



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: June 26, 2018
Contact: Karen Hoesé
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VanRIMS No.: 08-2000-20
Meeting Date: July 10, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1445-1455 West Georgia Street

RECOMMENDATION

A. THAT the application by James Cheng Architects, on behalf of 1445 West Georgia Holdings Ltd., to rezone 1445 West Georgia Street [*Lot A Except the North 7 Feet Now Road, Lot B, Lot E and Lot F, all of Lots 14 and 15, Block 42, District Lot 185, Plan 731; PIDs 009-916-415, 009-916-491, 009-916-521 and 009-916-555 respectively, and the East Part of Lot 13, Block 42, District Lot 185, Plan 92; PID 009-916-563*] and 1455 West Georgia Street [*Lots A and B (Reference Plan 3477) of Lot 12 and the West Part of Lot 13, all of Block 42, District Lot 185, Plan 92; PIDs 015-843-068, 015-843-084 and 015-843-106 respectively*], from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 14.69 and the building height from 91.4 m to 156.7 m to permit the development of a 46-storey tower containing 119 market strata residential units, be referred to a Public Hearing, together with:

- (i) plans prepared by James Cheng Architects, received October 31, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT, if the application is referred to a Public Hearing, a consequential amendment to Schedule E of the Zoning and Development By-law regarding

building lines, generally as presented in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, if the application is referred to a Public Hearing, the *General Policy for Higher Buildings* be amended to include this CD-1 as a location for a “Landmark Gateway” higher building, generally as set out in Appendix D.
- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates a rezoning application to rezone 1445-1455 West Georgia Street from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit a development of a 46-storey market residential tower with 119 market strata units. A height of 156.7 m (514.2 ft.) and an FSR of 14.69 are proposed. This application is being considered under the *General Policy for Higher Buildings*.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. The report recommends that the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated towards city-wide heritage conservation and public benefits serving the Downtown area.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Issues Report -1445-1455 West Georgia Street – Rezoning Enquiry (December 16, 2015)*

- *Downtown Official Development Plan (DODP) (1975, last amended 2015)*
- *Downtown (except Downtown South) Design Guidelines (1975; last amended 1993)*
- *General Policy for Higher Buildings (1997; last amended 2018)*
- *Metropolitan Core Jobs & Economy Land Use Plan (2007)*
- *DD (except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)*
- *View Protection Guidelines (1989)*
- *Green Buildings Policy for Rezonings (2009, last amended 2017)*
- *Greenest City 2020 Action Plan (2011)*
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Community Amenity Contributions — Through Rezonings (1999, last amended 2018)*
- *Financing Growth Policies (2003)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040 (2012)*

REPORT

Background/Context

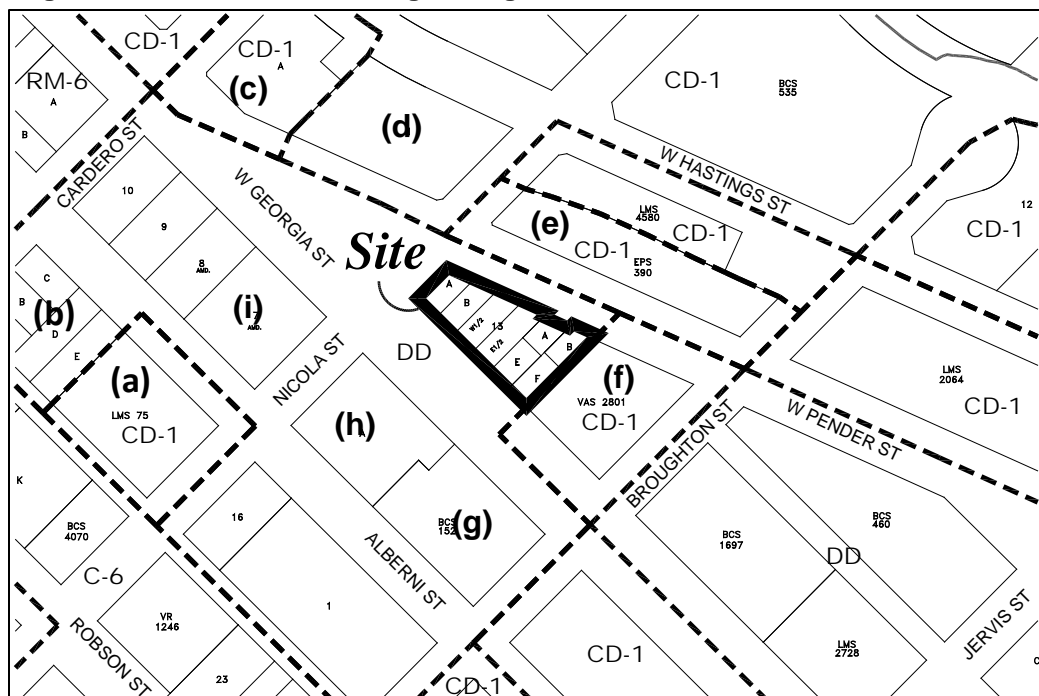
1. Site and Context

This 1,687 sq. m (18,158 sq. ft.) “flatiron” shaped site is at the intersection of Pender Street, Georgia Street and Nicola Street. The site is comprised of nine legal parcels with frontages of 60.37 m (198 ft.) along Georgia Street, 64.48 m (212 ft.) along Pender Street, and 14.71 m (48 ft.) along Nicola Street.

The site is currently developed with two mid-rise commercial buildings that are both listed on the City’s Recent Landmarks Inventory: a five-storey office building at 1445 West Georgia Street (the IBM Building, listed as a “B”) and a seven-storey office building at 1455 West Georgia Street (the Imperial Life Building, listed as a “C”). These buildings are not on the Vancouver Heritage Register.

A small triangular public green space (“Flag Plaza”) is located where Pender and Georgia streets merge, west of Nicola Street.

The blocks surrounding the subject site contain a mix of residential, office and commercial buildings, ranging from older one- and two-storey buildings to newer developments with heights up to 43 storeys.

Figure 1 – Site and Surrounding Zoning

Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) 1500 Alberni Street, a 26-storey strata residential building;
- (b) 1550 Alberni Street, a rezoning has been approved for a 43-storey residential building with commercial uses at grade;
- (c) 620 Cardero Street, a rezoning has been approved and development is underway for a 26-storey mixed-use development with residential, retail, service and office uses;
- (d) 1529 West Pender Street (the “Bayview”), a 28-storey market rental residential building with retail and office at grade;
- (e) 1499 West Pender Street (the “West Pender Place”), a 37-storey residential building with retail at grade;
- (f) 1415 West Georgia Street (the “Palais Georgia”), a 26-storey strata residential building;
- (g) 1420 West Georgia Street (the “George”), a 23-storey strata residential building;
- (h) 1450 West Georgia Street (“Georgian Towers”), a 21-storey market rental residential building; and
- (i) 1500 West Georgia Street, a rezoning has been approved for a 43-storey residential building on the eastern portion of the site (now addressed as 1515 Alberni Street), with the existing office building retained on the western portion.

2. Policy Context

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

Issues Report - 1445-1455 West Georgia Street - Rezoning Enquiry – On December 16, 2015, Council endorsed consideration of a rezoning application for a “Landmark Gateway” residential building for this unique and prominent site, exceeding the height permitted by the current zoning, provided it meets the requirements of the *General Policy for Higher Buildings*. This policy allows buildings to enter the Queen Elizabeth View Cone (3.2.1), and thus the Granville Bridge View Cone (12.1.3) limits the maximum height to approximately 157 m (515 ft.). The policy requires architectural excellence and a high level of sustainable design (see below).

The Issues Report recommended that if a rezoning application for 1445-1455 West Georgia Street is referred to Public Hearing, the referral report should also recommend the *General Policy for Higher Buildings* be amended to include the subject site as a location for a “Landmark Gateway” higher building.

General Policy for Higher Buildings – The *General Policy for Higher Buildings*, most recently amended in 2018, allows for consideration of buildings in the city’s downtown which seek approval for significant additional height above current zoning and policy, with the provision that these higher buildings do not penetrate Council-approved view corridors. The only exception is the Queen Elizabeth view corridor.

The policy stipulates that proposals for higher buildings be subject to an enhanced evaluation process that includes review by a special session of the Urban Design Panel, augmented with design experts who are well known and respected for their expertise in the design of high-rise buildings. The enhanced review process focuses on ensuring that the application, if approved, will establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver’s skyline. In addition, any proposal should advance the City’s green objectives for carbon neutrality for new buildings by demonstrating leadership and advances in sustainable design and energy consumption.

The policy also identifies other considerations, including the achievement of community benefits, such as on-site open space that represents a significant contribution to the downtown network of green and plaza spaces. Buildings should also minimize adverse shadowing and view impacts on the public realm including key streets, parks and plazas, as well as on neighbouring buildings.

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

3. Revisions to Rezoning Application

The original application, submitted on February 3, 2017, proposed to rezone the site from 6.00 FSR to 14.20 FSR, to allow for a 46-storey building with 128 market residential units, and a height of 156.7 m (514 ft.).

Following engagement with the neighbourhood on this proposal, and in response to staff analysis and advice, a revised rezoning application was submitted. The revised application, received October 31, 2017, increased the number of family-oriented three-bedroom units and reduced the number of two-bedroom units, resulting in these consequent changes:

- An increase in density from 14.20 FSR to 14.69 FSR (while the project statistics included a proposed FSR of 14.42 for the revised application, staff review of the application material has calculated an FSR of 14.69);
- An increase in the percentage of units with balconies from 58% to 85%; and
- An increase in the number of vehicle parking stalls from 195 to 228.

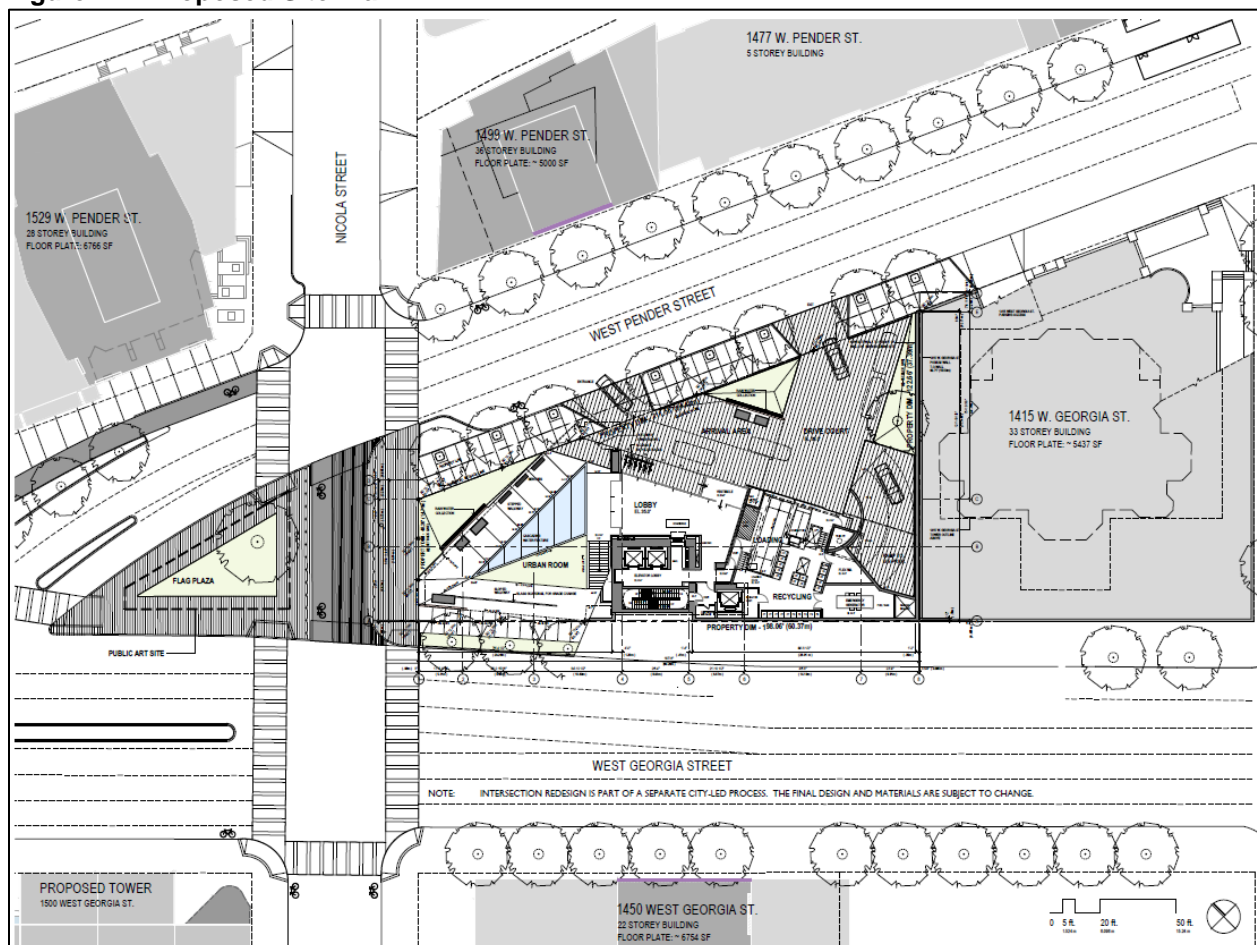
The proposed height and land use are consistent between the two application submissions.

Strategic Analysis

1. Proposal

This application proposes to rezone the site from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit the development of a 46-storey residential tower with 119 market strata units. A height of 156.7 m (514.2 ft.) and an FSR of 14.69 are proposed. This application is being considered under the *General Policy for Higher Buildings*.

Figure 2 — Proposed Site Plan



2. Land Use

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

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

The proposed residential land use in this application is consistent with Area G's policy intent. Further, the 2015 Issues Report endorsed consideration of a rezoning application for increased residential density for this site, provided it meets the requirements of the *General Policy for Higher Buildings*. The proposed market residential in the proposal is in keeping with this policy intent. Of the 119 proposed residential units, all units would have two or more bedrooms.

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

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

Density – Under the existing DODP, the density permitted on the site in Area “G” is a floor space ratio (FSR) of 6.00. The revised rezoning application, as submitted on October 31, 2017, proposes an overall floor area of 24,785.8 sq. m (266,792 sq. ft.), equivalent to 14.69 FSR.

Under the provisions of the DODP, residential amenity up to 929 sq. m (10,000 sq. ft.) may be excluded from the calculation of FSR. The proposal includes a total 1,259.7 sq. m (13,559 sq. ft.) of residential amenity, in excess of the maximum excludable amount. The residential amenity overage of 330.7 sq. m (3,560 sq. ft.), equivalent to 0.19 FSR, would be included in the FSR calculation (see Appendix A and Appendix B).

The project statistics for the proposal excluded 140.4 sq. m (1,511 sq. ft.) of mechanical floor area on the sixth floor from the calculation of FSR. However mechanical floor area above the base surface cannot be excluded from FSR calculation. The mechanical floor area, equivalent to 0.08 FSR, would be included in the FSR calculation (see Appendix A and Appendix B).

As discussed below, staff analysis concluded that the proposed form of development accommodates the increase in density subject to the design development conditions in Appendix B.

Height and View Cones – The 2015 Issues Report, referenced above, identifies the subject site as a location for a “Landmark Gateway” higher building, and accordingly, recommends consideration for additional height under the *General Policy for Higher Buildings*.

The application proposes a tower with a height of 156.7 m (514.23 ft.). This height would penetrate into the Queen Elizabeth View Cone 12.1.3 (Granville Bridge to Grouse) by 66 ft., but would not incur into any other view cone.

The proposed height has been assessed and is supported given the broader urban design objectives, which are to achieve a legible “dome shaped” downtown skyline and to contribute to the strength of the “urban frame” of the Georgia Corridor.

Staff support a higher building in this location as an opportunity for a strategically placed landmark building to mark the western entry into downtown. It also meets all the requirements for a Higher Building (see Appendix D). The proposed height is comparable to recent nearby rezoning approvals at 1550 Albern Street (434 ft.) and 1500 West Georgia Street (440 ft.), and was supported by the special session of the Urban Design Panel convened to review this higher building application.

Architecture and Form of Development – The application proposes a 46-storey residential building at this unique and prominent site. The proposed building is a distinctive, slender, tapering tower form befitting the landmark gateway site.

Figure 3 – Rendering of the Proposed Form of Development



Tower Floor Plate — There is no policy to guide the maximum floor plate of towers on this site. However, as an applicable reference, the *West End Plan* sets a maximum floor plate of 6,500

sq. ft. for towers in Area 'B' of the Georgia Corridor, which is directly south of the subject site. The form of the proposed residential tower tapers and narrows with height and has an average floor plate of 600.6 sq. m (6,465 sq. ft.), which is comparable with recent rezoning approvals in the vicinity.

Separation between Buildings – The *Downtown South Guidelines (excluding Granville Street)* require that the portions of residential towers that exceed 70 ft. in height should be at least 80 ft. apart. This standard has expanded in scope and has been applied generally to tower development across Downtown. The intent of this requirement is to:

- provide a level of livability and angle of daylight into habitable spaces within towers;
- ensure that sidewalks and the public realm receive sufficient light, air and access to sky; and
- preserve view slots between towers.

The proposal provides 69 ft. of separation between the enclosed space of the proposed tower to the existing tower to the east, the Georgia Palais at 1415 West Georgia Street, and 64 ft. of separation from the outermost part of the balcony of the proposed tower to the Georgia Palais.

Staff are seeking design development for portions of the proposed tower exceeding 70 ft. in height to provide 80 ft. of clear separation to the Georgia Palais. The applicant provided sketches dated April 10, 2018, demonstrating how the shape of the proposed tower floor plate can be modified to meet the 80 ft. separation requirement, while maintaining the same average floor plate area (see Appendix H). Staff are satisfied this would meet the 80 ft. requirement.

Shadows – Staff have concluded that the proposed height does not contribute significantly to shadow impacts during key daylight hours (see Appendix G for further analysis).

Urban Design Panel – The application was reviewed by a special session of the Urban Design Panel on May 31, 2017 and received support with recommendations (see Appendix E).

4. Heritage

The application proposes non-retention of the existing commercial buildings that have heritage value as “recent landmarks”. As part of the application preparation, analysis was conducted by the applicant to determine the feasibility of retaining one or both buildings of heritage value as part of the development proposal. To achieve the elegant tower form and expression for the proposed landmark gateway building, and given the constrained site, it was determined that retention was not viable. Staff therefore recommend that retention of the existing buildings of heritage value not be sought, and accordingly that they are not added to the Vancouver Heritage Register. In the case of non-retention, the 2015 Issues Report identified heritage density transfer as a key public benefit to consider for the application.

5. Transportation and Parking

The application proposes nine levels of underground parking, providing a total of 235 vehicle parking spaces. This provision will meet the minimum parking requirements of the Parking By-law. As the site is not served by a lane, parking and loading is to be accessed from Pender Street.

For bicycles, 158 Class A and 6 Class B spaces are proposed, meeting the minimum requirements of the Parking By-law. One class B loading space would be provided on site, also meeting the Parking By-law.

A traffic impact study has been submitted by the applicant. Staff have reviewed the study and are satisfied that there would not be negative impact on the local road network. The site is well served by transit. Frequent bus service is available on West Georgia and West Pender streets. Bikeways exist on Georgia, Nicola and Cardero streets and on the nearby Coal Harbour Seawall. Transportation and public realm improvements are proposed for the area as part of the Georgia Gateway West Complete Street project, which is currently in the planning phase.

6. Environmental Sustainability

This application is subject to the following policies that contain environmental sustainability objectives and targets.

General Policy for Higher Buildings – The *General Policy for Higher Buildings* (last amended by Council in 2014) requires that all higher buildings demonstrate and advance the City's objective for carbon neutrality for new buildings with a stated objective to achieve a 45% reduction in energy consumption as compared to the 2014 Vancouver Building By-law, and demonstrate leadership in sustainable design.

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

This application was initially submitted on February 3, 2017. It has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

PUBLIC INPUT (refer to Appendix F)

Public Notification and Community Open Houses – For the original application, a rezoning information sign was installed on the site on March 23, 2017. A total of 9,354 notifications were distributed within the neighboring area on or about April 6, 2017. Notification and application information, as well as an online comment form, was also provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held from 5-8 pm on May 1, 2017, at the Vancouver Marriott Pinnacle Downtown Hotel (1128 West Hastings Street). Staff, the applicant team and a total of approximately 86 people attended the Open House.

In response to public comments and review of advisory groups, the applicant submitted a revised rezoning application on October 31, 2017. Consistent with the general approach with revised proposals where there is a density increase in response to comments received from the public, no open house was held after the revised application was received. However, notification

regarding the revised application was sent to the neighbouring residents on November 8, 2017. A revised rezoning information sign was installed on or about November 9, 2017. The City's Rezoning Centre webpage was also updated.

Public Response – In response to the public consultation process, staff received approximately 40 pieces of feedback, including open house comment sheets, emails, and additional written submissions. While most comments were submitted with regards to the original rezoning application, nine pieces of written correspondence were submitted in response to the notification of the revised application. Respondents to the revised application notification were largely concerned about the increase in the number of parking spots between the original and revised application, while the number of units decreased. There is no substantive difference in comments regarding form of development received from before and after the revised application.

Total notifications	9354
Open House attendees	86
Comment sheets	13
Other feedback	27

Significant themes of positive feedback and support include:

- **Design:** Several respondents thought the design was elegant and would act as a landmark building for the area. There was general support for the design, especially for the treatment at the base. There were some suggestions for additional details about how the building will interact with the public realm, especially for how the 'urban room' in the tower base will be open to the public. Respondents commented that although the public realm was interesting to look at, it should be more accessible to the public.

Transportation: There was some support for the separated bike lane (note: this was shown in the application materials as part of the City's conceptual design for improvements to the intersection of West Georgia and West Pender streets, and is not part of the application itself).

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

- **Traffic:** Respondents were largely concerned with the potential traffic increase in this area, especially at the intersection of West Georgia, West Pender and Nicola streets. Access along the laneway off West Pender Street at Broughton Street was also a concern for neighbouring residents. Additionally, some respondents were concerned that a detailed traffic study was not provided.
- **Height:** Respondents were concerned that the building was too high. Respondents thought that it would block views, especially to Coal Harbour, English Bay and Stanley Park. This was coupled with the concern that the building would shadow the surrounding area. Some respondents suggested narrowing the building to allow for views and sunlight to be maintained.

These concerns have been considered as part of staff's review of the application. A detailed transportation study was submitted as part of the application. Staff assessment of the study concluded that the traffic that may be generated from this development would not have a negative impact on the local road network, and would be less than the traffic generated by the existing commercial buildings. Further, transportation and public realm improvements are proposed for the area as part of the Georgia Gateway West Complete Street project.

As outlined in Appendix G (Urban Design Analysis), staff have assessed the proposed tower and, given the site's unique and prominent location, support its proposed height as a "landmark gateway" building. The tower's impact on adjacent buildings has also been assessed. Staff have determined that, subject to design conditions contained in Appendix B, the effect on views and shadowing from the tower is considered acceptable given the urban context and that the tower would not unduly harm the liveability of the neighbourhood.

PUBLIC BENEFITS

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

Required Public Benefits

Development Cost Levies (DCLS) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the City-wide Development Cost Levies (DCL) District, which has a rate of \$168.13/sq. m (\$15.62/sq.ft.) for residential uses above 1.5 FSR, effective September 30, 2017. It is anticipated that the new residential floor area of 24,785.8 sq. m (266,792 sq. ft.) will generate a total of \$4,167,291 in DCL payment.

In addition to the City-wide DCL, a new Utilities DCL will be considered by Council on July 11, 2018 to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. The proposed rate under this DCL for residential development over 1.5 FSR is \$10.09 per sq. ft. and it would take effect on September 30, 2018. Should this new Utilities DCL apply to this project, the additional DCL would be \$2,691,931, however the in-stream rate protection available to the project might result in exemption of the project from the new Utilities DCL, depending on the timing of development and building permits. The Utilities DCL is subject to the same rate protection and annual adjustment parameters as the City-wide DCL, as explained below.

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

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With 24,785.8 sq. m (266,792 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$528,248 is anticipated.

Please note that the Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

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

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

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a cash CAC of \$53,665,600. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

It is recommended that the cash CAC be allocated as follows:

- \$26,832,800 towards the Heritage Conservation Reserve to assist with heritage conservation in the city of Vancouver.
- \$6,000,000 towards transportation improvements including the Georgia Gateway West Complete Street and intersection/signal upgrades at West Pender and Broughton streets and at West Georgia and Broughton streets.
- \$20,832,800 towards affordable housing and childcare in and around the Metro Core area.

Staff's recommendation of acceptance of the applicant's CAC offering is subject to the following conditions:

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

If approved by Council, the cash CAC of \$53,665,600 is payable under the following conditions:

- (i) \$20,000,000 must be paid in cash prior to enactment of the rezoning by-law;
- (ii) \$16,832,800 in cash must be paid on the earlier of the following dates:
 1. The issuance of the first Development Permit for the development; or
 2. The date that is 12 months (measured in calendar days) following the date of rezoning enactment,

with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 12 months following the date of rezoning enactment until the date that such amount is fully paid; and

- (iii) \$16,832,800 in cash must be paid on the earlier of the following dates:
 1. The issuance of the first Building Permit for the development; or
 2. The date that is 24 months (measured in calendar days) following the date of rezoning enactment,

with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 24 months following the date of rezoning enactment until the date that such amount is fully paid.

For certainty, the issuance of any Building Permit for the new building will be subject to full payment to the City of the total cash CAC of \$53,665,600 plus accrued interest, if applicable. A condition to secure the deferred portions of the CAC payment is included in Appendix B.

Plaza Enhancement Project – The applicant may be commissioned to install unique public realm features on the City-owned property west of the site (the small triangular public green space or “Flag Plaza” – refer to Figure 2). It is anticipated this plaza will be redesigned and enhanced as a public space as part of the Georgia Gateway West Complete Street project. If the applicant contributes funds for the Plaza Enhancement Project in excess of the public art contribution required for this development, the City will reimburse the applicant for its expenses up to a maximum of \$3,000,000, as verified by proper documentation for all such expenses.

Local Buyers First – The applicant has provided a voluntary commitment to support residents who live or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the subject site. This includes a 30 day exclusive local buyer period after launch of the marketing campaign during which buyers will be required to sign a statutory declaration attesting that they live or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing. Please refer to the relevant condition in Appendix B for detailed terms of this commitment.

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

See Appendix I for a summary of the public benefits for this application.

Implications/Related Issues/Risk

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$53,665,600, which will be allocated as follows:

- \$26,832,800 towards the Heritage Conservation Reserve to assist with heritage conservation in the city of Vancouver.
- \$6,000,000 towards transportation improvements including the Georgia Gateway West Complete Street and intersection/signal upgrades at West Pender and Broughton streets and at West Georgia and Broughton streets.
- \$20,832,800 towards affordable housing and childcare in and around the Metro Core area.

Subject to Council approval, \$20,000,000 of the cash CAC will be paid prior to enactment of the rezoning by-law with \$16,832,800 of the remaining cash CAC due upon the earlier of issuance of the first Development Permit for the project or 12 months post enactment, and the final balance of \$16,832,800 due upon the earlier of issuance of the first Building Permit for the project, or two years post enactment. The first cash CAC payment will go towards the Heritage Conservation Reserve.

If the rezoning application is approved, the applicant will be required to provide new public art on-site at an estimated value of \$528,248, or make a cash contribution to the City for off-site public art.

The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$4,167,291 in DCLs. Should the new Utilities DCL apply to this project, the additional DCL would be \$2,691,931.

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

CONCLUSION

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

* * * * *

**1445-1455 West Georgia Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (____).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

3. The design and lay-out of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,687.0 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 14.69.

- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m² ; and
 - (b) unenclosed outdoor areas underneath tower building overhangs, provided they are at grade level, except that they must remain unenclosed for the life of the building.
- 4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building Height

5. The building height, measured above base surface, must not exceed 156.74 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines, except for view cone 3.2.1, the Queen Elizabeth Park view cone.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

* * * * *

**1445-1455 West Georgia Street
DRAFT CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by James Cheng Architects, and stamped "Received Planning & Development Services, October 31, 2017", provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to provide 24.4 m (80 ft.) of clear separation above 21.3 m (70 ft.) in height between the proposed tower (all structure including open balconies) and the tower at 1415 West Georgia Street.

Note to Applicant: Sketches submitted April 10, 2018 by James Cheng Architects illustrate how the building will comply with the 80-ft. spacing requirement and still meet the floor plate area contemplated in the application. As such, the maximum FSR in the by-law has not been reduced.

- 2. Design development to provide a balcony for every residential unit.
- 3. Design development to reduce the area of hard surface designated for vehicle movement. (Refer also to Engineering Condition #24.)

Note to Applicant: The width of the drive court should be reduced.

- 4. Design development to reduce conflicts between pedestrians and vehicles turning into and off the site.

Note to Applicant: Design development should improve the safety of pedestrians travelling on the Pender Street south sidewalk and of those travelling north through the Urban Room arriving near the vehicle entrance curb cut. Design cues can improve awareness of vehicle movements and guide pedestrian movement to better avoid conflicts.

- 5. Design development to maintain the high quality materials and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic (this includes the curtain wall, stone cladding at core

and fin walls, glazing with embedded metal mesh, and structural glass guards at balconies).

Note to Applicant: The proposed materials and detailing are to be carried forward and remain through the development permit application process. Triple glazing is encouraged.

6. Design development to reduce the prominence of the change in grade at the east property line as viewed from the public realm on Pender Street.

Note to Applicant: The two-storey high wall at the east property line would present a large surface of blank wall to pedestrians. Suggestions to mitigate the prominence of this wall include increased soft landscaping, terracing, lighting, art or texture. Alternatively, if a minimalist aesthetic is desired at the drive court, the wall cladding must be of high quality and should hold visual interest. Large-scale elevations and details will be requested at the development permit stage.

7. Design development as required to mitigate wind effects at the pedestrian areas at grade, as recommended by registered professionals with relevant expertise.
8. Design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone.

Note to Applicant: Confirmation that these elements will continue to be indicated as enclosed and/or integrated into the architecture will be required throughout the approvals process. Indicate on the Roof Plan and elevations the location of any and all mechanical spaces, rooftop window-washing enclosures, and the location of any future telecommunications equipment. Enlarged sections and elevations of the roof level would assist in the understanding of how equipment is concealed.

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

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

Landscape

10. Design development to the plaza to activate pedestrian use, emphasizing friendly, interactive people-uses rather than car uses.

Note to Applicant: This can be achieved by increasing the amount of green spaces, adding more seating opportunities, interesting places to pause, bench nodes, artwork, etc.

11. Design development to ensure a seamless transition from the public to the private realm.

Note to Applicant: High quality, special paving is encouraged on private property. The strategy should anticipate a seamless and compatible material transition from standard paving on City sidewalks. Special paving on private property should be constructed to ensure long-term stability and respect the principles of universal design. Location of ventilation grates in key public realm areas are to be avoided.

12. Design development to improve sustainability by significantly increasing the amount of soft landscape on common amenity green roof terraces on upper levels.

Note to Applicant: This should include increased depth of soil for water retention, edible plants, urban agriculture, additional opportunities for passive seating and gardening. Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible. Outdoor spaces should be visually accessible from common indoor amenity rooms. As much greenery as possible should be seen from the street.

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

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

14. Section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details should show dimensioned rootballs to confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.
15. A high-efficiency automatic irrigation system to be provided for all planted areas.
16. A Landscape Lighting Plan to be provided for security purposes.

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

Engineering

17. The applicant 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.

18. 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.
19. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

20. Please place the following note on the landscape plan: *“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of eight (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.”*
21. Provision of a landscape and/or site plan that reflects the public realm changes including all off-site improvements sought for this application. If design details for the off-site improvements are not available then a note reflecting the requirement is to be placed on the landscape and/or site plan.
22. Provision of boulevard crossings to be designed to the satisfaction of the General Manager of Engineering Services, a crossing application, and design approval is required prior to Development Permit issuance.
23. Provision of additional design grades at all entries along the property line. Both sides of all crossings at the property line should clearly show these points meet City building grades.

Note to Applicant: Some potential road geometry changes will impact City building grades. Confirmation of final geometry is necessary to establish accurate building grades.

24. Remove the easterly driveway crossing on Pender Street and consolidate access to the westerly crossing for public realm and bus stop improvements.

Note to Applicant: Provide updated turning swaths for the Class B loading space to confirm if corner cuts are required or other modifications to the design are necessary for access purposes.

25. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be “stairs free” and confirm the use of the parking ramp, if required.

26. Provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

27. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of turning swaths to confirm two-way flow on the parking ramp.
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking levels, and at all entrances.

Note to Applicant: Provide drawings for all parking levels.

- (iii) Design development to improve the alignment of the parking ramp and the westerly driveway crossing.
- (iv) Label and dimension all stalls, and dimension all column encroachments.
- (v) Provision of reflective markings or paint on the column between stalls 16 and 17 on P2 and note on plans (this condition exists on multiple levels).
- (vi) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: Section drawings are required showing elevations and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.5 m of vertical clearance is required for Class B loading spaces and maneuvering.

Green Infrastructure

28. Provision of a detailed response toward the Integrated Rainwater Management Plan (IRMP) requirements outlined in the *Green Buildings Policy for Rezoning*s (last amended February 2017).

Note to Applicant: Legal arrangements may be required to ensure ongoing operations of certain stormwater storage, rainwater management, and green infrastructure systems.

29. As part of the development permit application process, provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the city-wide IRMP requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review.

Note to Applicant: In this instance of a zero lot line design staff will consider:

- (i) The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume.
 - (ii) Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
 - (iii) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.
30. Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.
31. Provision of a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
32. Provision of outline area/volume calculations to support the overall rainwater management strategy.
33. Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices:
- (i) Planters designed as flow-through planters can be used to meet the treatment volume requirement.
 - (ii) Consider increasing the depth of soil throughout planted areas and shallow ponding depths within the planted areas as part of the calculations.
34. The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrated approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.
35. Detention tanks shall be considered only where alternative approaches to rainwater retention prove unacceptable. Where detention tanks are proposed they should be considered for storing water for alternative uses on site.

Sustainability

36. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

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

37. The applicant commits that the proposed development will exceed the sustainable design and emissions improvements required by the *Green Buildings Policy for Rezoning*s, and to demonstrate leadership in sustainable design as required by the *General Policy for Higher Buildings*, through the following measures:
- (i) Energy Efficiency: the proposed development shall include measures that show leadership in energy efficiency and generally achieve a 45% or greater reduction in building energy use compared to ASHRAE 90.1 2010.
 - (ii) High-Performance Envelope: the proposed development shall use a high performance thermal envelope that meets or exceeds the level described in the rezoning application, which included:
 - a. Triple-pane glazing throughout the glazed portions of the building envelope; and
 - b. Reduced thermal bridging, through thermally-broken window framing and/or reduced thermal bridging at slab edges and balconies.
 - (iii) Embodied Emissions: A life-cycle assessment will be conducted and the results shared with the City, and measures shall be taken to reduce the embodied emissions where feasible, such as through the use of fly-ash or recycled steel in the building structure.

Crime Prevention Through Environmental Design (CPTED)

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

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

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, 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

1. Consolidation of Lot A, Except the North 7 Feet Now Road, and Lots B, E and F, all of Lots 14 and 15, Block 42, DL 185, Plan 731; Lots A and B (Reference Plan 3477) of Lot 12, the East Part of Lot 13, and the West Part of Lot 13, all of Block 42, DL 185, Plan 92 to create a single parcel and subdivision of that site to result in the dedication of the northerly 7 feet (the building line area) of current Lot B, Plan 731, for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

2. Provision of a Volumetric Statutory Right of Way (SRW) agreement for public access and utilities as if dedicated street over the north 7 feet (2.134 metres) of Lots A and B (Reference Plan 3477) of Lot 12, the East Part of Lot 13 and the West Part of Lot 13, Block 52, DL 185, Plan 92 in lieu of a required Pender Street building line dedication. The volumetric SRW area will extend from the top of the P2 level of the parkade to 25 feet above finished grade and no structures will be permitted within it.

Note to Applicant: The P1 level of the parkade will not be permitted within the SRW area and the P2 roof within the current building line area must be protected with a sacrificial concrete slab such that it cannot be damaged during any future utility excavation. A detailed design cross-section needs to be approved by the General Manager of Engineering Services during the development permit application process.

3. Provision of a building setback and a surface Statutory Right of Way (SRW) on Georgia Street, Pender Street and Nicola Street to achieve a 5.5 m (18 ft.) sidewalk from the back of the existing City curb to the building face and/or edge of sidewalk. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above will be accommodated within the SRW agreement.

Note to Applicant: Engineering accepts the column and curtainwall within the setback (SRW) along West Georgia Street as shown on the rezoning drawings.

4. Release of Easement & Indemnity Agreements 369402M & 450569M, for commercial crossings, and 237112M (see 166732L), a support agreement, prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to enactment of the CD-1 Bylaw, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

5. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Upgrade approximately 165 m of existing 900 mm sanitary sewer main to 1,500 mm sanitary sewer main on Georgia Street from Cardero Street to Denman Street.

Note to Applicant: Provide a flow study of the sanitary sewer main on Georgia Street (downstream of Cardero Street) to confirm the existing flow condition. The flow study shall provide data for a minimum one month of wet weather flow and one month of dry weather flow, to allow for model calibration and verification of flow estimate. The upgrade extent and size may be changed based on the findings of the flow study. Note: the development is to be serviced to the existing sewers on Georgia Street.

- (iii) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (iv) Provision of new sidewalks adjacent the site in keeping with area standards (Triangle West for Nicola Street, Georgia Street Public Realm, and standard commercial treatments for Pender Street).
 - (v) Modification to the bus stop and installation of a bus shelter and seating on Pender Street to the satisfaction of the General Manager of Engineering Services.
 - (vi) Provision of geometric changes, public realm improvements and street reconstruction on the Georgia Street and Pender Street frontages of the site including changes to existing curb location and/or new and added curbing. Work to include adjustment of all existing utilities to accommodate the required changes. The geometry of these changes will be subject to the design of the Georgia Gateway West Complete Street project.
 - (vii) Provision of public realm improvements on Nicola Street adjacent the site including but not limited to: street and sidewalk reconstruction, special paving and lighting, roadwork and landscaping all subject to a final design by the City.
 - (viii) Provision of upgraded street lighting on Georgia Street and Pender Street to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (ix) Provision of street trees adjacent the site where space permits.
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

Community Amenity Contribution (CAC) – Cash Payments

7. Pay to the City the cash Community Amenity Contribution of \$53,665,600 (CAC Offering) which the applicant has offered to the City and to be allocated as follows:

- (i) \$26,832,800 towards the Heritage Conservation Reserve to assist with heritage conservation in the city of Vancouver.
 - (ii) \$6,000,000 towards transportation improvements including the Georgia Gateway West Complete Street and intersection/signal upgrades at West Pender and Broughton streets and at West Georgia and Broughton streets.
 - (iii) \$20,832,800 towards affordable housing and childcare in and around the Metro Core area.
8. Payment of the CAC Offering is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:
- (i) \$20,000,000 must be paid in cash prior to enactment of the rezoning by-law;
 - (ii) \$16,832,800 in cash must be paid on the earlier of the following dates:
 - a. The issuance of the first Development Permit for the project; or
 - b. The date that is 12 months (measured in calendar days) following the date of rezoning enactment,
- with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 12 months following the date of rezoning enactment until the date that such amount is fully paid; and
- (iii) \$16,832,800 in cash must be paid on the earlier of the following dates:
 - a. The issuance of the first Building Permit for the project; or
 - b. The date that is 24 months (measured in calendar days) following the date of rezoning enactment,
- with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 24 months following the date of rezoning enactment until the date that such amount is fully paid.
9. The deferred portions of the CAC payment (totalling \$33,665,600) will be secured by a Letter of Credit (the "Security") in the City's standard form (see <https://policy.vancouver.ca/AF00202.pdf>) or such other security as may be satisfactory to the Director of Legal Services, in her sole discretion, and which Security must be delivered to the City prior to enactment of the rezoning by-law. The City will be entitled to realize on the City Security if the required payments are not made to the City in the amounts and at the times set out above. The deferred payment and any interest, as applicable, will also be secured by a Development Permit hold and Building Permit hold, which will be registered on

title prior to rezoning enactment and, if required, an additional Occupancy Permit hold for the development, to be released only on confirmation of receipt by the City of the full amount of the total CAC Offering (plus interest, if applicable).

10. *Plaza Enhancement Project* – If the applicant is commissioned to install unique public realm features (as approved by City staff, the “Plaza Enhancement Project”) on the City-owned property west of the Rezoning Lands, to the extent that the applicant contributes funds for the Plaza Enhancement Project in excess of the public art contribution required for this development, the City will reimburse the applicant for its expenses (at cost; for certainty, without any markup for overhead, fees or profit) up to a maximum of \$3,000,000, as verified by proper documentation for all such expenses.
11. *Local Buyers First* – The applicant voluntarily commits to support residents who live or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the Rezoning Lands, which commitment will include the following:
 - (i) For the first 30 calendar days after the launch of the “pre-sales marketing campaign” for this development (the “Exclusive Local Buyer Period”), only those who live or work in Metro Vancouver will be eligible to purchase homes in this development, and all such buyers will be required by the applicant to sign a statutory declaration attesting that they live or work in Metro Vancouver and intend to occupy the unit they are purchasing.
 - (ii) The text of the statutory declaration will be agreed upon by the applicant and the City’s Director of Legal Services in advance of enactment of the rezoning by-law.
 - (iii) There shall be no foreign marketing during this Exclusive Local Buyer Period.
 - (iv) No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.

Public Art

12. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604.871.6002, to discuss your application.

Environmental Contamination

13. If applicable:

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

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

**1445-1455 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT REGARDING BUILDING LINES

A By-law to amend
Zoning and Development By-law No. 3575
Regarding Building Lines

In Part II of Schedule E of the Zoning and Development By-law, Council strikes out the entire paragraph under the heading “Pender Street, south side, from Burrard Street to Nicola Street”, and substitutes:

“A building line on the southerly side of that portion of Pender Street extending from the westerly limit of Burrard Street to the easterly limit of Nicola Street, which building line is more particularly described as follows:

Commencing at a point on the westerly limit of Burrard Street, distant 10 feet southerly measured along the said westerly limit from its intersection with the southerly limit of Pender Street; thence westerly along a line parallel to the said southerly limit to a point distant 78.61 feet, measured westerly along the said line from its intersection with the said westerly limit of Burrard Street; thence westerly in the arc of a tangential curve to the left of radius 235.26 feet to a point tangential with a line drawn parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for that section of the northerly side of Pender Street lying between Thurlow Street and the westerly boundary of Lot 18, Block 1, District Lot 185, Group 1, New Westminster District; thence westerly parallel to and 80 feet perpendicularly distant southerly from the corresponding building line hereinbefore described for the northerly side of Pender Street to the easterly limit of PID: 009-916-563, The East Part of Lot 13, Block 42, District Lot 185, Group 1, New Westminster District, Plan 92, except that portion lying between the easterly and westerly limits of PID: 026-628-295, Lot A, Block 30, District Lot 185, Group 1, New Westminster District, Plan BCP22818.”

* * * * *

**1445-1455 West Georgia Street
AMENDMENTS TO THE GENERAL POLICY FOR HIGHER BUILDINGS**

Note: Deleted text is 'striked through' and new text is in **bold**.

Adopted by City Council on May 6, 1997

Amended February 1, 2011, November 20, 2013, June 25, 2014, and February 13, 2018.

Application and Intent

These guidelines are to be used in conjunction with all applicable plans and policies for buildings seeking approval through rezoning or development permit, for significant additional height above current zoning and policy, or for those entering into the Queen Elizabeth Park or other Council approved view corridors. The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at the prominent "gateways" to mark the entry into downtown: the Burrard Bridge, the Granville Bridge, and the Georgia Gateways in Northeast False Creek **and at West Georgia and Pender streets.**

Requirements

The following should be considered when reviewing proposals for Higher Buildings (i.e. those which significantly exceed current height limits and/or enter into the Queen Elizabeth Park View Corridor):

Design

- Higher Buildings must 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;
- Higher Buildings are only permitted within the areas identified below in Figure 1;
- The highest buildings (i.e. ~ 550-700') are located within the Central Business District. Of these buildings, the tallest buildings (i.e. ~ 700') should be located on one of Vancouver's three primary streets: West Georgia, Burrard and Granville;
- Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~ 500') in axial alignment with the Burrard Bridge, two towers framing the Granville Bridge Gateway (~ 425') ~~and~~, three towers framing the Georgia Gateway (~400'- 425');, **and one tower at the Georgia Gateway West (~ 515')**;
- All other applications for additional height at the two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;
- The development should not involve the demolition of a Class 'A' heritage building;
- The buildings should achieve community benefits (i.e. as a recipient site for density transfers; retention of important heritage components; provision of significant cultural or social facilities; or provision of low cost housing);
- In addition, Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:
 - The building should include activities and uses of community significance and/or public amenity;

- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
- The building should not contribute to adverse microclimate effects;
- Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;
- Signage on the buildings should not be located at a height which exceeds the building's current height limit.

Sustainable Design and Energy Efficiency

Higher buildings should demonstrate leadership and advances in sustainable design and energy efficiency which must be accomplished in one of the following ways:

- a) Achieve Passive House Certification; or
- b) Achieve the following energy performance targets based on building type AND connect to a Low Carbon Energy System (LCES) in accordance with the requirements of the LCES Policy:

	Total Energy Use Intensity (TEUI) (kWh/m ²)	Thermal Energy Demand Intensity (TEDI) (kWh/m ²)	Greenhouse Gas Intensity (GHGI) (kgCO ₂ /m ²)
Residential	100	15	3
Hotel	120	15	4
Retail	100	15	1.5
Office	100	15	1.5

In achieving the performance targets, projects will be encouraged to reduce their use of domestic hot water, leveraging approaches like suite sub-metering, and their impacts on local energy infrastructure, including innovative approaches to managing peak loads.

Note: To ensure higher buildings achieve innovation in greenhouse gas reductions and energy efficiency, higher buildings will not be permitted to aggregate greenhouse gas reductions achieved by another LCES in order to meet the requirements of this policy.

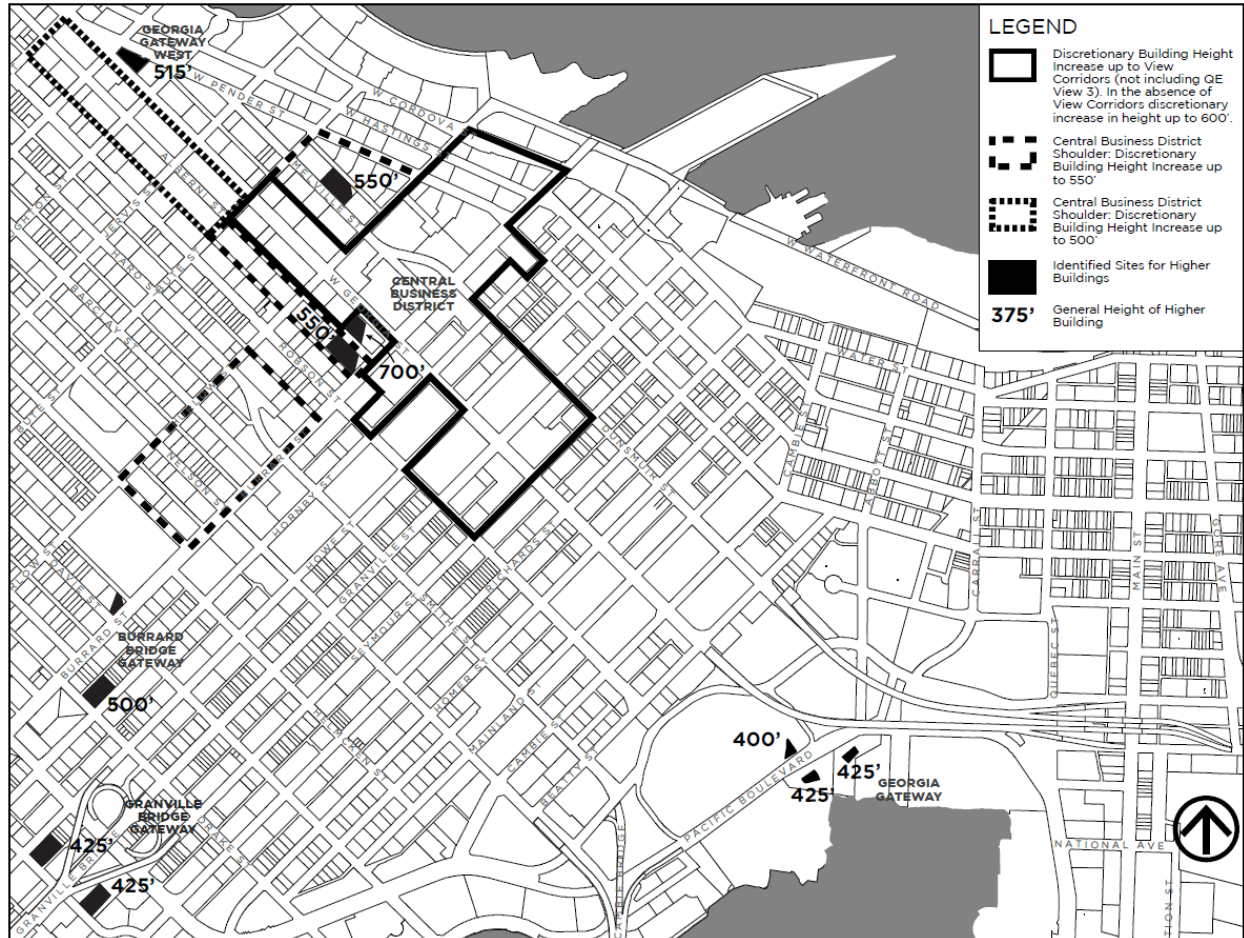
The requirements of the *Green Buildings Policy for Rezonings* apply to all developments subject to the Higher Building Policy.

Process

- All higher buildings will undergo an enhanced review by the Urban Design Panel, which will be supplemented with the addition of two local architects as appointed by the Director of Planning.
- As determined by the Director of Planning, a further enhanced review for buildings with a proposed height of 550' or more as well as for the Granville Bridge gateway buildings (~ 425'), Georgia Gateway (two tall towers on the waterside of Pacific only) and the landmark building in axial alignment with the Burrard Bridge (~ 500 ') will include two additional international design experts joining the Urban Design Panel in addition to the

two local architects noted above. A special public engagement, such as a public forum, or guest lecture featuring the panel members and experts may also be held to expand public discussion and education around architectural excellence and green design in Vancouver.

Figure 1. Areas and sites where Higher Buildings are permitted



**1445-1455 West Georgia Street
ADVISORY PANEL REVIEW**

1. Urban Design Panel

May 31, 2017

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Rezoning Planner, John Grottenberg, introduced the project as a rezoning application located at the corner of West Georgia, Nicola, and West Pender Streets. The existing zoning for the site is DD (Downtown District), Area 'G', which permits a maximum discretionary height of 450 feet and density of 6 FSR. The application is to rezone from DD (Downtown District) to CD-1 to allow for a 46-storey residential building, with 128 market strata units.

In December 2015, Council endorsed consideration of a rezoning application for a "Landmark Gateway" building for the site, exceeding the height permitted by the current zoning, provided it meets the requirements of the General Policy for Higher Buildings. This policy allows buildings to enter the Queen Elizabeth View Cone (3.2.1), and thus the Granville Bridge View Cone (12.1.3) limits the maximum height to approximately 515 feet.

In order to "earn" the greater height, the Higher Building Policy requires architectural excellence and a high level of sustainable design. To quote from the policy, a Higher Building must:

- With respect to architecture, "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";
- With respect to sustainability, it must "demonstrate leadership and advances in sustainable design and energy consumption", including a "45% reduction in energy consumption as compared to the 2014 Vancouver Building By-law"; and,
- As well, it must "provide on-site open space that represents a significant contribution to the downtown network of green and plaza space".

In addition, all rezoning applications are subject to the Green Buildings Policy for Rezoning, which requires that rezonings achieve LEED Gold, with a specific emphasis on optimized energy performance.

The proposed floor area is 257,477 square feet, with a density of 14.2 FSR and height of 514 feet.

To note: the intersection design shown indicates the future intersection redesign, which will be undertaken as part of a separate City-led process for the "Georgia Gateway".

The intent is to "normalize" the Georgia/Pender intersection to create an improved and expanded public realm and shorter pedestrian crossings. The final intersection design and materials will be determined through this separate City-led process.

Patrick O'Sullivan, Development Planner, introduced the project as flatiron site bound by Nicola, Georgia and Pender. Mr. O'Sullivan described the context buildings and the site dimensions and noted that there is a 16 foot crossfall from Georgia St. to Pender St.

Mr. O'Sullivan said that the base zoning permits 300 feet in height, which is relaxable to 450 feet. The proposed height for this rezoning is 514 feet which extends 66 feet into the Queen Elizabeth View Cone. The height is then capped by View Cone 12.1.3 (Granville Bridge to Grouse). The average floorplate is 6,465 square feet. The circulation core is located along the south side and expressed on the exterior with a stone finish.

Because the site is not served by a lane, parking and loading is accessed from Pender Street with two curb cuts and a porte cochere. There are 9 levels of underground parking.

The public realm at-grade is 20'-4" from building face to curb on Georgia.

The "Urban Room" is a covered space at the base of the building that includes a water feature and ramps and a stepped walkway to connect Georgia and Pender. The main entry is into the lobby at the north side of the core. The materiality is primarily curtain wall glazing and stone cladding and in select locations, metal mesh in the glazing units.

Public art in the flag plaza is a collaboration of 3 adjacent sites to pool their public art funds for a significant work at this location.

Mr. O'Sullivan then took questions from the panel.

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

1. Do you support the proposed form, height and density?
 2. Does the proposal achieve the standard of architectural excellence set out in the General Policy for Higher Buildings?
 3. Does the proposal achieve the sustainability standard as set out in the General Policy for Higher Buildings?
 4. There is a 68 foot separation between the proposed tower and the existing tower to the east. Consider issues of access to light, shadows and preservation of views.
 5. Consider the proposed building character and materials.
 6. Consider the success of how the tower addresses and meets the ground plane, particularly the design of the public realm, pedestrian connections, and the design of the 'urban room'.
- **Applicant's Introductory Comments:** The applicant team followed with a PowerPoint presentation to introduce the urban design, architecture and sustainability. The applicant noted the two applicable view cones, the flat iron site and that the proposed tower height meets the City objective for a domed skyline.

The urban room at grade has been designed to relate to and reference existing public spaces and elements in the vicinity of the subject site. The area of the public realm has been maximized and the urban room has been designed to allow for public access and connection. The shaping of the tower and façade orientation intends to minimize the loss of privacy between towers. The applicant also discussed the overall lighting strategy.

On sustainability, the applicant explained that the plant materials were selected for biodiversity; triple glazing is proposed, and the balconies are designed with insulation to avoid thermal bridging. The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Muneesh Sharma and seconded by Ms. Helen Avini Basharat and was the decision of the Urban Design Panel:

THAT the Panel the project SUPPORT the project with the following recommendations to be reviewed by City staff:

- remove the trees on Georgia Street in front of the proposed urban room to make more clarity to signify a public space that is an ‘urban room’ not an ‘urban short-cut’;
 - open up the plaza by adding or removing something, for example lifting glass walls, or some gesture to make the area feel more public as well as the private spaces;
 - push the sustainability aspects more in the next phase;
 - improve the response to solar gain on the west side of the building and see how that evolves in the next phase.
- **Related Commentary:** The panel noted the proposal was elegant and sophisticated. The gateway building along with the density and height was supported. The building separation to the residential tower to the east is handled well. The structural scheme is bold and will require peer review. The proposed building character and materials are clearly laid out and it is a rich material with a lot of texture.

The ground plane needs improvement at the east property line. The lighting strategy is especially strong. The fins and directing rainwater down them should be emphasized more. The slope of the grade is challenging, and the applicant should explore ways to improve the condition at the base of the building. The building could benefit from lifting the glass and make it more permeable and transparent.

One Panel member said that the design is too car-centric. The port cochere aspect of the ground plane takes too much away from the urban room and could be reduced. The triangular park and the plaza is a gateway so the design should be comprehensive. There is too much emphasis on the walkway because it is only for residents. The ground floor could use space for others to use. The plazas on the west and east could be more user-friendly.

The west elevation needs a more passive approach to solar. The public art orientation is good.

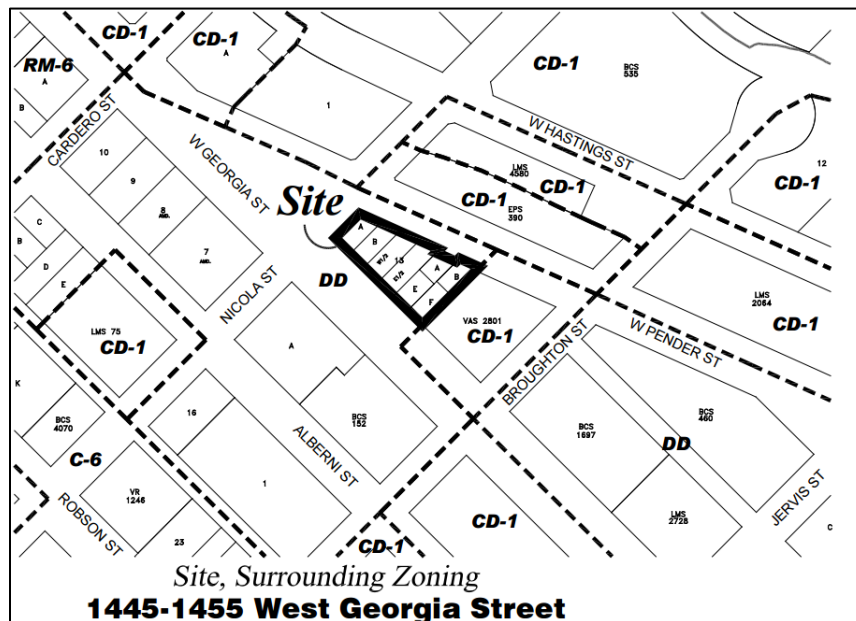
- **Applicant’s Response:** The applicant team thanked the panel for their great comments, and looked forward to refining the proposal.

* * * * *

**1445-1455 West Georgia Street
PUBLIC CONSULTATION SUMMARY**

Public Notification

A rezoning information sign was installed on the site on March 23, 2017. A community open house was held on May 1, 2017. A total of 9,354 notifications were distributed within the neighbouring area on or about April 6, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



May 1, 2017 Community Open House

A community open house was held from 5-8 pm on May 1, 2017, at the Vancouver Marriott Pinnacle Downtown Hotel (1128 West Hastings Street). Staff, the applicant team, and a total of approximately 86 people attended the Open House.

Public Response

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

- In response to the May 1, 2017 open house, a total of 13 comment sheets were received from the public.
- A total of 27 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	9354
Open House attendees	86
Comment sheets	13
Other feedback	27

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

Comments of Support

- **Design:** Several respondents thought the design was elegant and would act as a landmark building for the area. There was general support for the design, especially for the treatment at the base. There were some suggestions for additional details about how the building will interact with the public realm, especially for how the 'urban room' in the tower base will be open to the public. Respondents commented that although the public realm was interesting to look at, it should be more accessible to the public.
- **Transportation:** There was some support for the separated bike lane (note: this was shown in the application materials as part of the City's conceptual design for improvements to the intersection of West Georgia and West Pender streets, and is not part of the application itself).

Comments of Concern

- **Traffic:** Respondents were largely concerned with the potential traffic increase in this area, especially at the intersection of West Georgia, West Pender and Nicola streets. Access along the laneway off West Pender Street was a concern for neighbouring residents. Additionally, some respondents were concerned that a detailed traffic study was not provided.
- **Height:** Respondents were also concerned that the building was too high. Respondents thought that it would block views, especially to Coal Harbour, English Bay and Stanley Park. This was coupled with the concern that the building would shadow the surrounding area. Some respondents suggested narrowing the building to allow for views and sunlight to be maintained.

A few respondents did suggest the building could be higher and should be allowed to break the view cone to increase density.

- **Parking:** Respondents thought there were too many vehicle parking spaces included. There was concern about the increase in parking spaces between the original and revised application, while the number of units decreased. Some suggested that the parking be built so it could be repurposed in the future.
- **Construction Impacts:** Respondents were concerned that too many buildings were being added to this area at a pace that would create a 'construction zone' for a long

period of time. Respondents were concerned that the impact on the neighbourhood is not being taken into account.

- **Light:** Respondents were concerned the building would shadow the surrounding area. There were some concerns that it was not clear whether light reflecting from the building would impact motorists on West Georgia Street.
- **Housing:** Respondents suggested the inclusion of more affordable units within the building. There was some concern that the units will be luxury condominiums that will be empty.
- **Process:** Some respondents were concerned that the City-led open house did not provide enough information from the applicant side. Shadow studies were not shown, as well as information about traffic.

The following miscellaneous comments were received from the public:

- Suggest adding seating areas underneath the tower base in the “outdoor room” area.
- Suggest more 3+ bedroom units.
- Suggest the addition of another elevator as there are only two currently proposed.
- Suggest commercial or office uses instead of residential.
- Concern that the building setbacks seemed small and inconsistent with City guidelines.
- That the design at 1445-1455 West Georgia was better than the one at 1500 West Georgia and that the 1500 West Georgia proposal should not be approved.

* * * * *

1445-1455 West Georgia Street URBAN DESIGN ANALYSIS

Height and View Cones

The 2015 Issues Report, referenced in this report, identifies the subject site as a location for a “Landmark Gateway” higher building, and accordingly, recommends consideration for additional height under the *General Policy for Higher Buildings*.

The application proposes a tower with a height of 156.7m (514.23 ft.). This height would penetrate into the Queen Elizabeth View Cone 12.1.3 (Granville Bridge to Grouse) by 66 ft., but would not incur into any other view cone.

The proposed height has been assessed and is supported given the broader urban design objectives which are to achieve a legible “dome shaped” skyline and to contribute to the strength of the “urban frame” of the Georgia Corridor.

Staff support a Higher Building in this location as an opportunity for a strategically placed landmark building to mark the western entry into downtown. It also meets all the requirements for a taller building:

- the elegant tower form and expression will be a significant and recognizable landmark at this gateway location. The top of the proposed tower is well resolved, and will make a significant contribution to the city’s skyline;
- the development features an 80 ft. high, regenerating public green space at grade level that will be available for use of the greater community. This satisfies the policy’s requirement to provide on-site open space that represents a significant contribution to the downtown network of green and plaza space; and
- the proposal demonstrates leadership and advances in sustainable design and energy consumption via sustainable strategies that include: thermal pollution reduction, circadian lighting design, optimized envelope design, triple glazing, efficient lighting, and effective mechanical systems.

The proposed height was supported by an enhanced review meeting of the Urban Design Panel containing two additional local design experts.

Shadows

Shadow impacts on public spaces have been assessed. Staff’s priority in reviewing shadows of proposed development in this area is to minimize shadowing on parks, public open spaces and shopping areas. Analysis provided by the applicant indicates the proposed height does not contribute to additional shadow impacts in public areas during key daylight hours. Although the proposed tower would cast a shadow that extends northward onto the Coal Harbour seawall at 4 pm on the equinox, this shadow would fall fully within shadows already cast by existing buildings directly south of the seawall. Therefore the application would not cause any additional shadow to the seawall.

Semi-private open spaces are important to the residents in the area and should also be assessed for shadow impact. As such, minimizing shadowing onto the rooftop garden patio of the seniors housing building, the Performing Arts Lodge (PAL) at 581 Cardero Street, is of

particular importance to this application. This is an outdoor space that is available to the public for events and performances. At staff's request, the applicant produced additional detailed shadowing information to determine the impacts to this patio space. The studies indicate that the proposed tower would cast shadow on the PAL roof deck for a 45 minute period on the equinox during midday. The studies show that the proposal would cause no shadow impacts on PAL from early April to early September. Staff assessment concludes that this impact is minor and acceptable.

Drive Court

The application proposes a broad vehicular drive court that is accessed with two curb cuts from West Pender Street – one for entry located midway along the West Pender frontage, and the other for exit located at the east part of the site. The drive court is wide enough to accommodate stopped or parked cars in addition to vehicle movement in and out of the site. As designed, this drive court would consume most of the at-grade surface at the base of building on the north side and would present a vehicle-centric expression to the public realm on West Pender Street. Staff recommend design development to reduce the amount of hard surface at grade that is designated for vehicle use. Similarly, staff also recommend that vehicular site access be consolidated to the westerly crossing to accommodate future bus stop requirements adjacent to the site. This change to a single curb cut would also reduce the number of potential points of conflict between pedestrians and vehicles entering and exiting the site.

Design improvements are also needed to reduce the potential for conflicts between pedestrians and vehicles turning onto the site where the proposed at-grade pedestrian path from the intersection of West Georgia Street and Nicola Street connects through to the sidewalk on West Pender Street. This occurs at a point that is very close to the vehicle access location.

View Impacts

The applicant has prepared a thorough analysis of impacts to private views from nearby residential buildings. The analysis shows that the proposed tower would cause incremental blockages of views to neighbouring residential units ranging from 2 degrees to 31 degrees of the existing view spectrum. The proposed tower is sited to be in excess of 80 ft. from nearby towers to the north, west and south. This distance provides sufficient livability and visible depth for residents. Conditions of approval (see Appendix B) seek compliance with the 80 ft. tower separation requirement on the east side of the proposed tower to improve view angles from nearby private residences, as well as views from public areas.

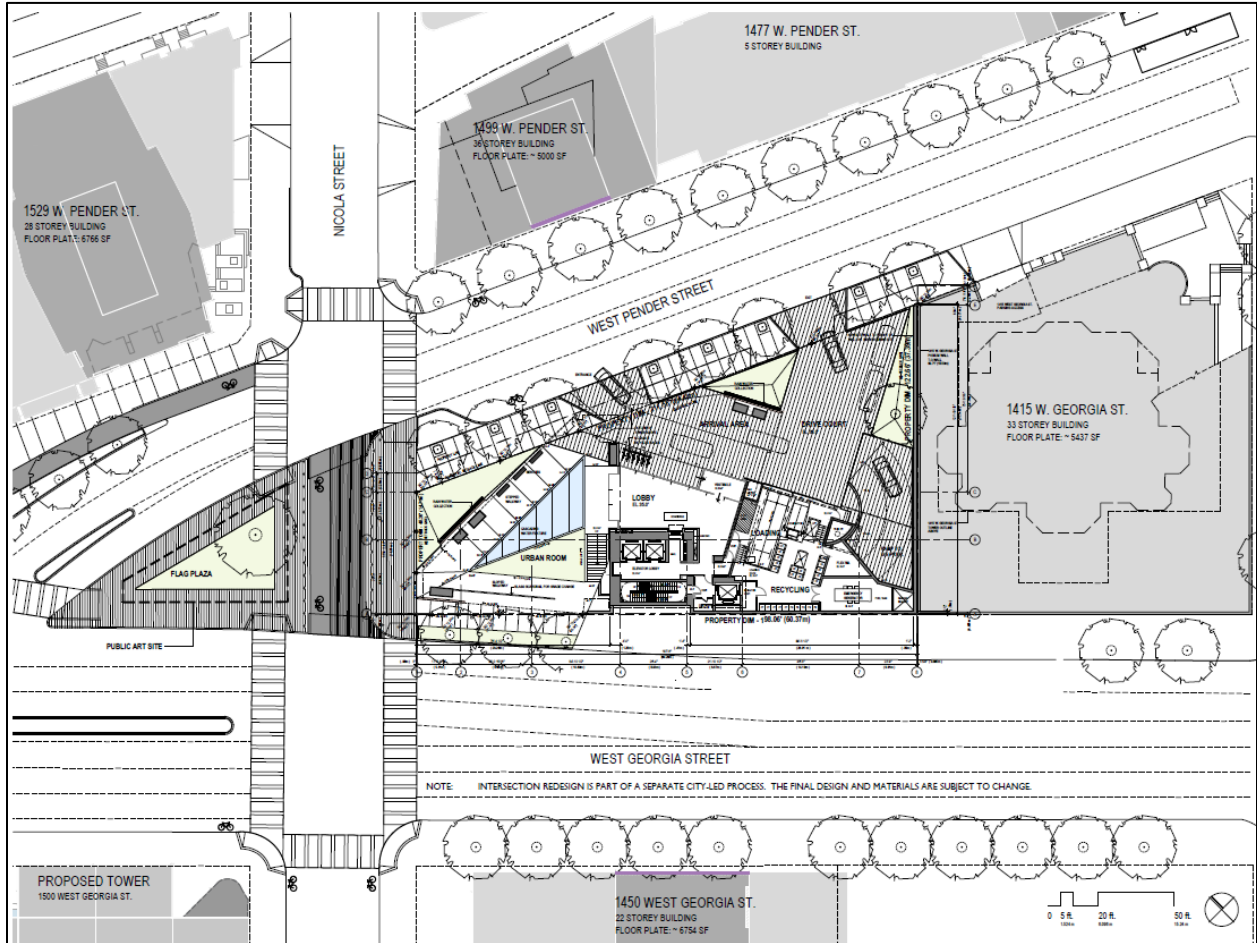
View impacts are mitigated by:

- the proposed building's design as a positive contribution to the skyline;
- the proposed floor plate of less than 6,500 sq. ft.; and
- the tapering tower form that becomes more slender with height.

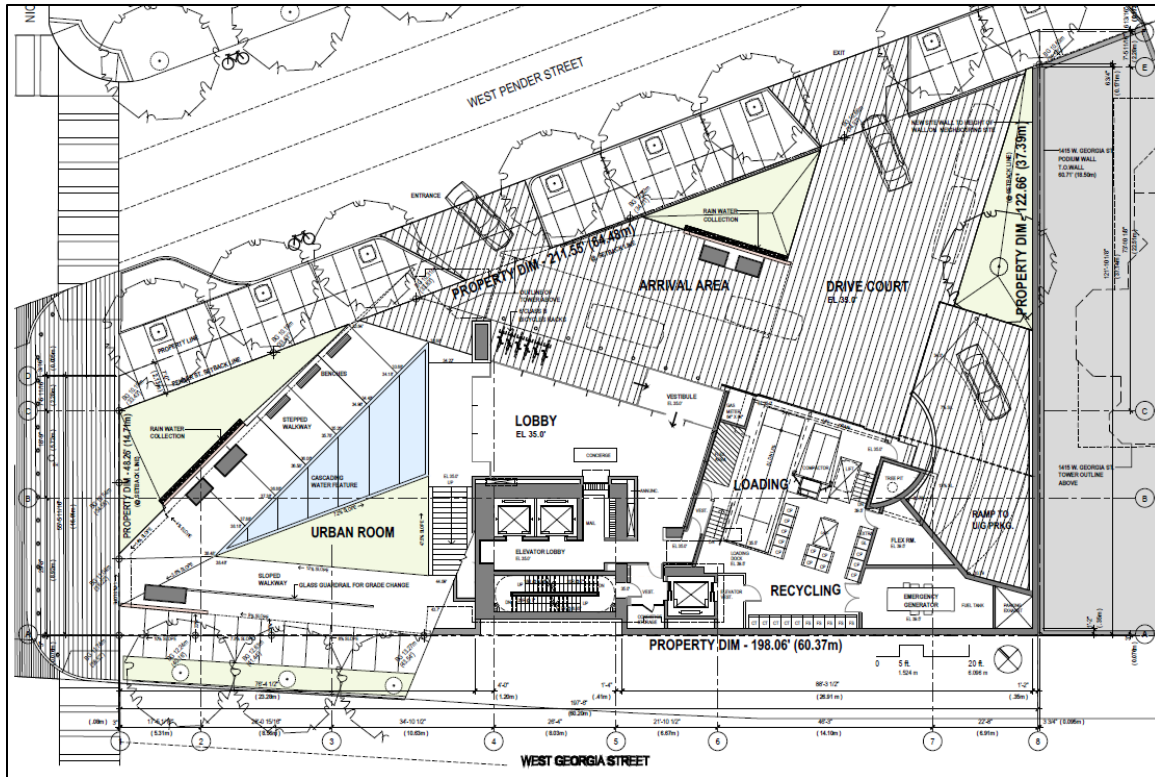
The design of the proposed building has been shaped with angled facets intended to be responsive to nearby private views, and the openness of the base of building assists in preserving views from public areas at grade level.

1445-1455 West Georgia Street FORM OF DEVELOPMENT DRAWINGS

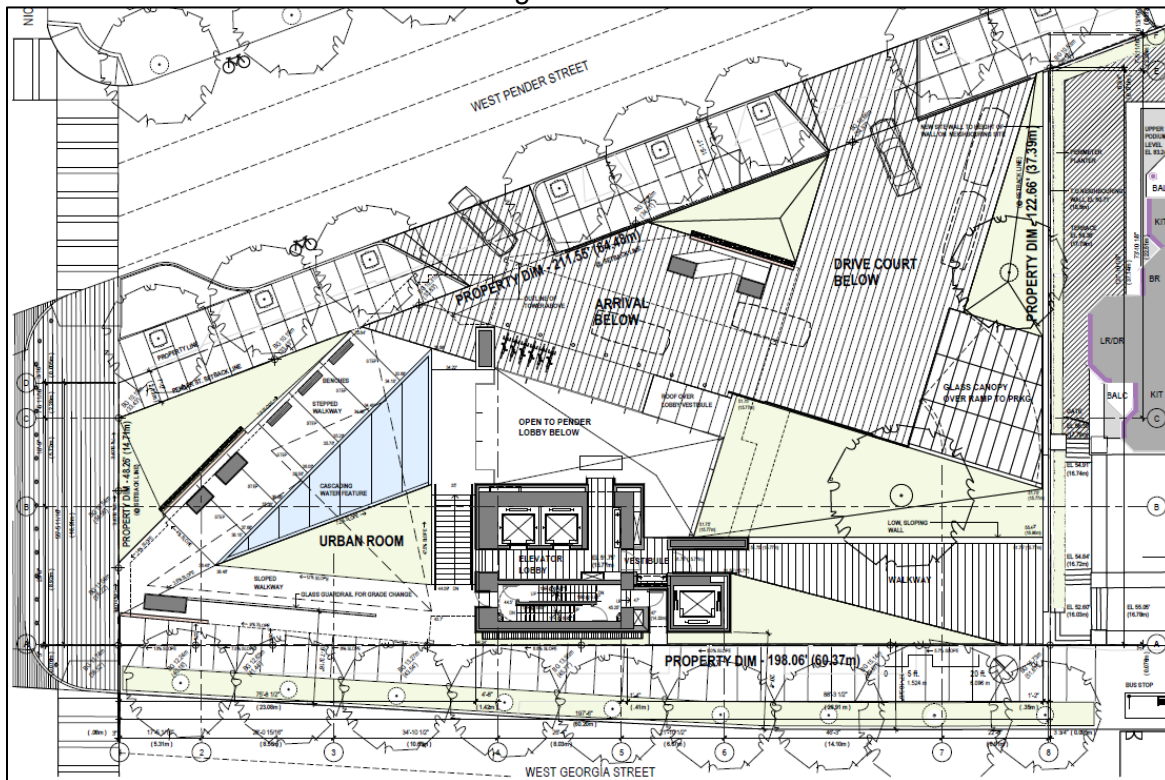
Site Plan



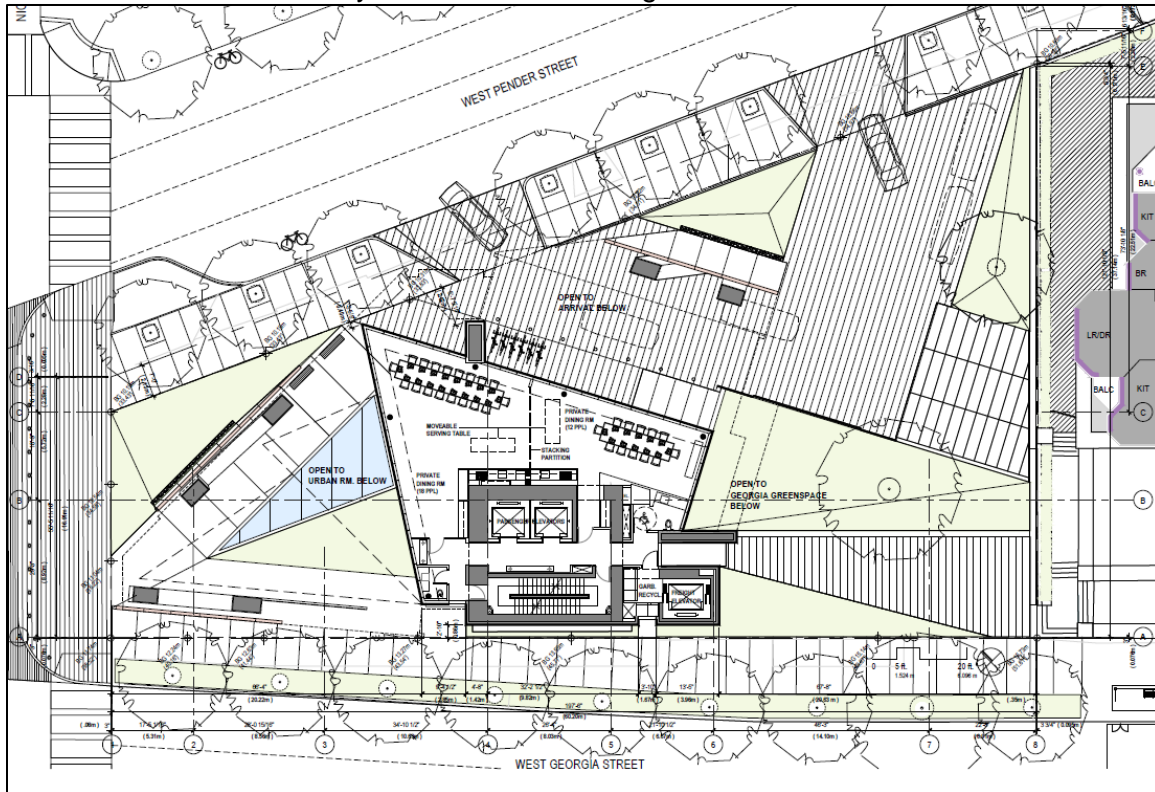
Level 1 Floor Plan - Street Level - Pender Street



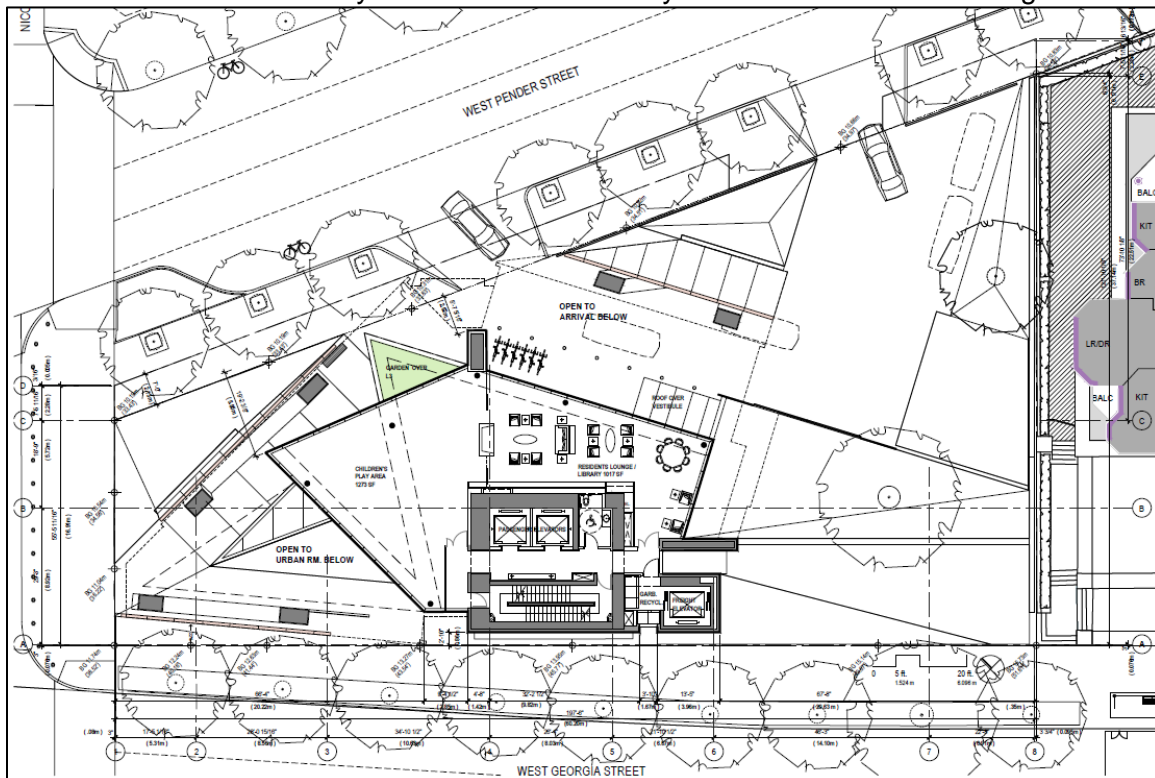
Level 2 Floor Plan - Street Level - Georgia Street



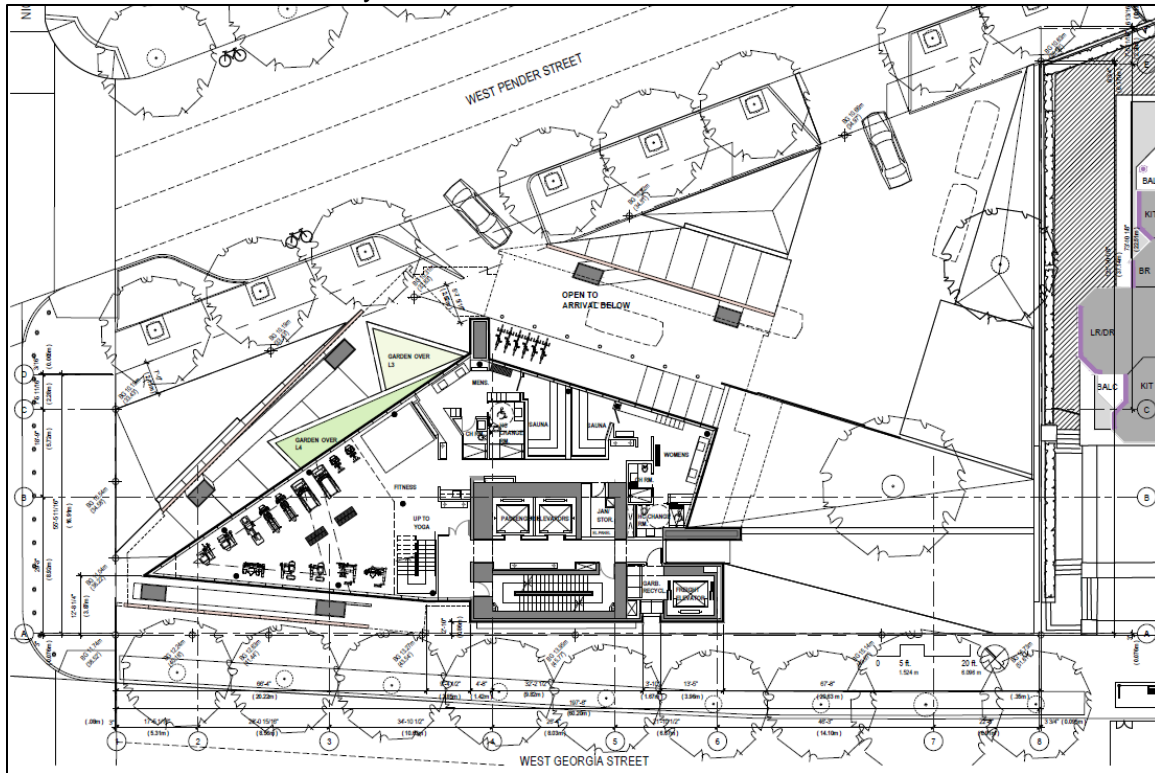
Level 3 Floor Plan - Amenity Level - Private Dining



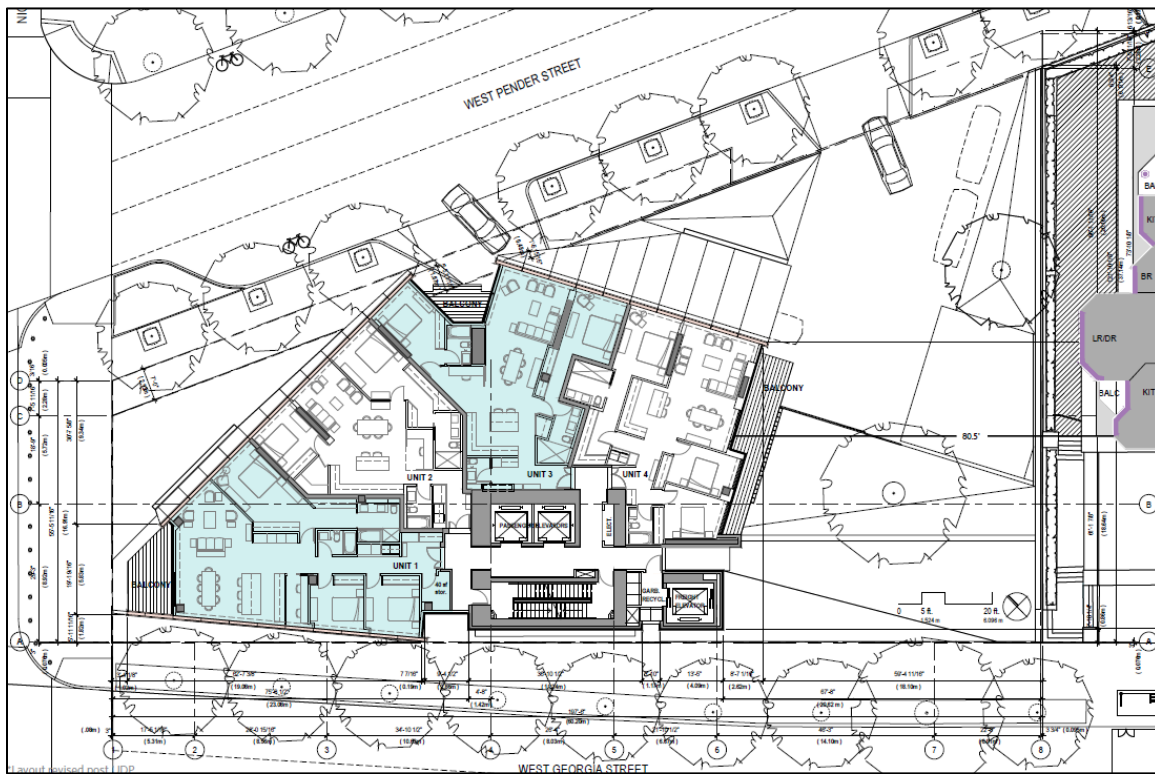
Level 4 Floor Plan - Amenity Level – Children’s Play Area and Resident’s Lounge



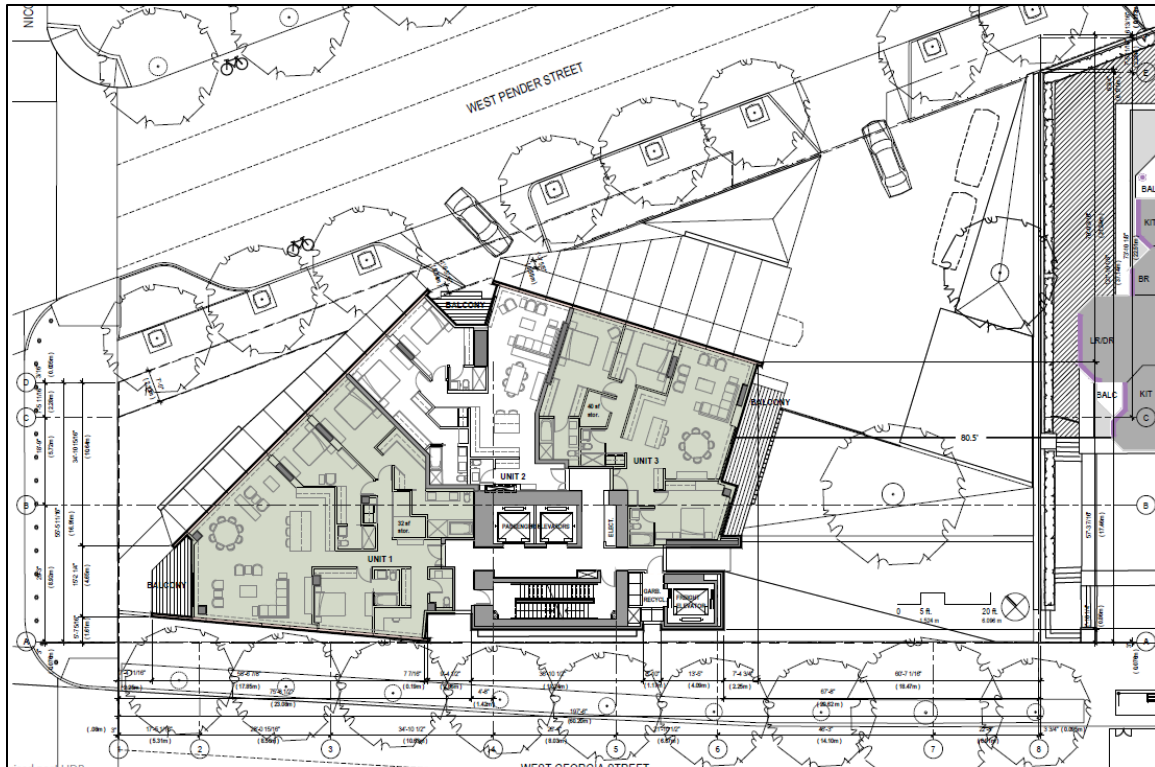
Level 5 Floor Plan – Amenity Level – Fitness Centre



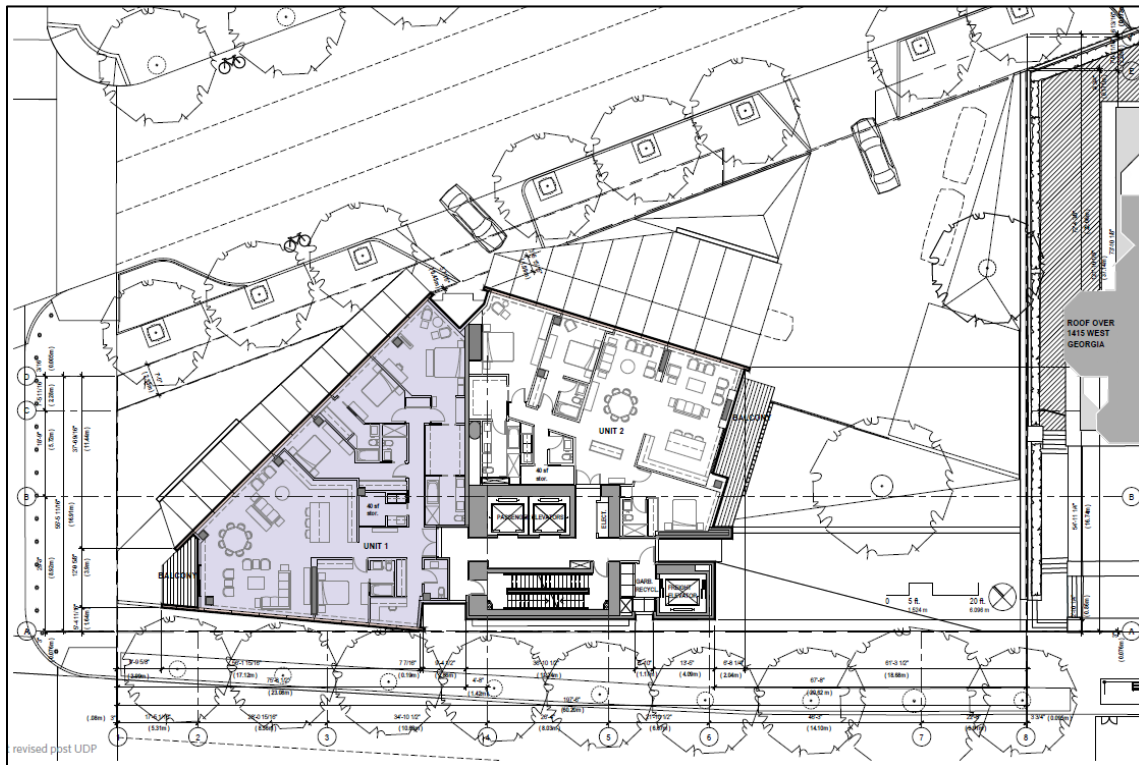
Four-Unit Floor Plan



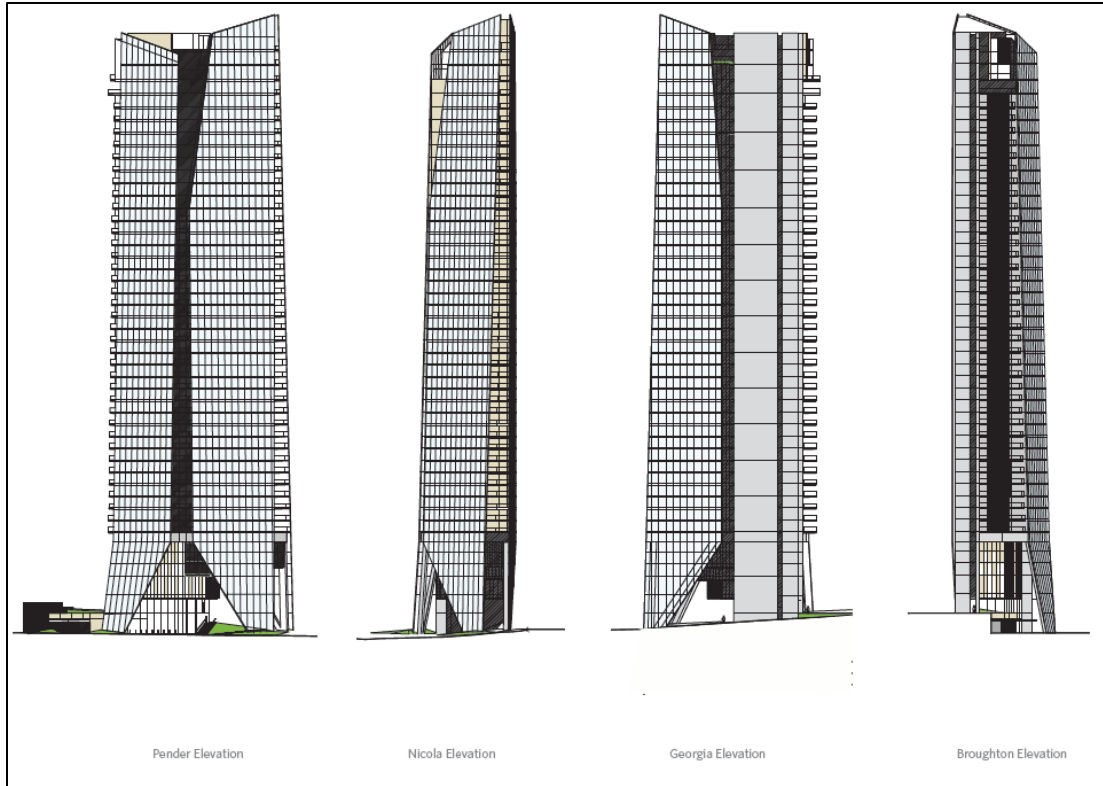
Three-Unit Floor Plan



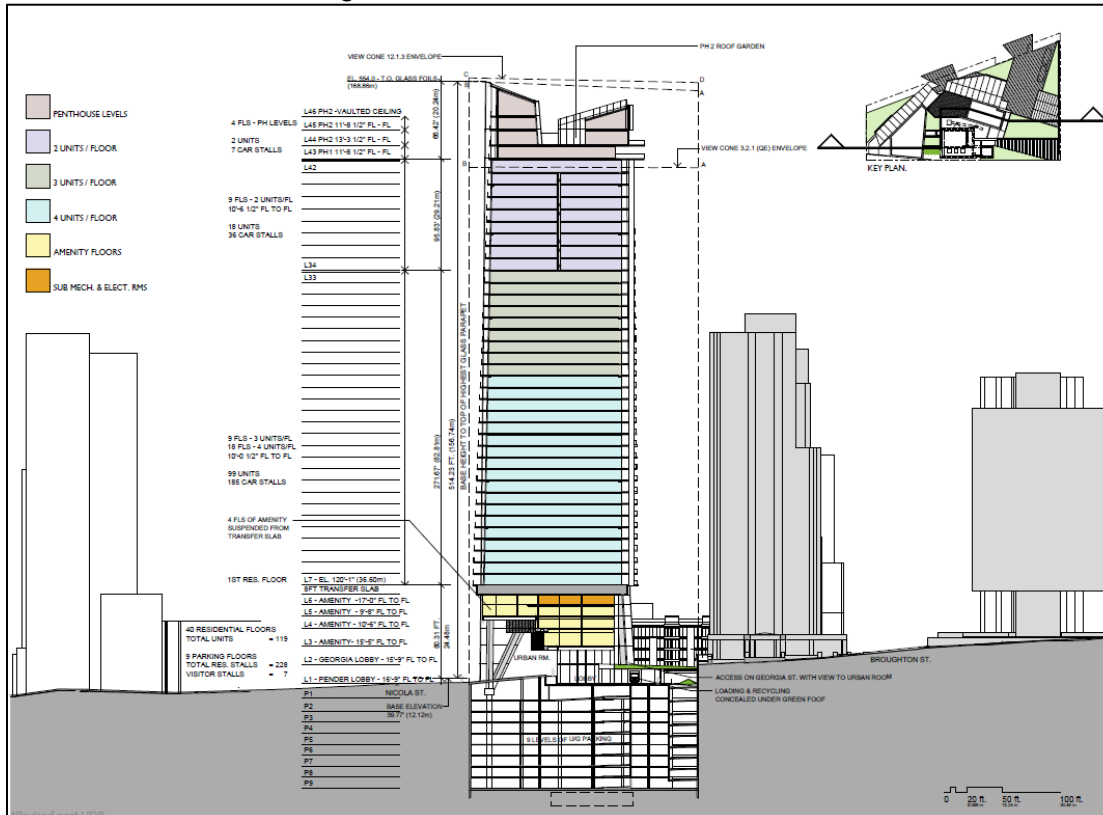
Two-Unit Floor Plan



Elevations



East-West Section Looking North



Perspectives – View of Tower Looking East



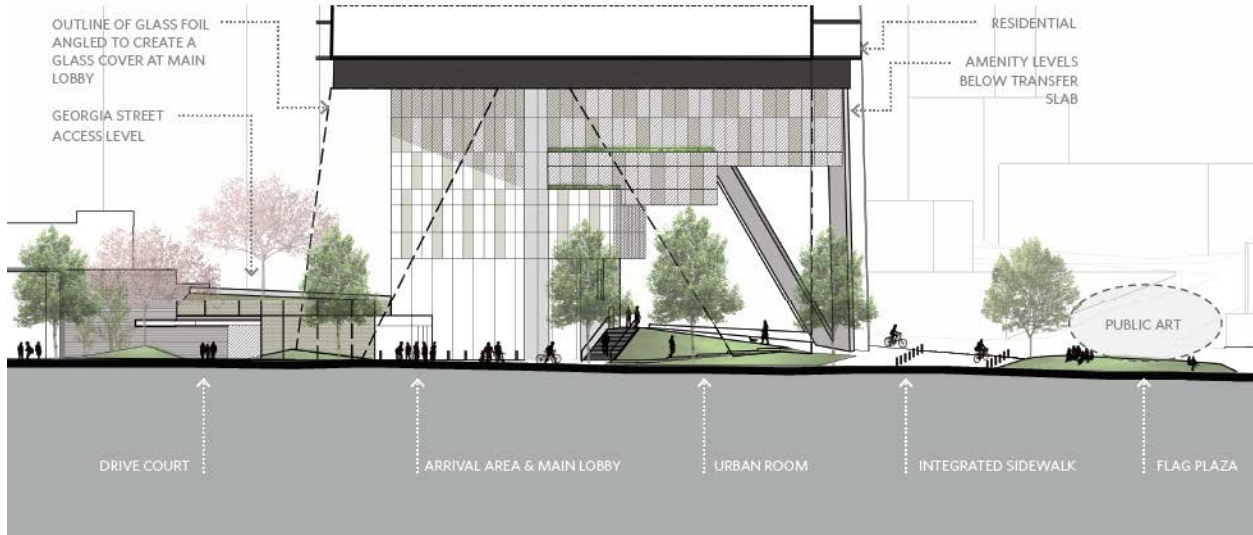
Perspectives – View of Tower Looking East from Crowne Life Plaza



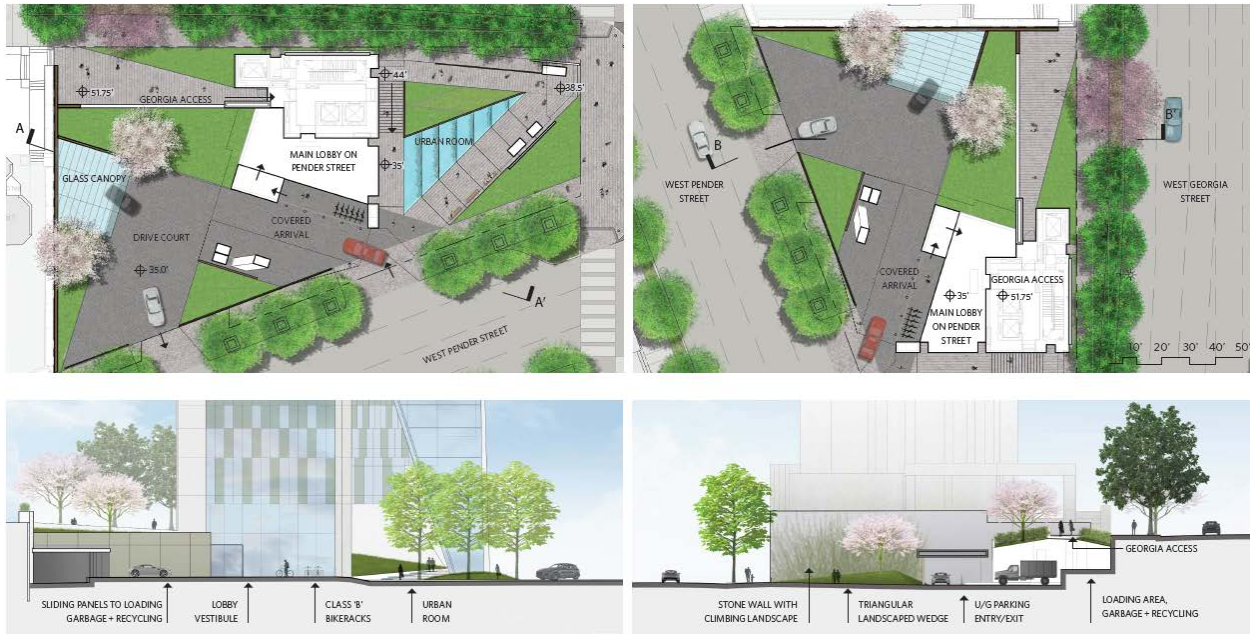
Perspectives – View of Tower Looking West



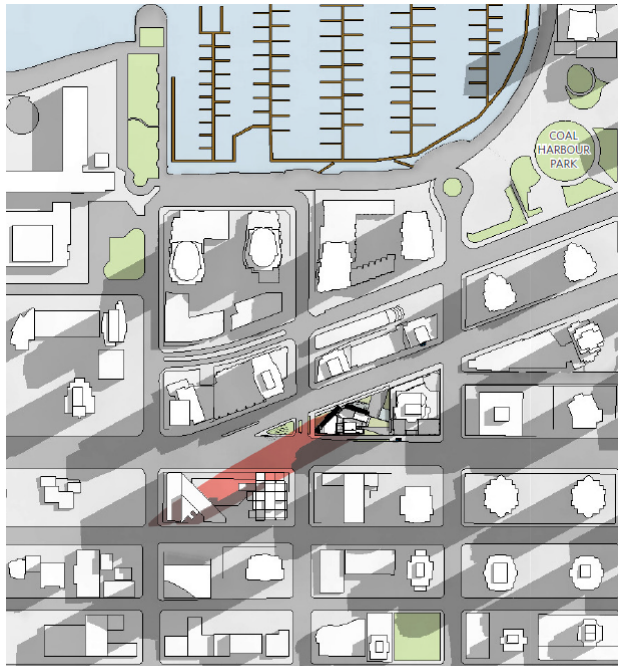
Urban Room Elevation – West Pender Street



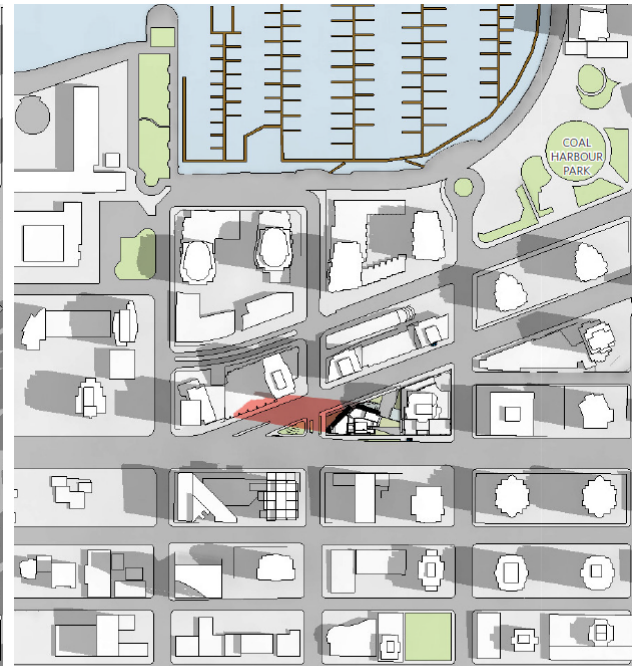
Urban Room Sections



Shadow Studies – Summer Solstice

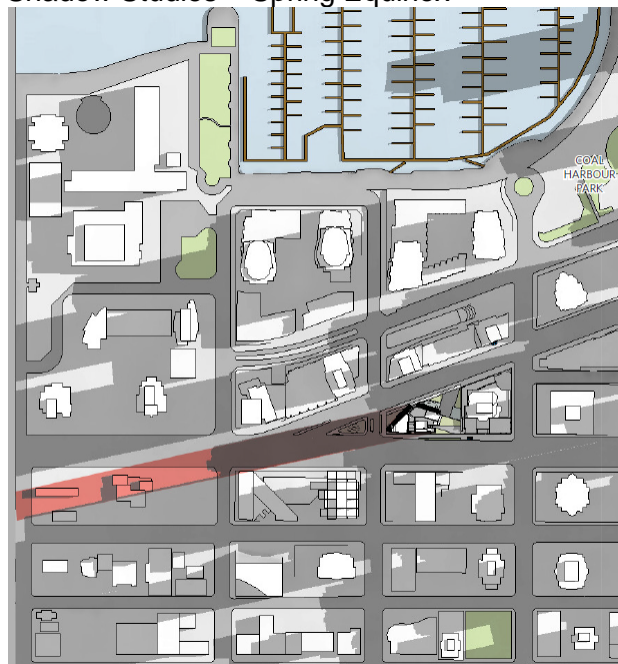


10 am PDT June 21st

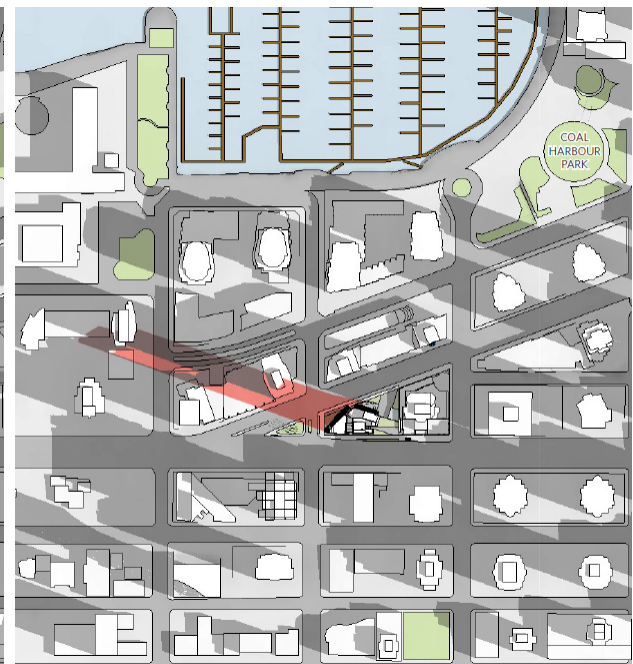


12 pm PDT June 21st

Shadow Studies – Spring Equinox

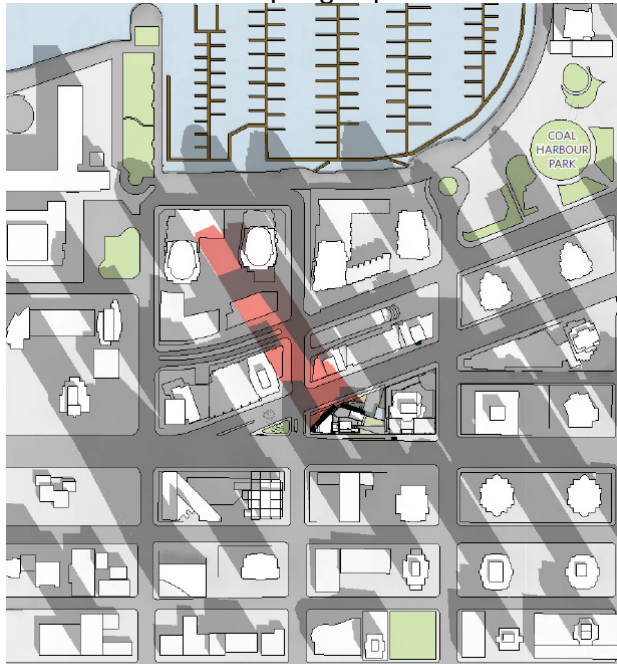


10 am PDT March 20th

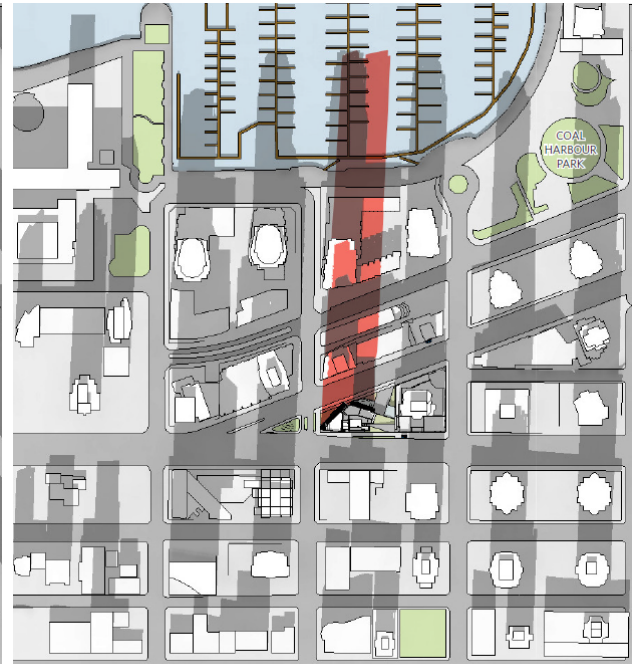


12 pm PDT March 20th

Shadow Studies – Spring Equinox



2 pm PDT March 20th

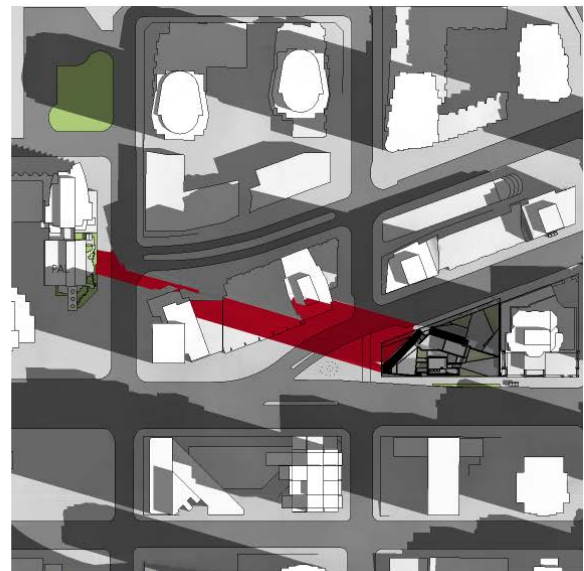


4 pm PDT March 20th

Shadow Studies – Performing Arts Lodge (PAL) – 581 Cardero Street

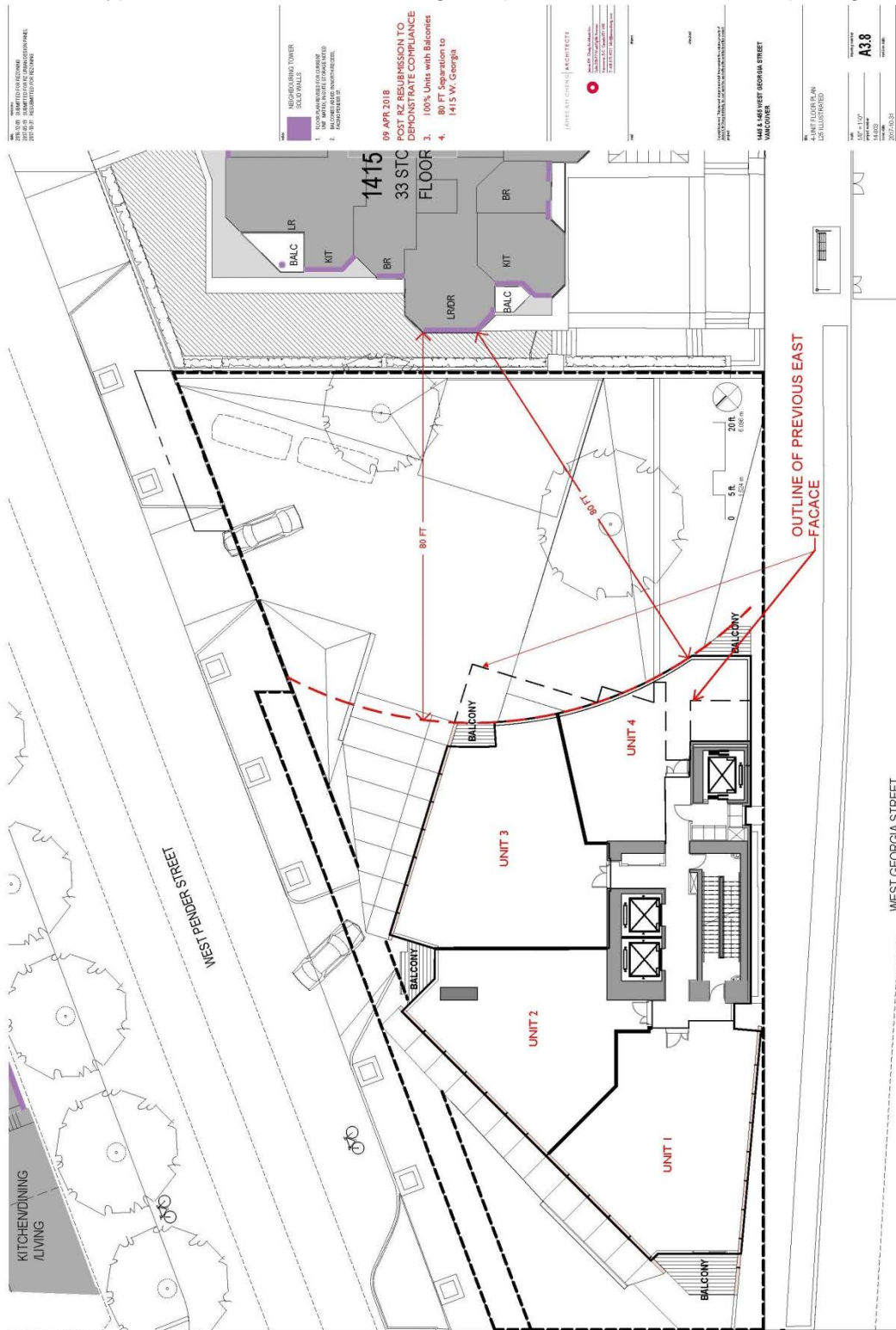


APRIL 2 - 12:00 PM PDT



SEPTEMBER 10 - 12:00 PM PDT

Sketch of typical residential floor showing compliance with 80-ft. tower spacing requirement



**1445-1455 West Georgia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To build a 46-storey tower containing 119 market strata residential units.

Public Benefit Summary:

The project would result in a cash CAC contribution of \$53,665,600, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 18,159 sq. ft.)	6.00	14.69
Buildable Floor Space (sq. ft.)	108,952 sq. ft.	266,792 sq. ft.
CAC amount was based on proforma review & concluded at \$340 psfb x 157,840 SF of increased residential condo floor area.		
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq.ft. commercial)	\$1,701,830	\$4,167,291
	DCL (Area Specific)	n/a	
	Public Art (effective September 30, 2016: \$1.98/sf)	n/a	\$528,248
	20% Social Housing	n/a	
Other Public Benefits Offered	Heritage and Amenity Bonus Density	n/a	\$26,832,800
	Childcare Facilities	N/A	\$10,416,400
	Cultural Facilities		
	Green Transportation/Public Realm		\$6,000,000
	Housing (e.g. supportive, seniors)		\$10,416,400
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$1,701,830

Other Benefits (non-quantified components):

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

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

**1445-1455 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1445-1455 West Georgia Street
Legal Description	1445 West Georgia Street [Lot A Except the North 7 Feet Now Road, Lot B, Lot E and Lot F, all of Lots 14 and 15, Block 42, District Lot 185, Plan 731; PIDs 009-916-415, 009-916-491, 009-916-521 and 009-916-555 respectively and the East Part of Lot 13, Block 42, District Lot 185, Plan 92; PID 009-916-563] and 1455 West Georgia Street [Lots A and B (Reference Plan 3477) of Lot 12 and the West Part of Lot 13, all of Block 42, District Lot 185, Plan 92; PIDs 015-843-068, 015-843-084 and 015-843-106 respectively]
Applicant/Architect	James Cheng Architects
Developer/Property Owner	1445 West Georgia Holdings Ltd.

SITE STATISTICS

Site Area	1,687.0 sq. m (18,158 sq. ft.)	Site Dimensions: irregular
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DD (Downtown) District, Area G	CD-1	--
Uses	Choice of uses per DD Area G	Residential	--
Max. Density	DD (Area G) 6.00 FSR	14.69 FSR (includes mechanical floor area on 6 th floor of 140.40 sq. m and additional amenity area of 330.7 sq. m beyond 929.0 m permitted exclusion)	
Floor Area	10,122 sq. m (108,952 sq. ft.)	24,785.8 sq. m / 266,792 sq. ft. (includes 140.40 sq. m/1,511 sq. ft. of mechanical floor area and 330.7 sq. m/3,560 sq. ft. of amenity area beyond 929.0 m permitted exclusion)	
Max. Height	DD (Area G) Basic max.: 91.4 m (300 ft.) Increased max. (DP Board approval): 137.2 m (450 ft.) (View Cone 12.1.3: 157 m/515 ft.)	156.74 m (514.23 ft.)/46 storeys	156.74 m (514.23 ft.)/46 storeys (subject to verification that no part of the building shall protrude into View Cone 12.1.3)
Unit Mix	--	Two-bedroom 45 (38%) Three-bedroom 63 (53%) Four-bedroom 9 (8%) Five-bedroom 2 (1%) Total 119 (100%)	--
Parking Spaces	Per Parking By-law	Visitor 7 Residential 228 Total 235	--
Loading	Per Parking By-law	Class B 1	--
Bicycle Spaces	Per Parking By-law	Class A 158 Class B 6	20% of the Class A bicycle spaces must be bicycle lockers.