
**Refers to Unfinished Business Item #1
Regular Council Agenda
July 24, 2018**

MEMORANDUM

July 23, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design and Sustainability

FROM: Kevin McNaney
Director, Northeast False Creek Project Office

SUBJECT: CD-1 Rezoning: 777 Pacific Boulevard — Sub-area 10C (1 Robson Street)

This memorandum provides responses to questions from Mayor and Council during the Public Hearing on July 10, 2018 regarding urban design, building height and public benefits.

Urban Design and Building Height

Georgia Gateway Higher Building Form

In approving the Northeast False Creek Plan (NEFC Plan) earlier this year, Council revised the Higher Buildings Policy to include three buildings at the Georgia Gateway marking the future intersection of Georgia Street and Pacific Boulevard at the heart of the Events and Entertainment District. This district will continue to serve as a major destination for thousands of local, regional, domestic and international visitors each day and will become an iconic and memorable place that locals and visitors want to experience.

The proposed building at Sub-area 10C is one of three Georgia Gateway buildings, the proposed zoning would allow the this building to be built to a maximum height of 129.5 m (400 ft.), extending into the Cambie Street View Cones 9.1 and 9.2, as well as the Queen Elizabeth Park View Cone 3.2.3.

Staff are confident that the Georgia Gateway buildings outlined in the Higher Buildings Policy and the NEFC Plan are unique, limited and clearly defined, and do not diminish the strength or

certainty of Vancouver's view policies. Further, with the buildings designed and assessed in accordance with the Higher Buildings Policy, the Georgia Gateway buildings will be a positive contribution to the city skyline and mountain backdrop in the expansive panoramic views of which they are a part. Proximity to the waterfront and the stadia, as well as the inclusion of ample open spaces and plazas, make the Georgia Gateway an appropriate location for increased height. The amount of breathing room around the buildings, not afforded in most downtown locations, ensures livability of these buildings and viability of the public spaces around them.

If the taller 400 ft. option is pursued for the building at Sub-area 10C, the design would be required to achieve a "significant and recognizable benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline" and "demonstrate leadership and advances in sustainable design and energy consumption". The architectural design for the building would be assessed against these measures; with review including an expanded Urban Design Panel with two additional local architects, public open houses and consideration at the Development Permit Board. Staff note that the design in this Director of Planning-initiated rezoning application is a preliminary form of development, and the architectural design will need to be significantly advanced to meet the expectations of the Higher Buildings Policy, and the proposed urban design conditions of approval.

Below Cambie Street View Cones Tower Form

The recommended zoning and design guidelines also allow for a lower, larger floorplate tower that would sit below the Cambie View Cones at a maximum height of 91.4 m (300 ft.) and include the same amount of floor area as the taller option. This 'V-shaped' form is shaped and oriented in a way that would reduce the extent of views to the stadium as compared to the higher form, while still achieving the objective of retained stadium views overall. A few speakers expressed concern that the lower form was too dense; however, staff note that the building is within a context of surrounding existing buildings (including the two stadia) that are larger in floorplate area and/or are broader in form, and as such is an appropriate form and density for its location.

Two Options in the Proposed Zoning

The proposed zoning permits a building height of 300 ft., and conditionally permits an increase to 400 ft. This provides certainty and direction to achieve the proposed floor area should the proponents choose to build a lower building, or if the additional height is not granted through the review process for Higher Buildings. No changes to the by-law or recommendations are required by Council to allow either option. The proposed floor area would remain the same for both the Higher Building option and the lower 300 ft. (below view cones) option. A Higher Building would require exemplary architecture and meet a higher level of sustainability as per the Higher Buildings Policy during the development permit process.

Public Benefits

Development Cost Levies

As noted in the report, sites within the False Creek North Official Development Plan are exempt from contributing Development Cost Levies (DCLs) as per the DCL By-law No. 9755. All

required public amenities and infrastructure are secured and negotiated as part of the approval of each CD-1 application in lieu of any DCLs.

Community Amenity Contributions

The NEFC Plan identified two public benefits resulting from the development of Sub-area 10C:

- BC Place concourse integration with the new Georgia Street, and
- Contribution already delivered through the Stadium Upgrade Agreement.

BC Place Stadium Upgrades

As detailed by PavCo representatives at the Public Hearing, the cost of the BC Place Stadium upgrades was \$514M. The upgrade included the new retractable roof, structural upgrades, new video screen, increased seating capacity, FIFA-approved turf, sound system, Wi-Fi and light display.

Georgia Ramp and Statutory Right-of-Way

The extension of Georgia Street to connect Beatty Street with Pacific Boulevard, including the statutory right-of-way (SRW) over PavCo lands, is a critical link in removing the Georgia and Dunsmuir Viaducts, creating the new transportation and utility infrastructure as part of the NEFC Infrastructure Project. The NEFC Infrastructure Project will enable the full NEFC Plan to be implemented, including all associated public amenities throughout this new neighbourhood. Staff are unable to quantify the value of this SRW, however, it is essential in securing the estimated \$1.7 Billion NEFC Public Benefits Strategy as per the Council-approved NEFC Plan.

If you have any questions or concerns, please contact me directly.

Regards,



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