transportation mode splits, local food assets and rainwater management systems; and

- (b) Provision of a letter to the satisfaction of the Director of Sustainability from each Strata Council confirming receipt of a Building Operation Manual within six months of issuance of the occupancy permit that documents specifications, operations, and maintenance requirements of systems including but not limited to: heating, ventilation, green roofs, rainwater management and irrigation.

Note to Owner/developer: As per the Green Buildings Policy for Rezoning – Process and Requirements commissioning process, the following items must be provided to the Owner:

- The final Commissioning Report
- Operating and maintenance manuals
- Training for operators or building managers
- A digital copy of the full Operation and Maintenance (O&M) Manuals, a full PDF set of building as-built drawings, a copy of the Building Information Modeling (BIM) files if applicable, and the final building energy model file.

16. Establish ongoing, in-person educational and technical support services to building managers, strata, residents and businesses to help achieve sustainability success.

Note to Owner/developer: Consider using a “Greencierge” to help align the development to relevant City policies like Greenest City, Zero Waste 2040 and

Transportation 2040. Refer to NEFC Plan, section 11.5.4 for more information on the “Greencierge”.

17. Comply with the Bird Friendly Operational Guidelines found here: <http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>. Design and indicate in drawings where elements of the Bird Friendly Operational Guidelines are applied.

Note to Owner/developer: Refer to the Bird Friendly Design Guidelines for examples of built and landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> <http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

Engineering Services

18. Clarification is required as to how the utility duct bank across Pacific Boulevard will be impacted (see E&IA R92193 – Ex. Plan 18545X).
19. The Owner or representative is advised to contact Engineering Services 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.
20. Compliance with the parking and loading design supplement and bicycle design supplement.
21. Provision of a Green Mobility plan including:
 - (a) Enhanced access for bicycles including separation from vehicle access;
 - (b) Enhanced security Class B bicycle parking for visitors;
 - (c) Enhanced end of trip facilities for non-residential class A bicycle parking;
 - (d) Car share vehicles beyond those required to meet the Parking By-Law requirements;
 - (e) Shared vehicle memberships and complimentary driving time for building residents and workers;
 - (f) Transit incentives for residents including ongoing subsidies for transit passes;
 - (g) Automatic door openers along the access route to bicycle parking spaces; and

- (h) Other innovative transportation interventions that seek to further understanding of how green transportation infrastructure, incentives, programs and other contribute to people's transportation choices.

to the satisfaction of the General Manager of Engineering Services, or such other set of Green Mobility plan items that are acceptable to the General Manager of Engineering Services.

22. Provision of a stormwater and rainwater management plan that meets the objectives of the City's Integrated Rainwater Management Plan and complies with the Sewer and Water Course By-law, the plan shall achieve the following objectives:
- Retain or infiltrate the 6-month storm event volume (24 mm) onsite
 - Treat the 2 year event (48 mm) onsite
 - Maintain the pre-development 10-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 Owner/developer: Legal agreements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

23. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual, Section 02596 and Encroachment By-law No. 4243, Section 3A) and access around existing and future utilities adjacent to the site.

Note to Owner/developer: 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. Contact Engineering Services for details.

24. 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.
25. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, 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. The Owner/developer may be required to show details of how the site will be provided with all services underground.

26. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up garbage without reliance on lanes or street for extended bin storage.
27. Provision of a landscape plan that reflects the off-site improvements sought for the rezoning, including the following statement to be placed on the landscape plan.

Note to Owner/developer: 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.

28. 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.
29. All buildings in the development shall connect to a City-owned low-carbon NEU, should one be available for connection as determined by the General Manager of Engineering Services prior to development permit issuance, and shall adhere to the following requirements:

- (a) The heating and hot water system of all buildings in the development shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements; design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services;

Note to Owner/developer: The Owner/developer shall refer to the Energy Utility System By-law No. 9552 and Neighbourhood Energy Utility Building Connection Guideline (2016) for specific design requirements, which includes provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The Owner/developer is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, the City will conduct a peer design review of the building's connection to the NEU to ensure that the Neighbourhood Energy connectivity requirements have been satisfied.

- (b) 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
- (c) Provide for 21 m² of dedicated space on the P1 level to be utilized for an energy transfer station connecting the building(s) to the City-owned low-carbon Neighbourhood Energy System (NES), as outlined in the Neighbourhood Energy Connectivity Standards – Design Guidelines, to the satisfaction of the General Manager of Engineering Services; and
- (d) 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.

Environmental Contamination

- 30. Shall remediate all contamination to meet Provincial requirements and in a manner that meets current Provincial standards.
- 31. Shall obtain and submit to the City copies of all contamination studies and the consequential remediation plan(s), approved by the Province (or any certified professional in accordance with the BC Environmental Management Act or regulation thereto), in respect to the Development Site 10C Remediation Lands.
- 32. Shall meet the terms and conditions of Sub-area 10C Utility Design, Remediation and Occupancy Restrictive Agreements.

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 City Manager, the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the Owner/developer, make arrangements for the following:

Engineering Services

- 1. Provision of a statutory right-of-way over a portion of the Rezoning Site in favour of the City for road and maintenance purposes to accommodate the construction and existence of the Georgia Ramp and a Ramp Construction Agreement, all to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services.

Note to Owner/developer: The right-of-way for the Georgia Ramp should include provisions for utilities, pedestrian spaces and concourses.

2. A subdivision strategy must be provided to the City for review and subdivision will be required to create the Rezoning Site; alternatively, at the discretion of the Director of Legal Services, it may be possible to define the rezoning site with a Reference Plan.
3. Enter into and registration of a Road Proximity Agreement over the Rezoning Site, including permitting the City and any permittee or licensee of the City to gain access to the Rezoning Site and any buildings and improvements located thereon, to conduct any required work including bringing materials on to the Rezoning Site to allow for the future reconstruction of Pacific Boulevard and Georgia Ramp related to the removal of the Dunsmuir and/or Georgia Viaducts, while working with BC Place operators to minimize impact on operations.
4. Enter into and registration of a Site Modification Agreement for the modification of the site to meet future grades to connect the site to the new Pacific Boulevard and Georgia Ramp if the Dunsmuir and/or Georgia Viaducts are removed at the sole cost and expense of the Owner/developer.
5. Enter into a statutory right-of-way to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services for the granting of rights for the City to provide access between properties east of the new Georgia Ramp, to the easterly length of the Georgia Ramp, which is subject to the right-of-way, as if the right-of-way was a dedicated City street. The right-of-way will include a provision for a license to third-parties for construction and maintenance.

Note to Owner/developer: The right-of-way will include a provision for a license to third-parties for construction and maintenance, which may include Rogers Arena.

6. Enter into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Site Parkade Agreement for the construction of the site parkade prior to the construction of the Georgia Ramp at the sole cost and expense of the Owner/developer.

Note to Owner/developer: The agreement should establish phasing and funding, construction responsibilities of the parkade as well as specifications to support the infrastructure demands for the Georgia Ramp.

7. All Legal Notations, non-financial charges, liens, and interests registered on title to the lands which may affect this application must be evaluated to determine whether they impact the proposed development. The Owner/developer's lawyer must submit to the City a title summary containing the following information:
 - (a) A copy of the current certificate of title for Lot 347;
 - (b) A summary of the contents of each Legal Notation, non-financial charge, lien or interest on title containing a general description of the issues addressed by the document. The summary must also provide the lawyer's opinion as to whether the Legal Notation, charge, lien or interest will impact the application, and if so, how; and

- (c) A copy of all Legal Notations, non-financial charges, liens or interests which may impact the application.
- 8. Clarification is required as to how the stadium water chambers will be addressed since they will be impacted by the proposal (see SRW R92190 – SRW Plan 18542).
- 9. Execution of a floodplain covenant for the Rezoning Site.
- 10. Arrangements for easements in favour of Remainder Lot 348 Plan EPP26177, ASP1, ASP2, and ASP3 Plan EPP35220 (Rogers Arena) to accommodate the Georgia Ramp connections to the Rogers Arena site.
- 11. Arrangements to the satisfaction of the General Manager of Engineering Services to ensure that a traffic plan is established to maintain access for loading, vehicles, patrons and pedestrians during and after construction on the street network (see Appendix H).

Note to Owner/developer: Engineering staff will continue to work with BC Place operators to implement the traffic plan (see Appendix H).

- 12. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-owned low-carbon NEU, which may include but are not limited to agreements which:
 - (a) Require buildings within the Rezoning Site to connect to the City-owned low-carbon NEU;
 - (b) Grant the operator of the City-owned low-carbon NEU access to the building(s) mechanical system and thermal energy system-related infrastructure within the Rezoning Site for the purpose of enabling NEU connection and operation, on such terms and conditions as may be reasonably required by the Owner/developer; and
 - (c) Grant use of and access to suitable space within the Rezoning Site required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Owner/developer: The development will be required to connect to the City-owned low-carbon NEU prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance; if connection is required, the Owner will be prohibited from entering into any third-party energy supply contract for thermal energy services, unless otherwise approved by the by the General Manager of Engineering Services.

Environmental Contamination

13. Submit a completed Site Profile or Site Profile Exemption Form certifying that the Rezoning Site is exempt from the requirement to submit a Site Profile and providing the basis for that exemption with documentation from the Province satisfactory to the City Manager.
14. Do all things and/or enter into such agreements deemed necessary by the City to fulfill the requirements of Section 571 (B) of the Vancouver Charter on terms and conditions satisfactory to the City Manager.
15. Execute agreements to the satisfaction of the City Manager, Director of Legal Services, and PavCo, substantively similar in form and intent to the those Agreements, including the Utilities Design Agreement and Soils Remediation Agreement, on the PavCo owned site on the westside (Sub-area 10A) of the PavCo owned BC Place lands as applicable and, without limiting the foregoing but with reference to, that:
 - (a) Meets Provincial Standards provided for under the Pacific Place Approach, and if applicable, as determined by the Ministry of Environment, any additional requirements of the Environmental Management Act; and
 - (b) Addresses the remediation and/or management of contamination on the rezoning site and related site servicing lands in accordance with the BC Place Upgrade Commitment Agreement.
16. Enter into an Sub-area 10C Remediation Occupancy Restrictive Agreement, satisfactory to the City Manager, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the Rezoning Site until applicable Provincial Instruments of Approval certifying that all remediation has been completed and confirmation provided to the City and that all obligations under the Sub-area 10C Remediation Agreement and Sub-area 10C Utility Design Agreement have been met to the satisfaction of the City.

Planning

17. Execute an Inner-City Local Employment and Procurement Agreement between the Owner/developer and the City identifying and committing to targets across the life-cycle of the development project.

Public Art

18. 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 and the NEFC Public Art Plan, 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.

Note to Owner/developer: Please call Eric Frederickson, Senior Cultural Planner, 604-871-6002, to discuss your application.

Note to Owner/developer: 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 registerable charges pursuant to 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 site 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-law and at no cost to the City.

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.

* * * * *

**777 Pacific Boulevard
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS**

**FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
BY-LAW NO. 6650**

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

1. This By-law amends the indicated provisions of the False Creek North Official Development Plan By-law 6650.
2. Remove Section 3.4 and replace with:

“3.4 Land Use only in Area 10

This area includes BC Place Stadium (Area 10), a casino/hotel complex (Sub-area 10A) and opportunities for future development (Sub-area 10C). The Stadium is a unique publically-owned and operated facility that is important to the economy of the downtown, city and region. The Stadium enhances the role of the area as the heart of the Events and Entertainment District in Northeast False Creek.

3.4.1 Land Use and Floor Space on remaining Area 10 and Sub-area 10A.

The existing stadium and casino/hotel complex are permitted. Development on Sub-area 10A occurred as per CD-1 (519).

Future development shall include retail and service uses to activate key pedestrian linkages and public open spaces.

3.4.2 Sub-area 10C

A maximum floor area of 37,161 m², including up to 27,871 m² of residential use, is permitted. The floor area for all commercial uses must be at least 5,000 m².”

3. In Section 3.6, strikes out the words “Figures 9A, 9B and 9C” and replaces them with “Figures 9A, 9B, 9C, and 9D”.
4. In Section 3.8:
 - (a) adds the words “; the Development Permit Board may permit an exception for Sub-area 10C as part of the Georgia Gateway”, after the words “Figures 10A and 10B” in the second sentence of the first paragraph; and
 - (b) adds the words “, as may additional building height on Sub-area 10C as part of the Georgia Gateway” after the words “may project into protected areas” in the third sentence of the first paragraph.

5. In Section 3.9, adds the words “, and for Sub-area 10C, the Development Permit Board may permit a building height up to 121.4 m” after the words “must not exceed 110 metres in height” in the first sentence of the first paragraph.

6. In Section 3.11, strikes out the second paragraph, which begins with the words “In Area 10”.

7. In Section 4.4, add the following paragraph after the first paragraph:

“For Sub-area 10C, building orientation and construction must mitigate as much as possible events in major facilities and outdoor spaces which will produce high levels of noise, particularly base noise (dBC), on a regular basis, and for significant periods of time.”

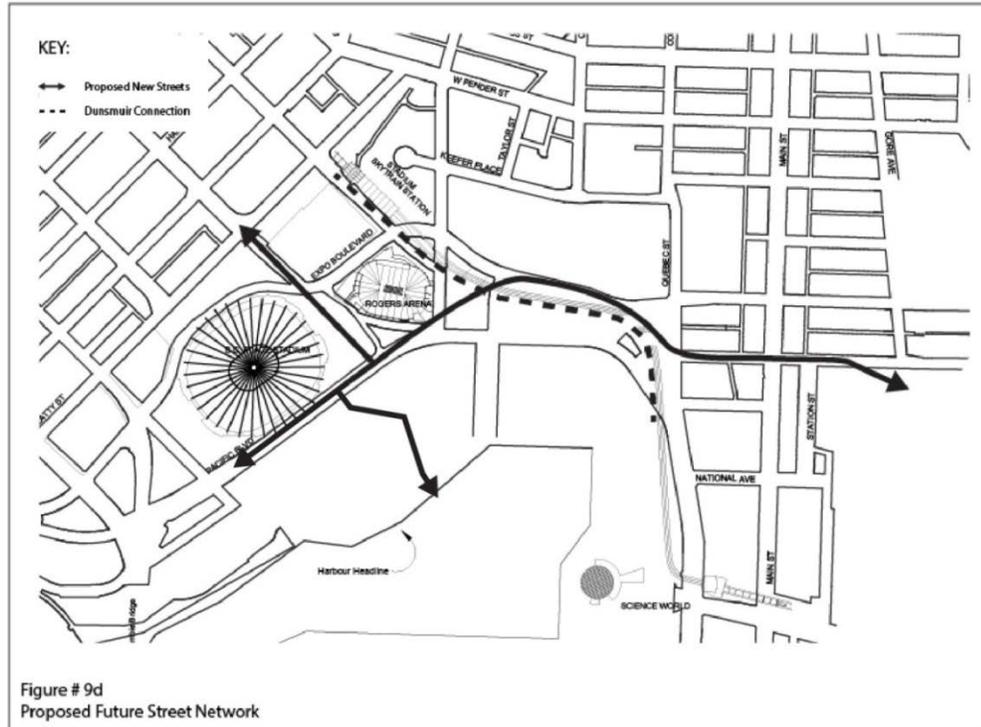
8. Strike out and replace Section 6.13 with:

“6.13 Area 10

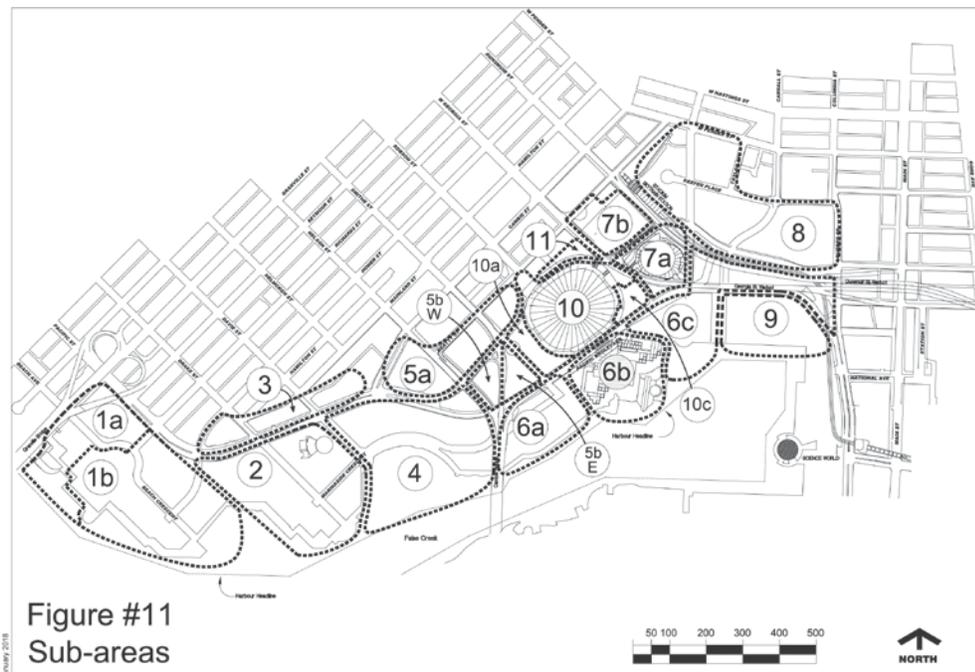
The Stadium will be the heart of the Events and Entertainment District in Northeast False Creek, functioning as a city and regional facility for major sporting and other public events. Major development, including a mix of residential and non-residential uses, will occupy the sites around the Stadium. New development (Sub-area 10C) will preserve views to this iconic public building and its symbolic lighting. Buildings will be designed and located to frame views to the stadium from key public places along the seawall, the Expo line and the new Pacific Boulevard.”

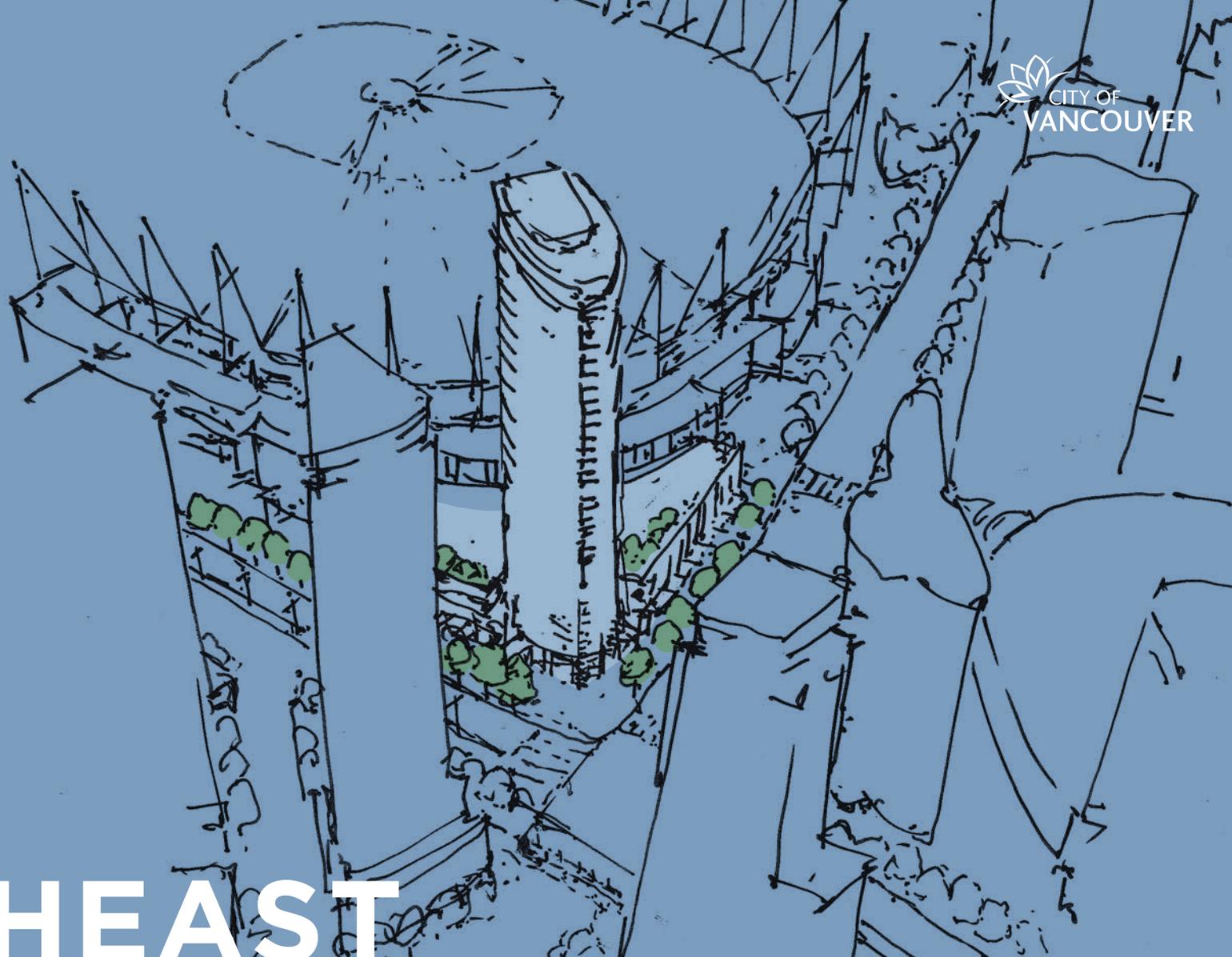
9. In Section 7, Council:

(a) adds the following new Figure #9d after Figure #9c:



(b) strikes out Figure #11, and replaces it with the following:





NORTHEAST FALSE CREEK

Sub-area 10C — CD-1 ()

DRAFT Design Guidelines

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1.0 INTRODUCTION

Application and Intent

These guidelines should be used in conjunction with the CD-1 () By-law for 777 Pacific Boulevard (Sub-Area 10C) to guide development of this Northeast False Creek (NEFC) sub-area.

These guidelines will be used by City staff to evaluate any proposed developments on this site, and applicants should refer to this document in preparing a development permit application. Applicants should also refer to City policies and guidelines, including:

- » *Northeast False Creek Plan (2018)*
- » *General Policy for Higher Buildings (2018)*, if applicable
- » *NEFC Streetscape Design Framework*
- » *NEFC Public Art Plan*
- » *Public Art Policy and Procedures for Rezoned Developments (2014)*
- » *High Density Housing for Families with Children Guidelines (1992)*
- » *Balcony Enclosure Guidelines (1996)*



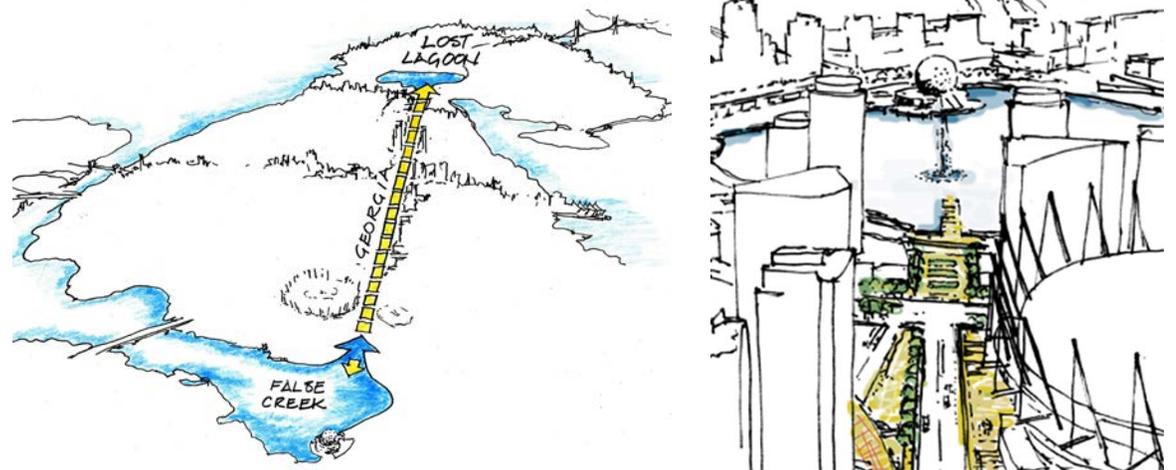
Map of sub-areas within the Northeast False Creek area

NEFC Urban Design Principles

Four key urban design principles from the NEFC Plan shape the future development of Sub-area 10C and form the basis of the zoning and the more detailed guidelines that follow.

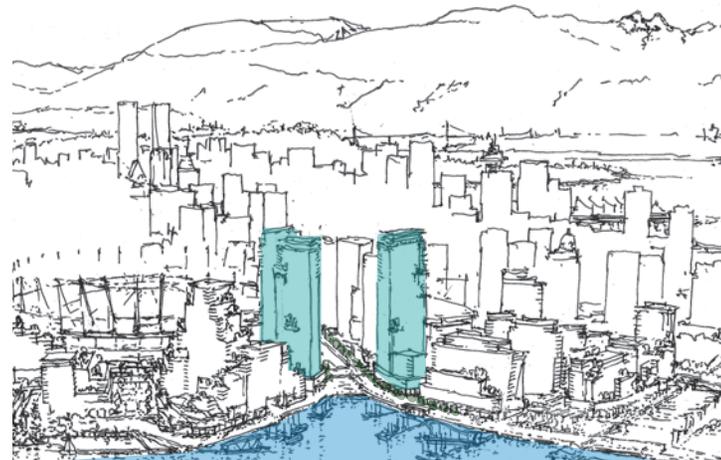
1. WATER TO WATER

Locate and design buildings to frame the view to False Creek and Science World along the alignment of Georgia Street as counterpoint to Lost Lagoon in Stanley Park. Celebrate water to water with public art, lighting and water features.



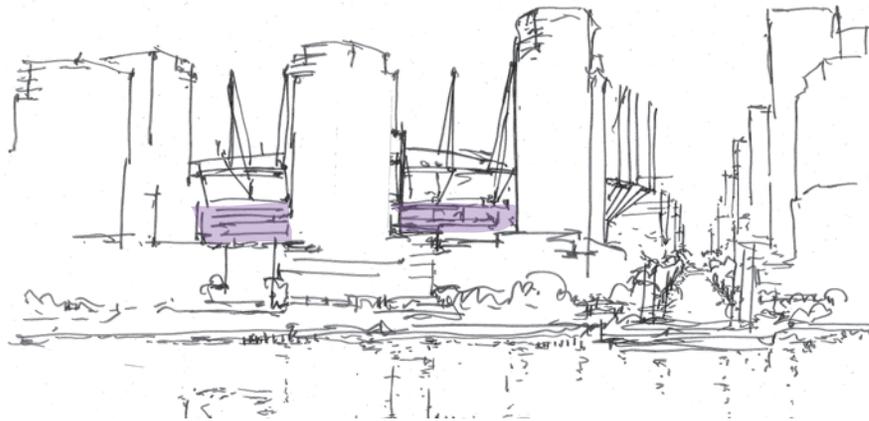
2. GEORGIA GATEWAY

Mark the significance of the new intersection of Georgia Street and Pacific Boulevard with higher buildings that contribute to the beauty and visual power of the city's skyline and frame street-end views to the False Creek Basin.



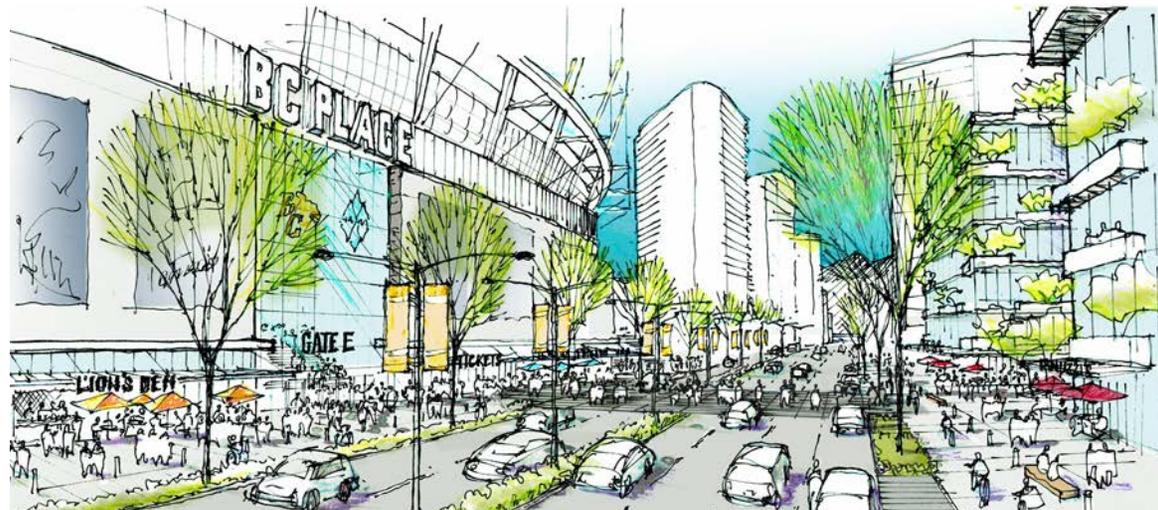
3. CELEBRATE BC PLACE

Preserve views to this iconic public building and its symbolic lighting. Design and locate buildings to frame views to the stadium from key public places along the seawall, the Expo line and the new Pacific Boulevard.



4. PACIFIC BOULEVARD 'GREAT STREET'

Define and engage the space of this 'Great Street' with buildings and uses that bring life and activity. Infill the edge of BC Place along this important frontage. Establish a significant tree canopy to further enhance the experience and comfort of the street.



Background

When the False Creek North Official Development Plan (FCN ODP) was first created, the stadium had not yet been renovated to include the spires and lights that are now seen as an iconic element in the Vancouver skyline. At the time, the simple inflated roof and prominent concrete structural ring were not valued visually, and the FCN ODP specifically sought to wrap the stadium with other buildings. This approach led to the design and form of the new casino/hotel complex (Parq Vancouver) and other buildings to the south and west of the stadium.

Since the renovation of the stadium roof and introduction of the light ring, the stadium has become a valued icon of the Vancouver skyline. As such, one of the key urban design principles for Northeast False Creek is to shape, locate and design future development to retain views to the stadium where possible.

Another important design influence is Georgia Street as the ceremonial street of the city connecting water to water. Georgia Street frontages and spaces should be active during major events and at other non-programmed times.

The significance of the new intersection of Georgia Street and Pacific Boulevard warrants consideration of a strategic intervention to the Council-approved View Cones 9.1 and 9.2.2 (Cambie Street to the

North Shore Mountains) which limits buildings in this area to approximately 300 ft. in height. The new intersection will mark the meeting of city and water, and the urban connection of Vancouver's prime ceremonial street with Pacific Boulevard, False Creek and the neighbourhoods to the east. It will be a focal point of the regionally significant Events and Entertainment District at the juncture of the two stadia. Allowing the buildings immediately adjacent to this intersection to exceed the view cones would mark the significance of this place and act as counterpoint in the skyline to the tallest towers at the 1100-block of Georgia Street. The height should punctuate the skyline without exceeding the line of the mountains as viewed from the View Cone 9.1 origin. These guidelines seek to shape and sculpt the tower at upper levels to establish a dialogue between the three towers that together form the Georgia Gateway and to take full advantage of the city skyline shaping opportunity this presents, with particular regard for the skyline set against the mountain backdrop.

Aside from the Cambie View Cones 9.1 and 9.2.2, the most prominent views of the three buildings at this intersection will be from locations in and around the basin of False Creek and the seawall. From these vantage points, the two towers of Sub-area 6C are foreground elements that frame the

alignment of Georgia Street and views to False Creek and Science World. To emphasize this framing and establish a hierarchy between the towers that form the gateway, a height of up to 425 ft. is recommended for the two towers on Sub-area 6C, with a height of up to 400 ft. for the tower on Sub-area 10C. These buildings will be reviewed in accordance with the *General Policy for Higher Buildings* which seeks outstanding architectural design and leadership in sustainable design (refer to the *General Policy for Higher Buildings* for more detailed information).

While the NEFC Plan and the *General Policy for Higher Buildings* support the Georgia Gateway concept and marking the significance of this intersection with the taller buildings, the proposed density for this Sub-area 10C could be achieved in a lower, larger floorplate form with a supportable relationship to the stadium and retention of views to the stadium spires and lights. This alternative would not be reviewed under the *General Policy for Higher Buildings*, but would nonetheless be expected to be designed and expressed with appropriate recognition of this highly visible and important regional and city-wide location and destination.

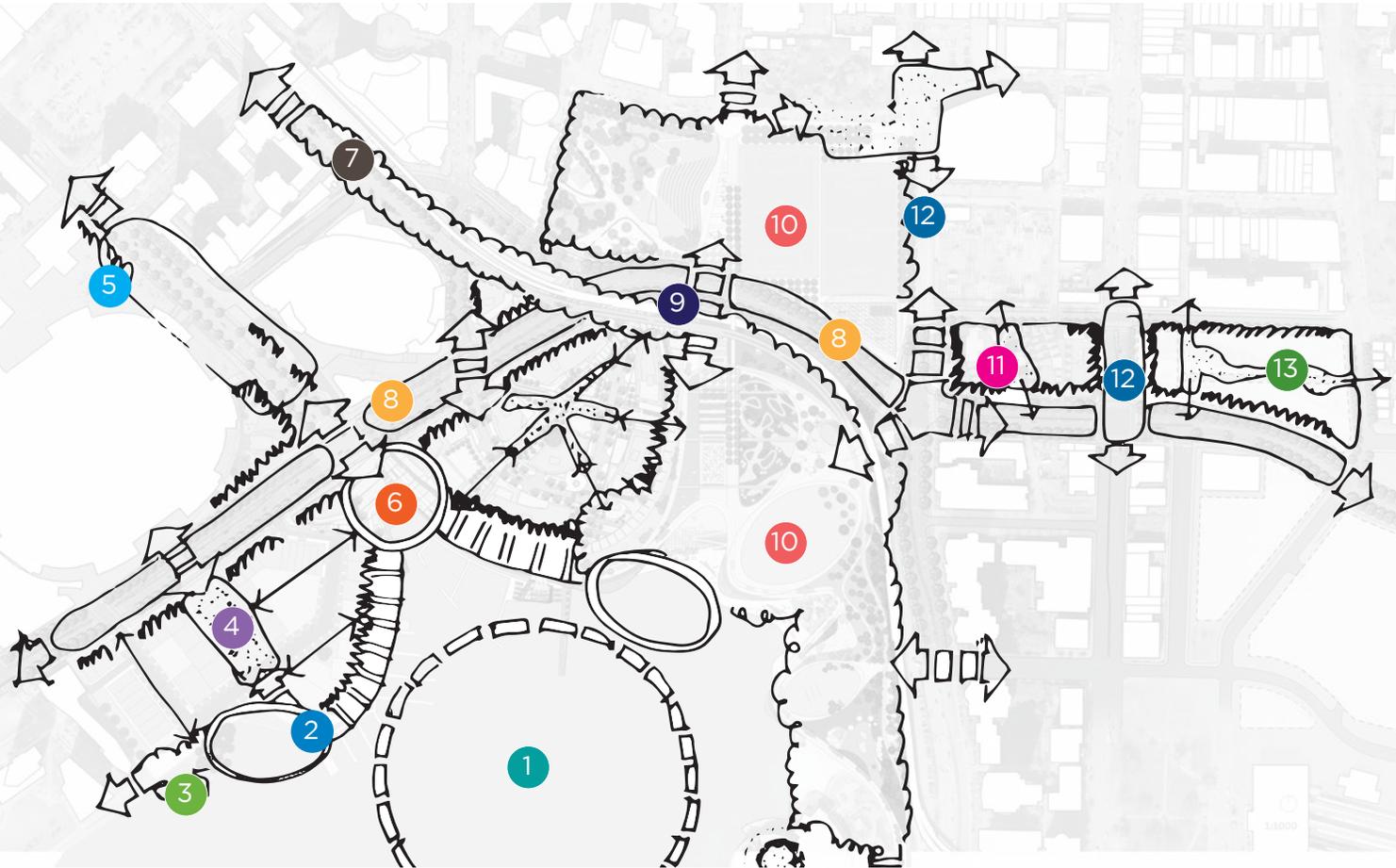
The development of Sub-area 10C plays a critical role in the replacement of the viaducts, and the implementation of the new NEFC street system. The future new Georgia Street will in part be formed by a ramp constructed over the proposed parking garage serving the Sub-area 10C site. Coordination of the inter-related design of Georgia Street, the underlying structure of Sub-area 10C, the accommodation and configuration of servicing, loading, access and exiting, and phasing are all fundamental to the implementation of the overall NEFC Plan.



2.0 PUBLIC PLACES AND SPACES

Places for Public Life in Northeast False Creek

- 1 False Creek Public Basin
- 2 Arts Pavilion and Plaza
- 3 Habitat Water's Edge
- 4 Plaza of Nations
- 5 Georgia Street
- 6 Georgia Plaza
- 7 Dunsmuir Connection
- 8 Pacific Boulevard
- 9 Carrall Plaza
- 10 Creekside and Andy Livingstone Park
- 11 Historic Shoreline
- 12 Reconnecting Chinatown
- 13 Hogan's Alley



Georgia Street

Georgia Street is the prime ceremonial street in the city and the proposed development is a pivotal piece in the connection of the downtown to False Creek.

- » Ensure that the Georgia Street frontage of the building is designed to accommodate the pedestrian flow associated with major events.
 - » Provide a minimum 15 m setback from the future curb to the building to ensure appropriate pedestrian circulation and gathering area along Georgia Street and near the mid-block pedestrian crossing.
 - » Align the low-rise building frontage with the orientation of Georgia Street.
 - » Provide an enhanced setback area at grade at Georgia Street and Pacific Boulevard to accommodate pedestrian flow and gathering at the intersection. Ensure that the building animates the corner of Georgia Street and Pacific Boulevard with active uses.
 - » Engage the sloping street with stepped terraces that transition to the building edge and enable seating areas for restaurants and commercial spaces. The lower level floor slab should break and step with the slope of Georgia Street.
- » Consider the inclusion of water or design elements that allude to water in the transition between the building and the street as a continuation of the theme established further north and west along Georgia Street.
 - » Coordinate and integrate the design of the area along Rogers Arena with evolving concepts for the public realm, providing connections, places to sit, areas for food trucks, and other elements to activate and enhance the walkability and experience of the street.
 - » Refer to the *NEFC Streetscape Design Framework* for further guidance.

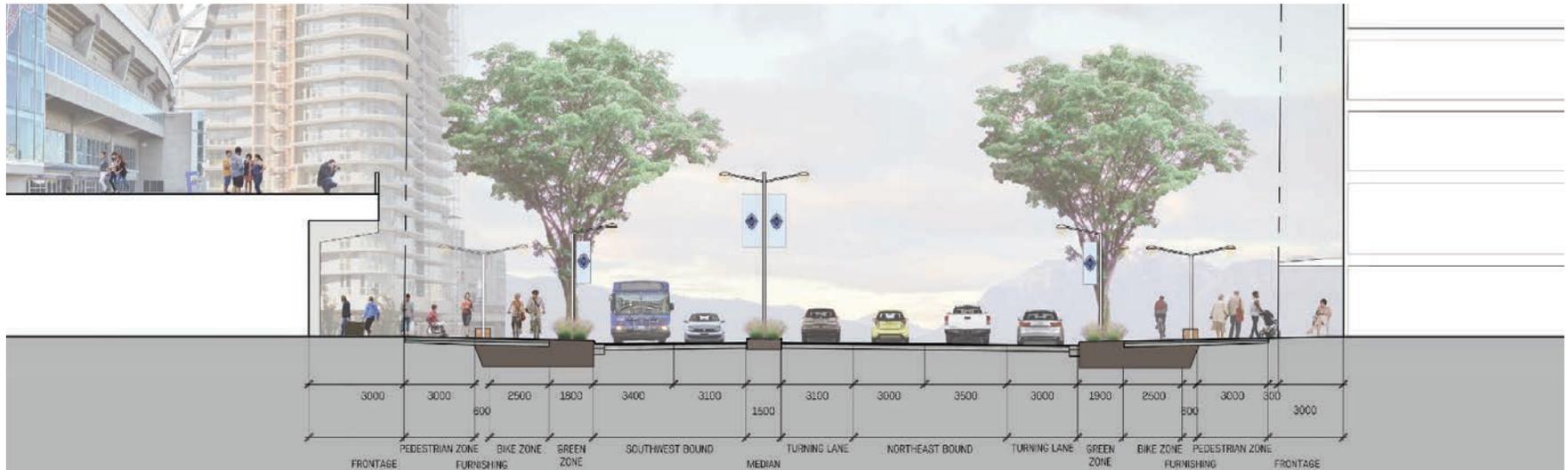
Pacific Boulevard

Pacific Boulevard is envisioned as a complete and 'Great Street' with legacy scale street trees defining safe, comfortable, and generous pedestrian and cycling areas.

- » Support Pacific Boulevard as a 'Great Street' with a commercial base opening out to and activating the street.
- » Introduce further commercial uses westward along the base of BC Place stadium where possible.
- » Provide a minimum setback of 3 m from the back of the pedestrian sidewalk to create areas for seating and display.



Illustrative sketch of Pacific Boulevard

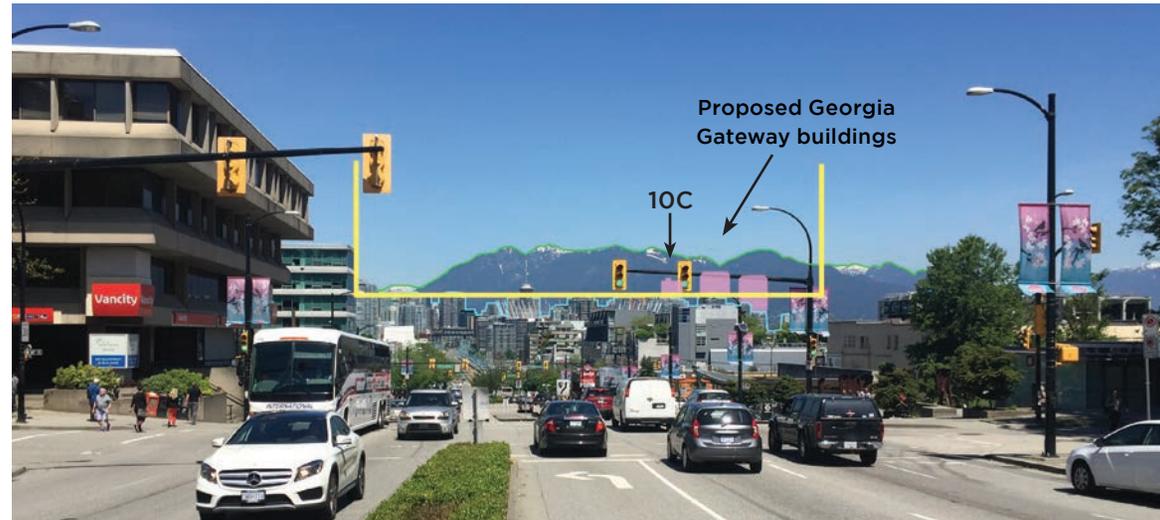


Pacific Boulevard cross section

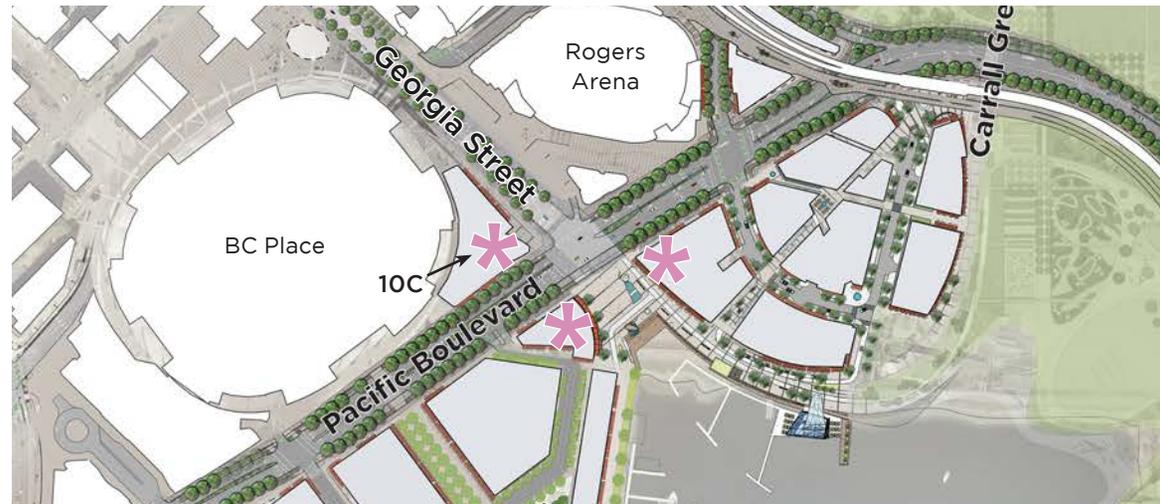
3.0 PUBLIC VIEWS

View Cones and Views to the North Shore Mountains

- » Consider this site for one of three higher buildings at the new Georgia Street and Pacific Boulevard intersection in accordance with the *General Policy for Higher Buildings*. The policy supports the projection of higher buildings into the Cambie View Cones 9.1 and 9.2.2 and the Queen Elizabeth Park View Cone 3.2.3 to create a “Georgia Gateway” that celebrates this provincially significant special events district and waterfront destination.



Cambie View Cone 9.1, between 10th and 11th Avenues



Georgia Gateway: three higher building locations

Georgia Street-end View

- » Preserve views down Georgia Street to False Creek and Science World in the form, setbacks and siting of buildings in NEFC. Consult with City staff for specific information regarding the alignment of the Georgia street-end view.



Illustrative rendering of Georgia street-end view to False Creek and Science World

Views to the Stadium Spires and Lights

- » Shape, locate and design future development to maximize the retention of views to the stadium while accommodating a density appropriate to this downtown location.



Illustrative rendering of the intersection of Pacific Boulevard and Georgia Street looking toward BC Place

4.0 BUILT FORM AND ARCHITECTURE

Georgia Gateway

- » Consider marking the intersection of Georgia Street and Pacific Boulevard with higher buildings that exceed Cambie View Cones 9.1 and 9.2.2 and Queen Elizabeth Park View Cone 3.2.3, to a height of approximately 400 ft. on Sub-area 10C. The height will be measured from the finished street elevation at the corner of the new Georgia Street and Pacific Boulevard intersection to the top of the parapet wall on the uppermost floor habitable floor. Elevator penthouses, architectural elements and projections, railings, and other features which facilitate and enhance the usability of the rooftop may be considered above this height subject to the effect on the skyline and the hierarchy and relationship between the buildings that together form the Georgia Gateway.
- » Shape and sculpt the tower at upper levels to establish a dialogue between the three towers that together form the Georgia Gateway and to take full advantage of the city skyline shaping opportunity this presents. Particular consideration should be given to the skyline set against the mountain backdrop as viewed from the Cambie View Cone 9.1 origin at 10th Avenue and Cambie Street, as well as other vantage points along Cambie Street.

Higher Building Review

- » Review this building in accordance with the *General Policy for Higher Buildings* if any height and mass is proposed that extends into Cambie View Cones 9.1 and 9.2.2 (approximately 300 ft.) or the Queen Elizabeth Park View Cone 3.2.3.
- » In accordance with the policy, the building should establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.
- » Refer to the *General Policy for Higher Buildings* for more information regarding the requirements.



Higher building at 969 Burrard Street (Credit: Bing Thom Architects)



Higher building at 1490 Howe Street (Credit: BIG)

Tower Siting and Configuration

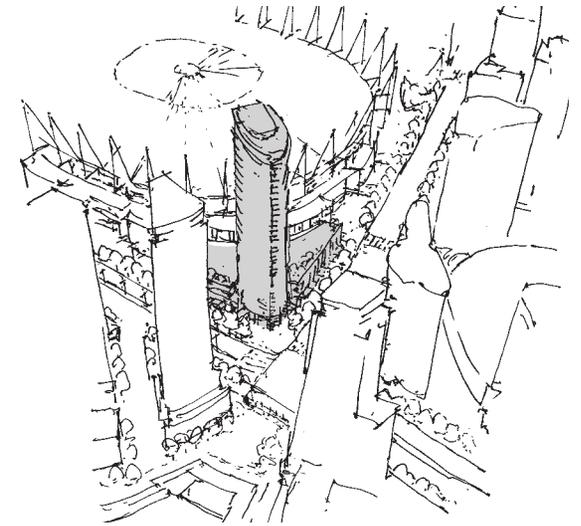
- » Design the residential tower above the podium to maximize the retention of public views to the spires and lights of BC Place from Georgia Plaza, Georgia Wharf, and along Pacific Boulevard.
- » Orient the length of the building on a radial of the BC Place Stadium structure to both maximize views to the stadium and minimize the extent to which units look directly at the stadium.

Alternative Massing

Georgia Gateway Higher Building (400 ft. height)

- » Shape the building generally in accordance with the NEFC illustrative massing — a lens-shaped form that optimizes views to the stadium from multiple vantage points around the intersection of Georgia Street and Pacific Boulevard.
- » Floorplates of approximately 8,500 sq. ft. are anticipated.

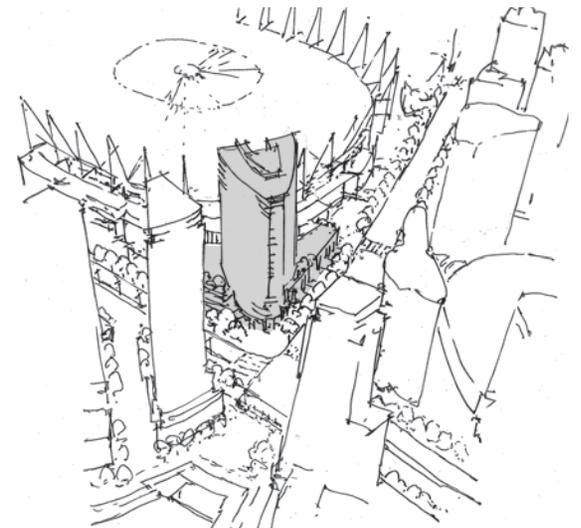
From left: illustrative sketch showing a lens-shaped tower form; Diagram showing a lens-shaped tower form in radial alignment to BC Place Stadium (Credit: Stantec Architecture); plan view of a lens-shaped tower floorplate; perspective view of the Georgia Gateway massing (Credit: Stantec Architecture).

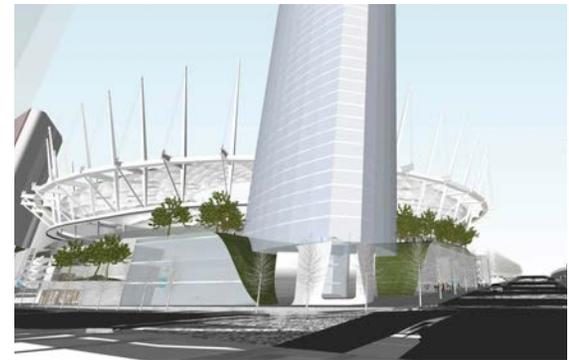
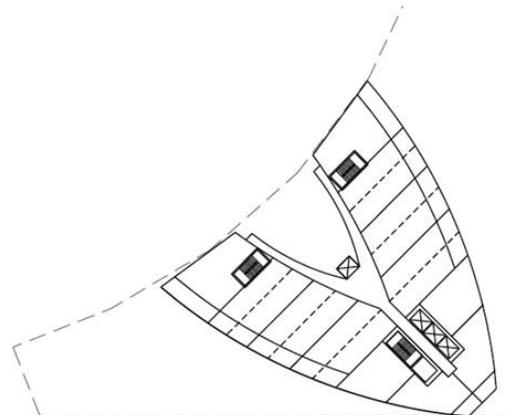
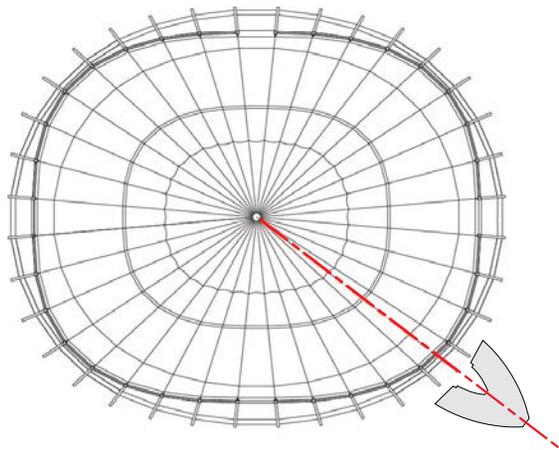
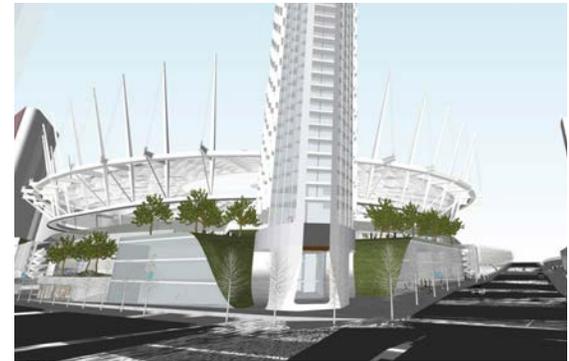
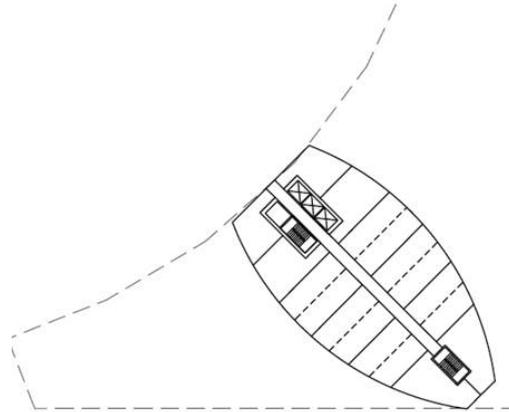
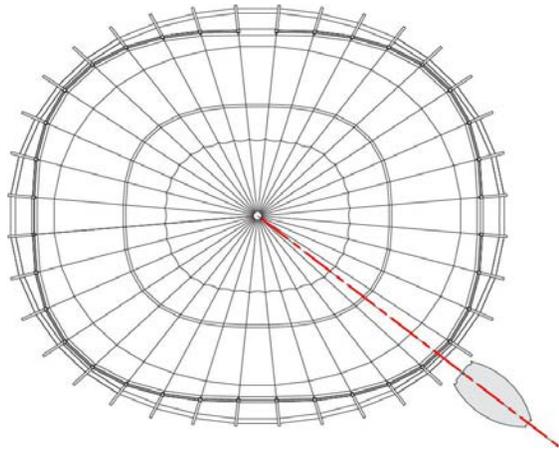


Below View Cone Tower Form (300 ft. height)

- » Shape the building in a lower, wider, “v”-shaped form that balances retention of views to the stadium with desirable unit orientation and depth in relation to the stadium.
- » Floorplates of approximately 12,000–13,000 sq. ft. are anticipated.

From left: illustrative sketch showing a v-shaped tower form; diagram showing a v-shaped tower form in radial alignment to BC Place Stadium (Credit: Stantec Architecture); plan view of a v-shaped tower floorplate; perspective view of the lower, below-view cone massing (Credit: Stantec Architecture).





Low- to Mid-Rise Base

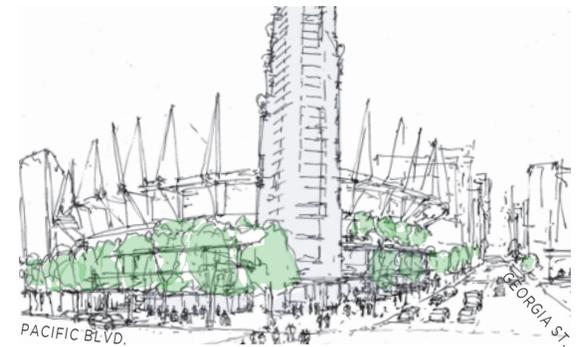
- » Design and shape the base to actively engage and define Georgia Street and Pacific Boulevard.
- » Maximize the opportunity for job-space and non-residential uses that are less sensitive to noise and activity in the lower levels of the building.
- » Consider additional levels beyond the two or three illustrated in the preliminary concept, giving due consideration to the relationship to glazed areas of the stadium, and visibility of the lighting and spires in the vicinity of the Georgia Plaza.

New Typology

One of the key urban design principles for NEFC is “A Unique Place and a New Building Typology for Vancouver”. The creation of living spaces that offer a sense of ground, green and garden on upper building levels is among the directions for the new typology and has been an important part of conceptual plans for the development of Sub-area 10C.

- » Provide multi-level outdoor garden and amenity spaces open through the building on upper levels of the tower, with trees and landscape, generally as in the conceptual design for Sub-area 10C.
- » Provide exterior balconies for livability and solar shading, and to create opportunities for enhancing biodiversity.
- » Consider the introduction of trees and other plantings on balconies, including balcony configurations that create multi-storey heights for tree plantings.
- » Select plantings to enhance sustainability and local climate modification, passive solar shading of interior spaces, etc.
- » Provide green and usable roofs above the low- to mid-rise podium and on the roof of the tower.

- » Ensure that detailed design creates optimal conditions for plantings to thrive and that a provision is made for access to maintain planting areas through private space where needed.



Perspective sketch of the intersection of Pacific Boulevard and Georgia Street, looking toward BC Place



Bosco Verticale Building (Credit: Papa Horza, Flickr)

5.0 SUSTAINABILITY

Development of Sub-area 10C must demonstrate commitment to a high level of sustainability, building on the directions and policies of the:

- » *Northeast False Creek Plan (2018)*
- » *Green Building Policy for Rezonings (2017)*
- » *General Policy for Higher Buildings (2018)*
- » *Greenest City 2020 (2015)*
- » *Renewable City Action Plan (2017)*
- » *Zero Emissions Building Plan (2016)*



Top: Rooftop green infrastructure (Credit: Bill & Melinda Gates Foundation) Bottom: Rooftop agriculture and community garden (Credit: Christopher Porter, Flickr)

Multi-faceted sustainability goals of the development must demonstrate and clearly show:

- » leading edge sustainable design and high-performance building technology, such as thermally-broken balconies, to reduce or eliminate reliance on fossil fuels and works towards zero carbon emissions
- » excellence in transportation planning to encourage a better than two-thirds mode-split in favour of walking, cycling and transit over private car use
- » support for future widespread electric vehicle ownership, including making it easy to retrofit additional charging connections for 100% EV readiness
- » a resiliency plan to reduce the impact of future stressors like drought, excessive heat, earthquakes and flooding
- » a reduction of per capita potable water use and conservation as a precious resource
- » strategies to treat rainwater that falls within the parcel as an asset to be cleaned and used on site before a minimal quantity is conveyed through City infrastructure
- » greywater recycling for irrigation and toilet flushing where possible

- » integration of food system assets with the landscape design, integrated rainwater management plan and building programming
- » the use of drought-tolerant and well-adapted plantings at ground, balcony and rooftop levels to contribute to canopy cover, mitigate the urban heat island effect, provide shade for interior spaces and provide habitat for pollinators, birds, and micro-organisms.
- » design to provide the conditions necessary for the trees and plantings to thrive, including potentially, the integration of a rainwater management plan for the development.
- » a robust maintenance strategy to ensure long-term viability of the plantings.

Should the *General Policy for Higher Buildings* apply to the design, it will be expected to achieve outstanding sustainability objectives, including a 45% reduction in energy consumption below the current *Vancouver Building By-law*. In accordance with the Policy, a panel of design experts and sustainability leaders will review the application to ensure the proposal is for a near zero emissions building and is attaining the highest level of sustainable objectives over and above other applicable City policies.

6.0 ACOUSTIC PERFORMANCE

Design the residential building with consideration for the noise and vibrancy of the stadiums and the Events and Entertainment District. Existing building designs around the stadiums have been designed and demonstrated to achieve an acceptable level of noise reduction within residential units.

- » Refer to the CD-1 () Zoning By-law and conditions of approval for specific information on the required performance.
- » Outline strategies to achieve the required interior noise levels at the time of the development permit application.
- » Ensure that future residents are well advised regarding noise and extended hours anticipated and supported in the Events and Entertainment District.
- » The CD-1 () By-law specifies an inclusion for enclosed balconies. If additional enclosed balcony space is needed to meet acoustic performance requirements, this space must be included in the floor area.



(Credit: villunderlondon, Flickr)



(Credit: GoToVan, Flickr)



Quartier des spectacles (Credit: Daoust Lestage)

7.0 EXITING, PARKING AND VEHICULAR ACCESS

In general, accommodation and successful integration of exiting from the stadium, the proposed building, and the underground parking are all areas that will require careful consideration and design development as the design progresses, with particular regard for Crime Prevention through Environmental Design (CPTED) principles.

- » Confirm that sufficient capacity for emergency exiting for BC Place is provided and accommodated.
 - » Ensure that exits required for the stadium are designed and made an integral part of the proposed development, with active, visible and engaging edges, and consideration of CPTED principles.
 - » Design the parking garage to form part of the support structure for the new Georgia Street.
 - » Locate the parking access from Griffiths Way.
 - » Ensure that the access to underground parking and required fire exits to Griffiths Way are designed in a way that does not negatively impact the pedestrian experience of the east side of Georgia Street. Continue to consult with City staff regarding the public realm design of the east side of Georgia Street including desired pedestrian and seating areas.
- » Ensure that grade transitions between Georgia Street and Griffiths Way are designed and landscaped with due consideration for the quality of the pedestrian experience and CPTED principles along Griffiths Way. Consider the provision of pedestrian steps and connections between Georgia Street and Griffiths Way, if feasible.

8.0 PHASING

The parking garage and underground levels for Sub-area 10C will be designed to enable construction of the Georgia Ramp independently and in advance of the construction of the mixed use tower and street-oriented base:

- » Design the parking garage and underground levels for Sub-area 10C to enable construction in two phases – Phase 1 as the supporting structure under a portion of the Georgia Ramp and Phase 2 as an integral part of the core and servicing for the tower and base.
- » Ensure that the Phase 1 structure provides for the ultimate public realm and landscaping of the Georgia Ramp, and for appropriate pedestrian circulation on Georgia Street. Consult with City staff regarding the interface of the two phases.
- » Provide an interim public realm strategy for the treatment of the Phase 2 area, should there be an extended delay or uncertain timing between the implementation of the Georgia Ramp and Phase 1 of the parking structure, and the design and construction of the mixed-use residential and commercial building and Phase 2 parking structure.

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vancouver.ca/nefc

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**777 Pacific Boulevard
ADDITIONAL INFORMATION**

1. Urban Design Panel Workshop (June 14, 2017)

EVALUATION: NON-VOTING WORKSHOP

Introduction, Northeast False Creek Draft (NEFC) Area Plan: Patricia St. Michel, Senior Urban Designer with the NEFC Project Office, introduced the Panel to the NEFC area model providing a brief overview of the context, the opportunities created with the removal of the viaducts, and the key urban design principles guiding the area plan. Holly Sovdi, Senior Planner NEFC Project Office, presented further background in a PowerPoint presentation on the history of the area, the project and consultation to date, and concept designs for the streetscapes of the new Georgia Street and Pacific Boulevard Great Street. Margot Long, Principal with PWL and consultant along with James Corner Field Operations to the Park Board on the new Creekside Park Design and Renewal, presented the conceptual design for the park focusing on three themes: community, nature and the destination park. Patricia St. Michel then highlighted the urban design principles for the overall project and each of the four sub-areas: 6B Plaza of Nations, 6C Concord Pacific and City of Vancouver, 10C PavCo - BC Place, and 6D Main Street blocks.

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

1. The Planning Department welcomes general comment and advice from the Panel on the draft area plan and policies for NEFC.
2. Georgia Gateway: Could the panel comment on the proposed Georgia Gateway intervention into the Cambie Street and 10th Avenue View Cone, allowing an increase from approximately 91.4 m (300 ft.) to 129.5 m (425 ft.) marking the intersection of the new Georgia Street and Pacific Boulevard intersection.
3. A Unique Place and New Building Typology for Vancouver: The draft plan seeks to evolve building typologies beyond the tower and podium of Vancouverism. Panel advice is sought on how well the various development sites meet this aspiration.
4. Could the Panel comment on the relationship between the development sites and the places and spaces they form together. Are there locations and opportunities where the various sites could better respond to each other?
5. Sub-Area 6B Plaza of Nations; Does the Panel have any comment and advice on:
 - How the larger compositions of the terraced and 'topographic' building forms could be developed to achieve the objective of facilitating the participation of multiple architects.
 - Building over the proposed new local street.

6. Sub-Area 6C Concord Pacific/City of Vancouver: Could the Panel comment on how the proposal meets the urban design principles, with particular regard to:
 - Shaping, sculpting, stepping back from the park edge and stepping down to the water
 - Shaping and optimizing the height and length of buildings for sun, views and permeability through the site.
7. Sub-Area 10C PavCo BC Place: Could the panel comment on the relationship of the building to the stadium, the new Georgia ceremonial street extension and Pacific Boulevard.
8. Sub-Area 6D Main Street Block West:
 - How the proposed site development responds to its varied context; The recognition of the historic shoreline in the landscape and built form

The planning team then took questions from the panel.

Applicant's Introductory Comments: Prior to each development proposal presentation Cynthia Lau, Lead Rezoning Planner with the NEFC Project Office, presented the draft policies regarding heights, floor areas and public amenities for each Sub-area

1. Sub-area 6B – Plaza of Nations - Canadian Metropolitan Properties/James KM Cheng Architects Inc.

The applicant team introduced the site noting the unique location of the site and the importance of showcasing the new roof of BC Place. Additional design principles included highlighting spaces between the buildings as important as the buildings themselves. The public realm, particularly the central plaza, would become a connection space. A major design intent is to animate the spaces on the ground plane, connecting public and community spaces.

The design team took up the challenge of designing a different form from the typical point tower and concluded on a terraced scheme, including the urban forest from Expo 86. The intent is to expand the public realm by creating fine-grain spaces that can be explored at human scale.

The promenades and waterfront are placemaking moments of connectivity across the creek, while being connected to the public realm. The building forms include terraces with connectivity between sites at different levels to make upper outdoor terraces accessible to the public.

2. Sub-area 6C – Concord Pacific / Civitas Architecture

The applicant noted from a human experience level, the focus is on the urban design big moves and the forms and the location of the buildings. The aim is to bring the water to Georgia Street. The second idea is to create a seamless flow into the park and beyond. The third intention is to create a waterfront shared space while keeping major traffic out. The goal is to create a pedestrian space and ensure viability of waterfront restaurants and allow universal accessibility.

The intention is to create a permeable, connected, ground plane with a waterfront district as a vibrant new city destination. A different type of dining experience was explored with differentiated retail dining zones with smaller scale, independent business 'start ups' for authenticity and a sense of diversity in the indie lanes. The proposed park frontage has 'relaxed' spaces. The intention is to create differentiated urban edges on park, waterfront and boulevards with greenery on the edges.

3. Sub-area 10c – PavCo/Stantec Architecture

The site is a critical piece to the Georgia Ramp and the operation of BC Place stadium, including loading for the stadium. The design is for a single building with a two part parkade to accommodate the construction of the ramp. The stadium functions are meant to be addressed by carving out the ground plane through the podium to allow access/egress to the stadium, while engaging the public realm at grade. The tower form is designed to preserve views to the stadium. On the remainder PavCo land on the other side of the Georgia Ramp could be opportunities for another commercial area that may include parking for food trucks and other temporary uses.

4. Sub-area 6d – Main Street Blocks - City of Vancouver/Perkins + Will

The focus of the presentation is the west block and the intent is to repair the urban fabric along Main Street and Quebec Street. The second principle is to reconnect the historic communities of Chinatown, Strathcona, the Downtown Eastside and Thornton Park with pedestrian and cycling routes. The third principle is to create a gateway to Chinatown with a harmonious and vibrant urban realm. The fourth principle is to pursue maintaining water, mountain and park views. The fifth principle is to engage with the expanded Creekside Park. The sixth principle is to engage and respond to the new street network, including the Pacific Boulevard Great Street and Prior Street. The final principle is to recall layers of history on the site in particular the historic shoreline of False Creek that crossed the middle of the block.

The applicant teams then took questions from the panel.

Panel Consensus: The panel was a non-voting workshop.

The panel asked questions of the staff and applicant.

Discussion:

General comment and advice:

The panel appreciated the vision of NEFC as a unique, lively and more public place than other areas of False Creek but thought that more consideration needs to be given to including a greater variety of uses beyond restaurants such as amenities, galleries, cultural uses, varied mix of job spaces, schools, production spaces, artists spaces, etc. to bring energy and vitality to the area.

Further thought needs to be given to how retail mix and design can help restaurants and other businesses survive in the wet, cold seasons. A variety of public spaces that can cater to different programming needs and events is also important to the life of the area.

The panel was very supportive of the park and waterfront design, and encouraged covered areas and pavilions in the park to extend seasonal usage. The idea of the water inlet to Georgia Street is strong, but the inner 'hinge point' of the waterfront should not be cluttered up with

buildings on the water, such as the proposed 'floating restaurant' at the foot of Georgia Street. The introduction of water into the park along Carrall Street is an important concept, and it was suggested that consideration should be given to bringing water even further into the park space and city, alluding to the body of water that used to separate the downtown peninsula from the rest of the land to the east.

New Typology:

The panel discussed the aspiration for a new typology beyond the tower and podium, and thought that new typologies had to explore beyond different building forms to changing the way we occupy buildings. Can we get past the standard double loaded corridor? Let sustainability drive the form of the building. Timeless buildings should be the aspiration. Concern was expressed that greening up the faces of buildings may be current but superficial, and not survive strata council maintenance in the future. It was noted that stepping and complex forms have more technical problems. It was said that a new typology needs to be evolved from the ground up, and noted that the Plaza of Nations was doing this, whereas the Concord approach needs to evolve more.

Reference was made to the beauty of sawtooth forms which create a variety of heights. In general, variety is welcome and needed to help the new areas become a part of the city and less like developments.

More should be done to welcome bikes and make them a more integral part of building design and community, with direct and easy access to bike parking, bike elevators, etc.

Georgia Gateway:

In principle, the Panel supported the idea of marking the new Georgia Gateway with taller buildings that exceed the view cone and thought it made sense at the corner. However, the Panel was concerned with the current approach of three buildings all at the same height. Greater variation, dynamic spacing, and a hierarchy in height need to be established. One building at the tallest height would be a marker, two a gateway, but three together becomes a cluster. The three proposed towers will put the Georgia Plaza and harbour in too much shadow.

Sub-area 6B Plaza of Nations:

The proposed terraced massing and bowl form framing views to the stadium and stepping down to the water was well regarded by the Panel. The terraced and topographic form was thought to fit the site and carry the density very well. The spaces created and the relationships between the forms are comfortable, with the exception of the mid-size tower form closer to the waterfront. To counteract the feeling of a megastructure, the panel thought that the larger masses could be composed as aggregate pieces designed by different architects, and that the challenge of this approach would actually be fun and creative. The idea of bridging over the street depends very much on how well it is done. The Panel encouraged the idea of bringing the public up to enjoy some of the terraced levels. The small tower form at the end of the west block was identified as an element that needed further consideration. The juncture of the promenade building with the central stadium spine and the waterfront was identified as a special place that should be enlivened both architecturally and with uses that attract and engage people.

Sub-area 6C Concord Pacific:

The panel thought that the proposed heights and form of development were too unified and too dense with the majority of buildings coming up to the same datum as the view cone. It was

commented that the heart of the development was dark, not receiving sunlight, and that the streetwalls were massive.

Cascading heights similar to Plaza of Nations should be considered to provide greater variety in height and massing as well as reducing density.

It was said that the density is challenging in the current form, and the panel discussed going through the second view cone across the site to achieve the needed variety in scale and height. Staff noted that the current proposal was about 10-15% over the density prescribed in the draft area plan. Also discussed was eliminating one of the buildings and shifting density around. It was also commented that the massing at the Georgia Gateway corner was too dense, and losing the reference to Portofino. It was suggested that the park edge needed a greater variety of uses beyond restaurants to be successful and special, such as a market, schools and shops.

Sub-area 10C PavCo BC Place:

In general the proposal was well received by the panel, but it was thought that there could be more activation at grade and more height at the base. Activation of the current blank stadium base along Pacific is very important.

Sub-area 6D Main Street Block West:

The proposal was well received by the panel. The panel supported the principles underlying the concept, and it was thought that it was a good response to context, including the 25 foot module on Main Street. There was discussion around the response to the park corner and the relative merits of open space versus holding the corner with built form.

Adjournment: There being no further business the meeting adjourned at 7:45 p.m.

2. Public Consultation Summary

Public Notification

A community open house was held on June 10, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver's Rezoning Centre webpage (vancouver.ca/rezapps).

June 10, 2017 Community Open House and Block Party

A community open house and block party was held from 11 am–7 pm on June 10, 2017 at Carrall Street between Keefer Street and Expo Boulevard (600 block of Carrall Street), with the applicant team and City staff available to answer questions. A total of 19,063 notification postcards were distributed within the neighbouring area on or about May 19, 2017. Approximately 3,500 people attended the open house.

Public Response

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

- In response to the June 10, 2017 Open House, 73 sticky note comments were submitted from individuals.
- A total of 82 letters, emails, online comment forms and sticky note comments were submitted from individuals.

- In an online survey, live from June 10 to July 1, 2017, 670 comments for Sub-area 10C were submitted from individuals.
- In an online survey, live from November 18 to December 3, 2017, 506 comments for Sub-area 10C were submitted from individuals.

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by topic and level of interest (from highest to lowest).

Urban Design

Comments were generally supportive of the architectural form of the proposed tower. There were concerns about the proposed height of the building, which extends past the view cone height limits. There was mixed commentary on the proposed density of the tower — many respondents were in support, and many were against.

Public Space

Comments were in support of the pedestrian-oriented character of the Georgia Street and Pacific Boulevard frontages. There was some concern about how the spaces would function on event days at the stadia. Respondents were generally concerned about the lack of publicly accessible green space on the site, and one respondent expressed concerns about the mature trees currently on site.

Housing

Comments reflected a concern for the size and general affordability of the residential units. There were concerns about the provision of units for families.

Community

Comments noted the need for adequate community services in the development or surrounding area, particularly services in support of families, such as grocery stores and childcare facilities.

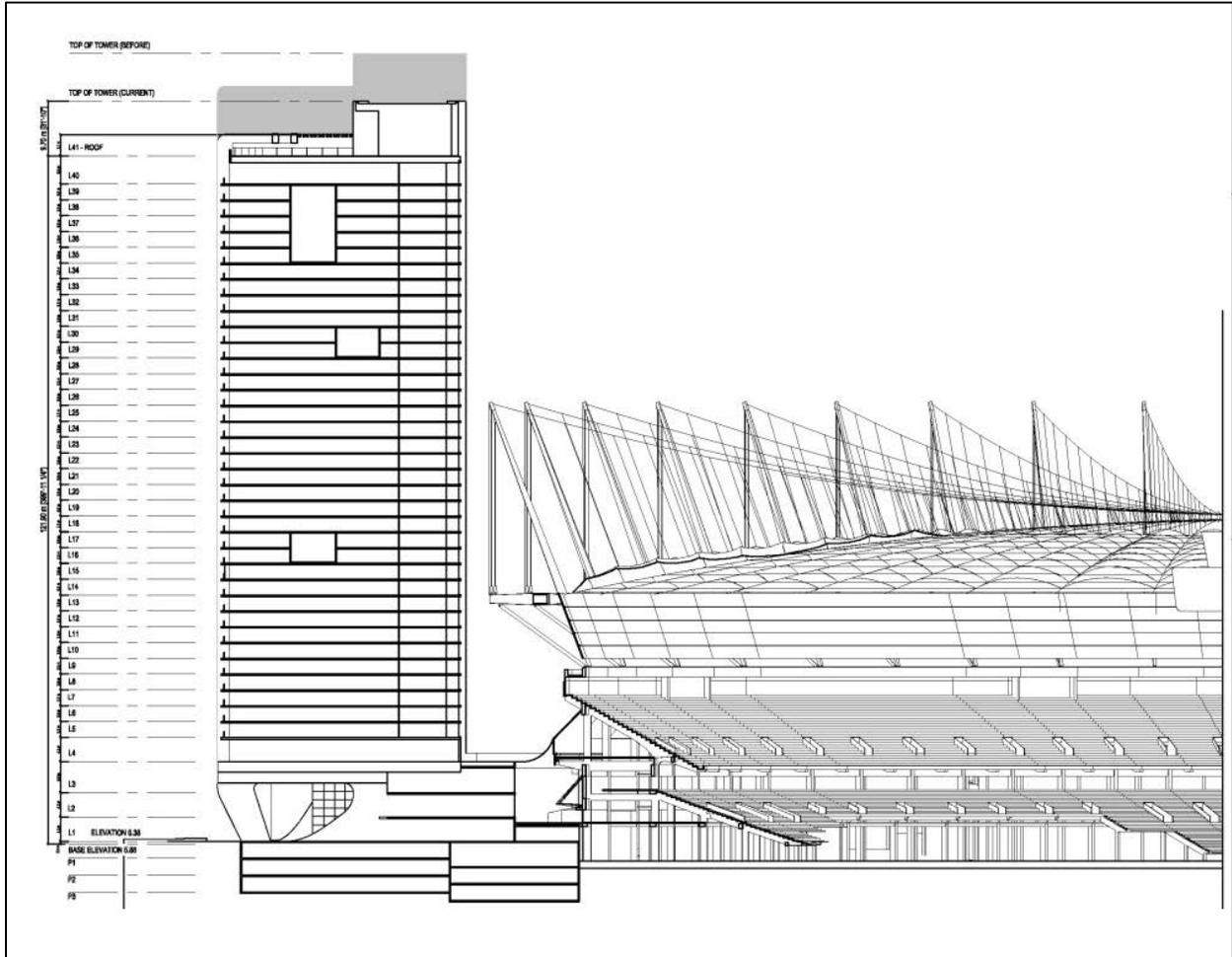
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**777 Pacific Boulevard
FORM OF DEVELOPMENT**

Building Massing — Perspective View from Pacific Boulevard



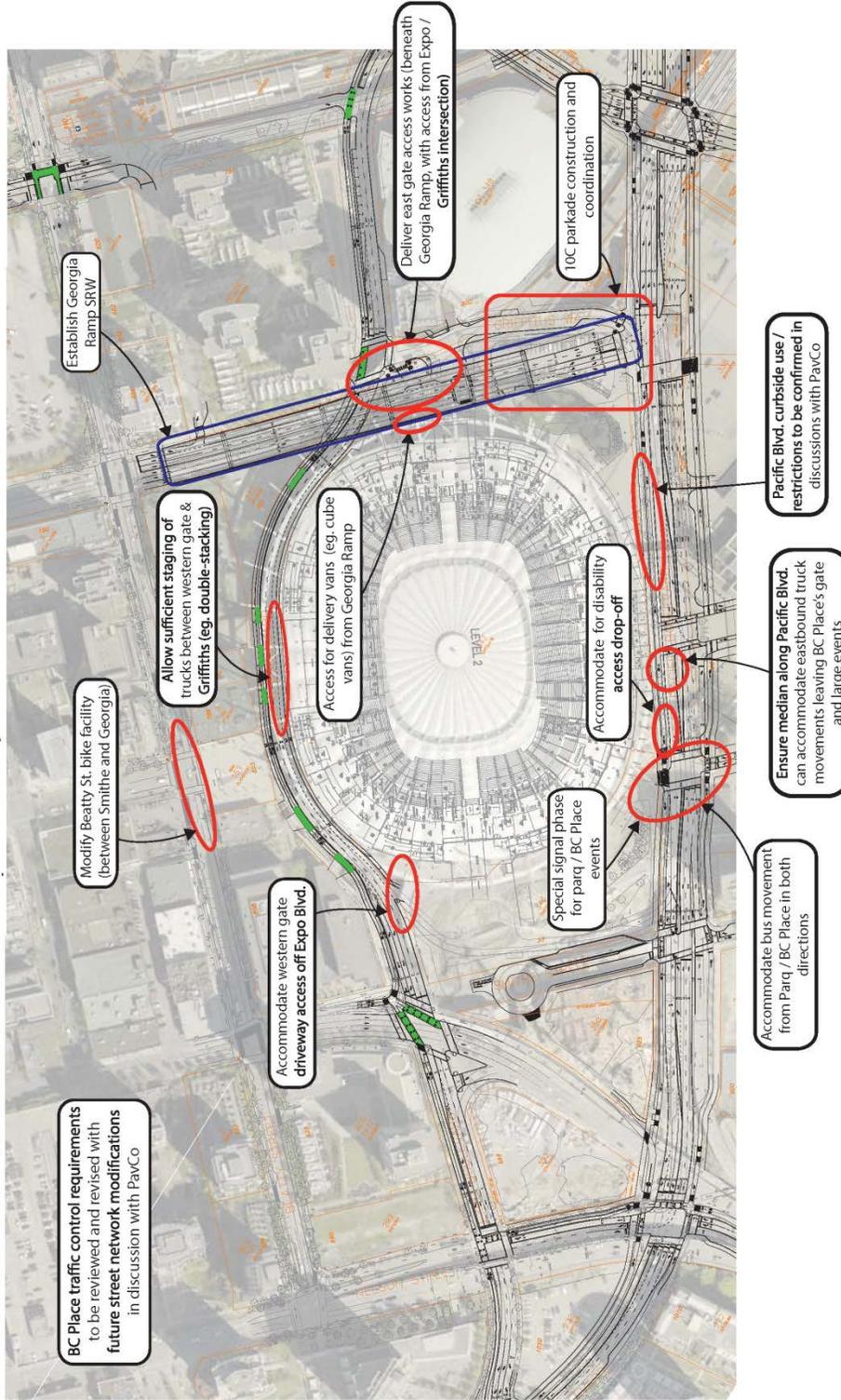
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777 Pacific Boulevard
REQUIRED WORKS AROUND BC PLACE (DRAFT)

Street Network Modifications Adjacent to BC Place (within NEFC Plan)



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**777 Pacific Boulevard
PUBLIC BENEFITS SUMMARY**

Project Summary:

Mixed-use development with commercial and residential uses

Public Benefit Summary:

Stadium upgrades as per the Stadium Upgrade Agreement with B.C. Pavilion Corporation.

	Current Zoning	Proposed Zoning
Zoning District	BCPED	CD-1
Floor Area (sq. ft.)	Not specified	400,000
Land Use	Commerical-Institutional	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (Citywide)	N/A	N/A
	Public Art	TBD	TBD
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities	N/A	
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			

Other Benefits (non-quantified components):

Stadium upgrades as per the Stadium Upgrade Agreement with B.C. Pavilion Corporation.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

**777 Pacific Boulevard
OWNER/DEVELOPER AND PROPERTY INFORMATION**

Owner/developer and Property Information

Address	777 Pacific Boulevard – Sub-area 10C (1 Robson Street)
Legal Descriptions	PID 029-173-825; Lot 347 False Creek Plan EPP31476
Developer	B.C. Pavilion Corporation (PavCo)
Architect	Stantec Architecture Ltd.
Property Owner	B.C. Pavilion Corporation (PavCo)

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	BCPED	CD-1
SITE AREA	6,079 m ² (65,445 sq. ft.)	6,079 m ² (65,445 sq. ft.)
USES	Commercial-Institutional	Mixed-use
FLOOR AREA *	Not Specified	Total maximum: 37,161 m ² (400,000 sq. ft.) Residential: 27,871 m ² (300,000 sq. ft.) Commercial: min. 5,000 m ² (53,819 sq. ft.)
HEIGHT	Not Specified	maximum 91.4 m (300 ft.), up to 121.9 m (400 ft.) can be permitted
PARKING, LOADING AND BICYCLESPPACES	as per Parking By-law	as per Parking By-law

* Floor area breakdowns are estimates and would be confirmed during the Development Permit application

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