



POLICY REPORT

Report Date: May 14, 2019
Contact: Karen Hoese
Contact No.: 604.871.6403
RTS No.: 13172
VanRIMS No.: 08-2000-20
Meeting Date: June 11, 2019

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 1166 West Pender Street

RECOMMENDATION

- A. THAT the application by Hariri Pontarini Architects, on behalf of 1166 Pender Holdings Ltd. (Reliance Properties), to rezone 1166 West Pender Street [*PID 030-250-722; Parcel A (Being a consolidation of lots 7 and 8, See CA6291851) Block 16 District Lot 185 New Westminster District Plan VAP 92*] from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 9.0 to 19.4 to allow for the construction of a 32-storey office building with a floor area of 33,575.7 sq. m (361,406 sq. ft.) and building height of 120.0 m (393.55 ft.) be referred to a Public Hearing together with:
- (i) plans prepared by Hariri Pontarini Architects, received on January 17, 2019;
 - (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, including approval in principle of the form of development, subject to the Conditions of Rezoning Approval contained in Appendix B;

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

- B. THAT if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the new CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with Schedule A, generally as set out in Appendix C;

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

- 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 an application to rezone the site at 1166 West Pender Street. The proposal is for a 32-storey commercial office building with a floor area of 33,575.7 sq. m (361,406 sq. ft.) and floor space ratio (FSR) of 19.4.

This application helps to advance the City's economic policies through the creation of new office and job space in the Central Business District (CBD). The application has been assessed and the proposed uses and form of development are supported, subject to design development and other conditions outlined in Appendix B. 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 conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)*
- *Metro Core Jobs and Economy Land Use Plan (2009)*
- *Vancouver Economic Action Strategy (2011)*
- *Downtown (except Downtown South) Design Guidelines (1975, last amended 1993)*

- *Downtown Official Development Plan (1975)*
- *DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions - Character Area F (Golden Triangle) (1975, last amended 2003)*
- *View Protection Guidelines (1989, last amended 2011)*
- *Vancouver Economic Action Strategy (2011)*
- *Green Buildings Policy for Rezoning (2009, amended 2018)*
- *Transportation 2040 Plan (2012)*
- *Community Amenity Contributions — Through Rezoning (1999, last amended 2018)*
- *Development Cost Levy By-law (2008, last amended 2018)*
- *Public Art Policy for Rezoned Development (1994, last amended 2014)*

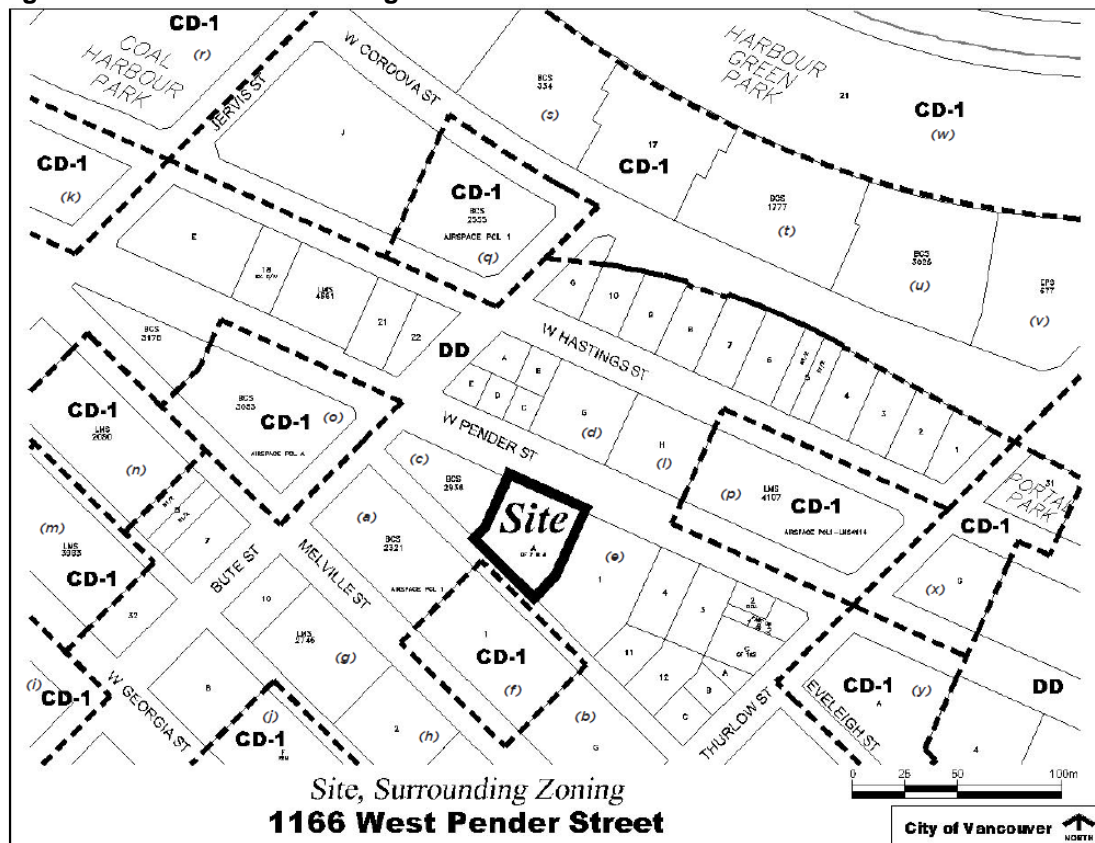
REPORT

Background/Context

1. Site and Context

This site is located on the south side of Pender Street, mid-block between Thurlow and Bute Streets. It is currently occupied by a 15-storey office building built in 1974, with vehicular access from the lane and from Pender Street. The site is zoned Downtown District (DD) and is within Area “F” of the *Downtown Official Development Plan (DODP)*. The surrounding blocks contain a mix of office, hotel, and residential buildings (see Figure 1 which is accompanied by a list in Figure 2).

Figure 1 – Site and surrounding context



These developments range in heights from nine storeys to 63 storeys, including the 37-storey commercial office building under construction across the lane, 34-storey and 42-storey residential strata buildings called “The Sapphire” and “The Melville,” respectively, with the Shangri-La Hotel and Trump International Hotel and Tower at 62 and 63, respectively, storeys further south of the site.

Figure 2 - Surrounding context

Letter	Address	Notes
(a)	1177-1189 Melville St.	“The Melville” - 42-storey strata residential building; “The Loden” a 13-storey hotel
(b)	1111 Melville St.	12-storey office building
(c)	1170 W Pender St.	“The Sapphire” - 34-storey strata residential building with ground-floor commercial uses and a childcare centre (“Sapphire Children’s Centre”).
(d)	1180 W Hastings St.	“Coast Hotel” - 19-storey hotel
(e)	1140 W Pender St.	“Clarica” - 18-storey office building and a childcare centre (“Pender Street Childcare”)
(f)	1133 Melville St.	“The Stack” - 33-storey office building with retail at grade
(g)	1166 Melville St.	“Orca Place” - 30-storey strata residential building
(h)	1138 Melville St.	“Melville Place” - 18-storey office building
(i)	700 Jervis St.	“The Residences On Georgia” - 37-storey strata residential building
(j)	1161 W Georgia St.	“Trump Tower” - 63-storey building with hotel and residential uses
(k)	588 Broughton St.	“Harbourside 1 & 2” - 28-storey strata residential building
(l)	1155 W Pender St.	“Shorehill Building” - 7-storey office building
(m)	1239 W Georgia St.	“The Venus” - 36-storey strata residential building
(n)	1238 Melville St.	“Point Claire” - 35-storey strata residential building
(o)	1211 Melville St.	“The Ritz” - 38-storey residential building with ground floor commercial uses
(p)	1128 W Hastings St.	Marriott Pinnacle - 66-storey building with hotel and residential uses
(q)	1070-1090 W Pender St.	Approved rezoning for a 31-storey office building (existing building for demolition)
(r)	480 Broughton St.	Coal Harbour Community Centre
(s)	1233 W Cordova St.	“The Carina” - 26-storey strata residential building
(t)	1269 W Cordova St.	“One Harbour Green” - 24-storey strata residential building
(u)	1139 W Cordova St.	“Two Harbour Green” - 31-storey strata residential building
(v)	277 Thurlow St.	“Three Harbour Green” - 32-storey strata residential building
(w)	Harbour Green Park	Park
(x)	1095 W Pender St.	“Manulife Place” - 22-storey office building
(y)	1090 W Pender St.	10-storey office building

2. Policy Context

Metro Core Jobs and Economy Land Use Plan – The goal of the *Metro Core Jobs and Economy Land Use Plan*, approved by Council in 2009, is to ensure sufficient development capacity to accommodate future job growth and economic activity in the Metro Core. The Plan identified a 5.8 million sq. ft. shortfall in job space and concluded that zoning and policy changes would be required to meet Vancouver's long-term (30-year) job space needs. For the Central Business District, key directions included the intensification of job space and mitigation against residential speculation within the City's key commercial area.

Rezoning Policy for the CBD and CBD Shoulder – In response to the *Metro Core Jobs and Economy Land Use Plan*, Council approved the *Rezoning Policy for the CBD and CBD Shoulder* which allows for the consideration of increased heights and densities for non-residential buildings to support opportunities for new office development. This policy has been fundamental in maximizing job space potential and improving the economic climate to address Council's objective of closing the 5.8 million sq. ft. gap in job space.

Vancouver Economic Action Strategy – The *Vancouver Economic Action Strategy* provides directions to enhance the City's economic performance, with a focus on creating a climate for economic growth and supporting business investment and trade. The Strategy further seeks to attract and retain talent through measures that include increased affordability and availability of family housing and of childcare for working families.

Strategic Analysis

1. Proposal

The original rezoning application, submitted on October 2, 2018, was for an office building with a height of 118.1 m (387.5 ft.). A subsequent design package was submitted on January 17, 2019 with a slight increase to 120.0 m (393.55 ft.). This report is based on the revised drawings.

The revised rezoning application proposes a 32-storey office building with a total floor area of 33,575.7 sq. m (361,406 sq. ft.) (Figure 3), which includes:

- 607.98 sq. m (6,544 sq. ft.) of service uses on the ground floor;
- 32,967 sq. m (354,862 sq. ft.) of office and amenity spaces above; and
- Six levels of underground parking accessed from the lane.

2. Land Use

The rezoning application proposes commercial land uses, including office and service uses. In addition to these uses, the draft CD-1 By-law provisions allow for a wide range of non-residential uses to support future employment opportunities, including cultural and institutional uses.

The site is located in Area F of the Downtown District, regulated by the *Downtown Official Development Plan (DODP)*. Area F forms a key part of the CBD, the premier business and cultural district for Vancouver and is the focal point of the region's transportation system. This

application for an office building within the City's CBD aligns with the *Rezoning Policy for the CBD and CBD Shoulder* which seeks to intensify job space within the Downtown area.

The 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 DODP and, accordingly, amendments to the DODP are not required. While the rezoned site would be taken out of the DODP upon enactment of a CD-1 rezoning bylaw, urban design and land use requirements from the DODP are applied when evaluating a rezoning application for its fit as a new CD-1 District within the Central Business District. Should this application be approved, it would result in the creation of a new CD-1 District with uses consistent with the intent of the DODP and the *Rezoning Policy for the CBD and CBD Shoulder*.

3. Density, Height, Form of Development, and Public Realm

Density – Under the DODP the current permitted density is up to 9.0 FSR. The *Rezoning Policy for the CBD and CBD Shoulder* allows consideration of increased density through rezoning for non-residential buildings. This application proposes a density of 19.4 FSR, equivalent to an overall floor area of 33,575.7 sq. m (361,406 sq. ft.).

Height – Sites within Area 5 of the DODP allow for a base height limit of 91.4 m (300 ft.) with the ability of the Development Permit Board to increase the basic maximum height to 137.2 m (450 ft.), subject to view cones and urban design performance. In this location, the height is restricted by shadows onto public open spaces, specifically Harbour Green Park, which limits the height of the proposal, including all appurtenances, to 120.0 m (393.55 ft.).

Form of Development – The proposed form is a tall tower with a gently sculpting curve terracing down from the tip of the north façade, with an average floor plate of approximately 1,053.5 sq. m (11,340 sq. ft.).

Figure 3 - View looking east from Pender Street



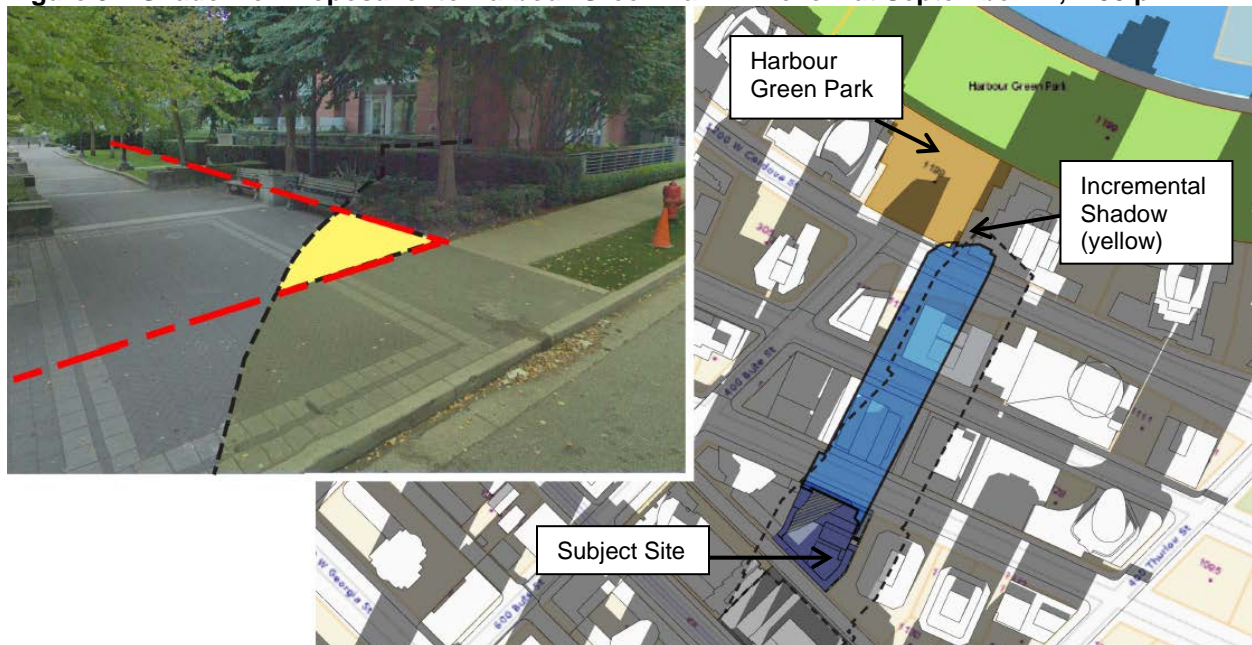
Assessment of the form of development includes consideration of impacts on open spaces, particularly through shadowing. Shadow impacts are assessed on public open spaces between 10 am and 4 pm measured both on the spring and autumn equinox (March 21 and September 22).

Located 230 m north of this site is Harbour Green Park, a valued public open space. The entrance to Harbour Green Park at Cordova Street is marked by a paved walkway with shrubs, landscaping, and trees along its edge. To minimize shadow impacts onto this important public open space, the building form has been shaped, with terracing on levels 23 to 32.

As demonstrated through a detailed shadow analysis, the proposed building height and massing of the tower results in some additional shadowing onto the edge of this walkway. However, the incremental shadowing would be very negligible and would only shadow the edge of the walkway leading into the park, as shown in bright yellow in Figure 5.

At the spring equinox on March 21, a corner of the walkway is shadowed from 2:20 pm and ends after 2:57 pm, with shadowing on the sidewalk and hedges only. The shadow no longer exists on March 22. At the fall equinox on September 22, the incremental shadow lasts from 2:06 pm to 2:42 pm. Therefore, the total incremental shadow impact is limited to only two days between the spring and fall equinoxes: 37 minutes on March 21 and 36 minutes on September 22. The size of the shadow ranges from approximately 180 sq. ft. at its smallest size to a maximum coverage of 213 sq. ft. with the remainder of the shadow being contained off the walkway year-round. Appendix F provides detailed shadow diagrams at the equinoxes.

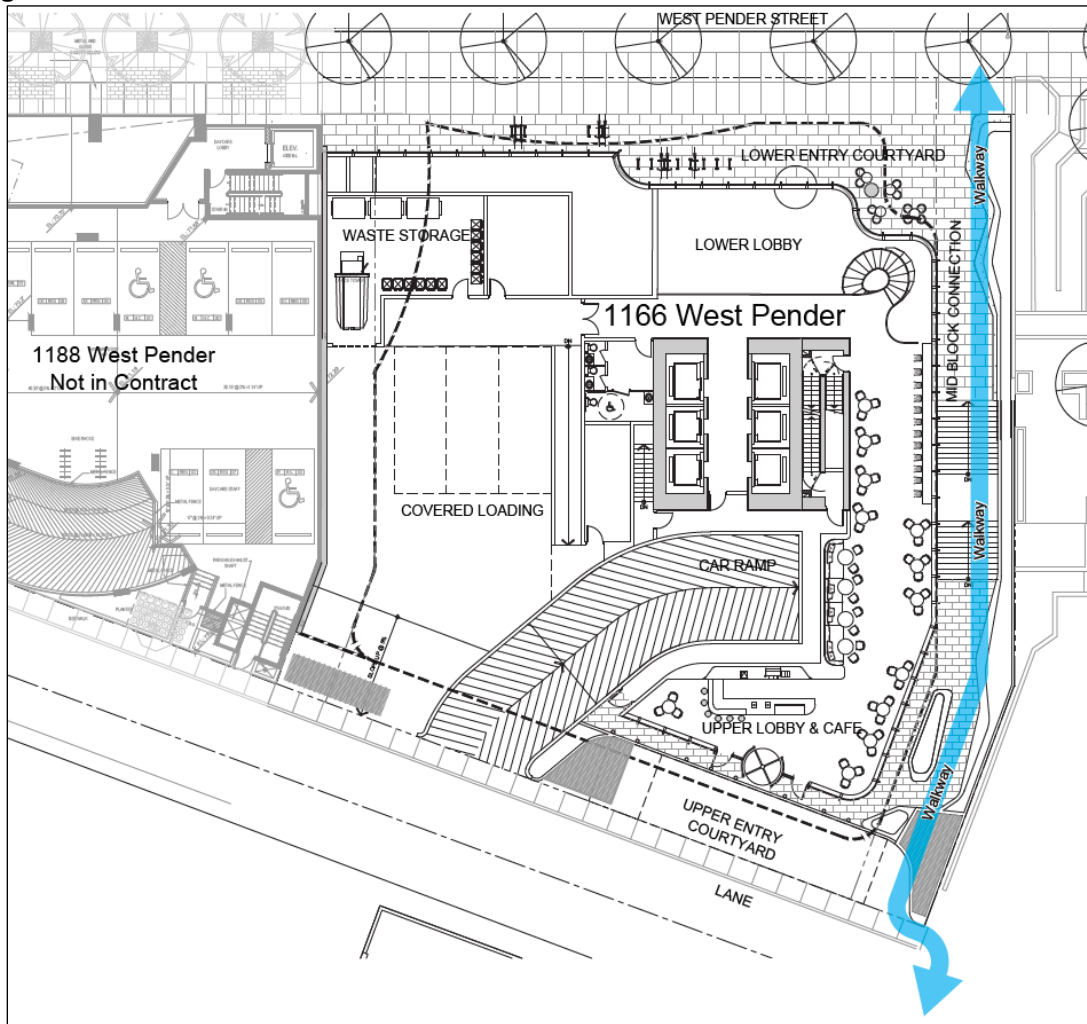
Figure 5 – Shadow of Proposal onto Harbour Green Park in Yellow at September 22, 2:30 pm



Public Realm and Landscape Design – Where possible, this project has been designed to maximize opportunities to activate the public realm and increase pedestrian connectivity. South of the site is 1133 Melville Street, an office rezoning that was approved in 2018, with a mid-block connection along its eastern property line. The subject site also provides a mid-block connection

along its eastern property line, designed to align directly with the one to the south. This connection allows for improved pedestrian access and enhanced public realm within the block, as shown in Figure 6 below. Conditions are provided in Appendix B to achieve an improved landscape design.

Figure 6 – Site Plan



Urban Design Panel – The revised proposal was reviewed and supported by the Urban Design Panel on February 6, 2019 (see Appendix D). Suggestions from the Panel included an improved interface for the south building face to better animate the lane.

Conclusion – Based on urban design analysis, staff conclude that the impact of the incremental shadow cast is very limited, that the proposed form of development is consistent with the intent of the *Rezoning Policy for the CBD and CBD Shoulder*, and that the proposed floor area can be accommodated on this site, subject to the design development conditions in Appendix B. Architectural drawings are contained in Appendix F and the development statistics are summarized in Appendix H.

4. Housing

Existing Tenants – As there is no existing housing on site, this rezoning would not displace any residential tenants.

5. Office Development

Figure 4 below shows major office developments since Council's policy changes for the Metro Core and for areas outside of the Downtown.

Within the "Approved Rezoning and Development Permit" total for the Metro Core is new job space totalling 1,920,000. This is a substantial increase from the five-year period prior to the policy changes when very little office space, particularly in the stand-alone office buildings that the business community favours, was built due to high land costs resulting from residential speculation in the CBD. If this application is approved, approximately 361,406 sq. ft. would be added to this total.

Figure 4 – New Office Floor Space (Major Developments*) in Vancouver since Jan. 2009

Completed	Sq. ft.	Projects	Jobs (estimated)
Metro Core	3,021,000	18	10,070
Rest of City	1,407,000	9	4,690
City Total	4,428,000	27	14,760

Under Construction	Sq. ft.	Projects	Jobs (estimated)
Metro Core	1,956,000	8	6,520
Rest of City	-	-	-
City Total	1,956,000	8	6,520

Approved Rezoning and Development Permit	Sq. ft.	Projects	Jobs (estimated)
Metro Core	1,920,000	10	6,400
Rest of City	1,248,000	2	4,160
City Total	3,168,000	12	10,560

Completed, Under Construction, Approved Rezoning and Development Permit	Sq. ft.	Projects	Jobs (estimated)
Metro Core	6,897,000	36	22,990
Rest of City	2,655,000	11	8,850
City Total	9,552,000	47	31,840

**Major Developments are those that add at least 50,000 sq. ft. of office space.
Source: City of Vancouver development tracking as of March 1, 2019*

6. Parking and Transportation

Parking and Loading – The application proposes six levels of underground parking accessed off the lane, with 209 vehicle parking spaces, which is below the permitted maximum of 292 spaces.

Also proposed in the underground parkade are 12 loading bays (9 Class A and 3 Class B), 214 bicycle spaces (202 Class A bicycle spaces and 12 Class B bicycle spaces), and four passenger drop-off spaces. The *Parking By-law* requires six Class B loading spaces, which represents a shortfall of three Class B loading spaces. The applicant is expected to meet the minimum by-law requirements. Engineering conditions are set out in Appendix B.

Nearby Transportation Infrastructure – Located in the CBD, the site is well served by public transit. The Burrard Skytrain Station is located two blocks away and the Waterfront Skytrain Station is four blocks away, with frequent transit bus service along Pender Street. The site is also connected to the City’s cycling network in which Melville Street and Pender Street have painted bike lanes and Hornby Street is an “All Ages and Abilities” protected cycling route. The Coal Harbour Seaside route is also nearby.

7. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

The applicant has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. This option establishes limits on heat loss, energy use, and greenhouse gases, and draws on industry best practices to create more efficient, healthy and comfortable homes and workplaces. Non-residential buildings are required to achieve LEED Gold certification. The applicant has submitted preliminary energy modeling analysis for building performance strategies in order to meet the new energy use intensity, greenhouse gas and thermal demand targets, and a preliminary LEED checklist indicating their proposed strategies to achieve certification.

Green Sites – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no trees covered under the *Protection of Trees By-law* on site, but two City trees are located along Pender Street. These two small trees were planted in 2014 and do not have a large tree canopy. The sidewalk will be upgraded and the applicant will provide two new trees along with increased planting for the Pender Street entry courtyard. Staff support the replacement of smaller trees with new trees and an improved public realm at this location.

PUBLIC INPUT



Pre-Application Open House – The applicant held a pre-application open house on June 18, 2018 at the Marriott Pinnacle Downtown Hotel at 1128 West Hastings Street. A total of 6,439 notifications were distributed within a two block radius of the site. Approximately 23 individuals attended and the applicant received 11 comment cards and two online comments. The majority of respondents supported the design, the mid-block connection, and the proposal for additional height and density given its location in the CBD, along with how the tower minimized shadows onto the park. Respondents indicated concern for the environmental impact of demolishing an existing building, loss of views for neighbouring residents, and suggestions to increase the number of electric vehicle stations.

Rezoning Application Notification – An information sign for the revised rezoning application was installed on the site on November 15, 2018. The City of Vancouver Rezoning Centre webpage (www.vancouver.ca/rezapps) was updated to include the applicant's proposal, open house information, and an online comment form.

Community Open House – A City-led community open house was held on January 22, 2019 at the Blue Horizon Hotel at 1225 Robson Street. Approximately 6,439 notifications were distributed within the neighboring area. Staff, the applicant team and approximately 35 people attended the open house.

Public Response – Staff received a total of nine responses to the rezoning submission through open house comment forms, sheets, letters, emails, and online comment forms (see Figure 7). A summary of the feedback is provided below, with a full description of public response in Appendix D.

Figure 7 – Notification and public response

Total Notifications		6,439
Open House Attendees		35
Comment Sheets	10	
Other Feedback*	9	

Comments of Support

- **Building Design and Office Use** – The application received favourable comments regarding its design, architectural expression, massing, and height. The built form was seen as fitting well in the area given its location in the CBD. Comments also included the need for additional office space in the city.

- **Amenities** – Respondents indicated they support the rooftop amenity spaces and anticipate it being a great place for gathering. Comments of concern and suggestions for improvement
- **Impacts on Adjacent Childcare Centres** – Located directly adjacent to the subject site are two City- funded childcare centres operated by the Vancouver Society of Children’s Centres (VSOCC). The Sapphire Children’s Centre is to the west at 1170 Pender Street, a 37-space childcare facility with two outdoor play spaces on the third and fourth storey approximately 20 ft. from the subject site. Pender Street Children’s Centre is to the east at 1140 Pender Street, a 16-space childcare facility, with one ground-level outdoor play space that abuts the subject site.

Across the lane from the subject site is 1133 Melville Street, which is currently under demolition pending redevelopment with a 34-storey office tower. Parents of the children and VSOCC have raised concerns about the resulting noise, vibration, and debris impacts during demolition from 1133 Melville Street and have concerns about the expected impacts during demolition and construction at 1166 Pender Street.

- **Public Space** – The community expressed concerns about the lack of public space in the surrounding area. Respondents suggested that opportunities to strengthen the connectivity to adjacent semi-private public open space behind the site would improve the area.

Response to Public Comments

Impacts on Adjacent Childcare Centres – The applicant will be expected to fulfill a number of conditions to mitigate the impacts of demolition and construction on Sapphire Children’s Centre and Pender Street Children’s Centre. As per Vancouver Coastal Health’s (VCH) childcare licensing requirements, an adjacent outdoor play space is required for all licensed childcare centres to allow safe and healthy opportunities for outdoor play. The applicant has explored options with the City, VSOCC, and VCH Licensing to ensure that the health and safety of children and staff are prioritized during redevelopment.

Two solutions are proposed. First, the applicant has committed to minimizing impacts during demolition and construction to ensure that Sapphire Children’s Centre remains operational. This includes the following:

- Using demolition and construction technologies that are much less disruptive than the technology being used at 1133 Melville Street (the neighbouring demolition is using hydraulic hammers without coverage over their existing site, leaving the site and surrounding areas exposed to debris and dust). This includes:
 - Shrink-wrapping the existing building to contain construction debris and dust to within the interior; and
 - Using a low-noise level system of demolition, such as small-sized hydraulic hammers or remote-controlled machines with crushers that break down a building’s concrete, floor by floor. This technology contains the dust and debris inside a mast scaffolding that surrounds the floors, thereby limiting the noise, debris, and vibration impacts.

- Surrounding the outdoor play area with sound blankets to reduce noise transfer as well as covering the outdoor play areas to shield this space from debris and dust.
- Entering into an agreement with VSOCC to respect the children's quiet outdoor play time for both centres (typically between 10 am and 11:30 am and then from 4 pm and 5:30 pm). This means machinery with heavy noise will not be used during the children's outdoor playtime (see Appendix B).

Second, since the Pender Street Children's Centre's outdoor play space abuts the subject site, the demolition and construction impacts are expected to be much greater for Pender Street Children's Centre. To address these impacts, the applicant and VSOCC have agreed to temporarily relocate operations during construction to ensure the health and safety of the children.

VSOCC operates nearly 800 licensed childcare spaces across Vancouver. VSOCC has agreed to temporarily absorb Pender Street Children's Centre's 16 childcares spaces and their employees into one of their existing operations for the duration of the disruption caused by demolition and construction. Once VCH Licensing and VSOCC deem that this facility can re-open, the 16-space Pender Street Children's Centre can resume operations at their original facility. As a condition of rezoning, Reliance will provide VSOCC with relocation expenses in connection with the temporary closure of Pender Street Children's Centre in the amount of \$250,000 as a condition of issuance of any building permit authorizing the demolition or construction of any improvements on the site. This will allow VSOCC to coordinate, plan, and relocate their operations for the duration of the disruption caused by demolition and construction. This solution aims to ensure access to a safe facility with as minimal disruption as possible to children, families, and staff. Details of this condition are contained in Appendix B.

Additional form of development conditions seek to ensure that future redevelopment considers impacts to outdoor childcare play spaces. For instance, any additional proposed walls located on the shared property line should not be more than 3.5 ft. higher than the finished grade of any outdoor play spaces associated with the Sapphire Daycare and the Pender Street Children's Centre. A height limit is set to ensure that additional walls have minimal shadow impacts and are not experienced as overly daunting for the adjacent childcare.

Public Space – This proposal introduces the following public space enhancements:

- On the Pender Street frontage, there is an entry court along a widened sidewalk and landscaping.
- Along the eastern property line, a 15-foot wide mid-block pedestrian link is provided that connects the Pender Street entry court to the rear lane, with landscaping in the form of new planters, shrubs, and small trees. This mid-block connection continues across the lane, to a similar connection to be built at 1133 Melville Street.
- This site design also aims to provide a continuous pedestrian access that better connects open spaces, all to further strengthen synergies for public space in the area.

The public use and accessibility of the northern edge and mid-block connection will be secured through a Statutory Right-of-Way (SRW) agreement. See Appendix B for design conditions that seek further improvements to these public spaces with additional soft landscaping, seating and visual interest against the building.

Staff assessed the issues raised through the rezoning review process and conclude that the proposed development is supportable, subject to conditions contained in Appendix B.

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 (DCL) collected from new development help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing and various engineering infrastructure.

The site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 361,406 sq. ft. of commercial floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$7,090,785 would be anticipated from this development.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezonings with a floor area of more than 9,290 sq. m (100,000 sq. ft.) contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a rate of \$21.31 per sq. m (\$1.98 per sq. ft.). With 33,575.7 sq. m (361,406 sq. ft.) of floor area proposed, a public art budget of approximately \$715,584 (or \$572,467 (80%) cash in lieu) is anticipated. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Offered Public Benefits

Commercial Linkage Contribution – Within the context of the City's financing growth framework, it is anticipated that an applicant offers a public benefit contribution to address the impacts of rezoning. The City's *Community Amenity Contribution—Through Rezoning* policy applies a commercial linkage contribution of \$15 per sq. ft. on net additional floor area for commercial-only rezonings in the Downtown area that do not propose strata-titled commercial space.

Based on a density increase from 9.0 to 19.4 FSR, a contribution of \$15 per sq. ft. is offered on the additional 10.37 FSR, or 193,733 sq. ft. of additional floor area. This equates to a commercial linkage contribution of approximately \$2,905,995. Conditions in Appendix B prohibit the subdivision of the office and retail space by strata plan and further prohibit the separate sale of any office and retail space.

Staff recommend that the offering be accepted and that it be allocated, in accordance with the Council direction for commercial linkage contributions, toward childcare facilities and/or

affordable housing in and around the Metro Core. See Appendix G for a summary of the public benefits for this application.

Financial Implications

As noted in the section offered on Public Benefits, the applicant has offered a cash contribution of \$2,905,995 to be allocated towards childcare and/or affordable housing in and around the Metro Core area.

The site is subject to both the City-wide DCL and City-wide Utilities DCL. If the rezoning application is approved, approximately \$7,090,785 of DCLs would be expected from the project based on the rates in effect as of September 30, 2018.

The applicant will also be required to provide new public art on site at an estimated value of \$715,583, or make a cash contribution to the City for off-site public art in the approximate amount of \$572,467 (80%).

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

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density, and height are supported and that, if approved, the project will contribute toward Vancouver's job space and economic development objectives. 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 F.

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**1166 West Pender 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 of By-law No. 3575.

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

Designation of CD-1 District

2. The area shown within the heavy black outline in Schedule A is hereby designated CD-1 ().

Uses

- 3.1 Subject to approval by Council 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 issues development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory Uses customarily ancillary to any use permitted in this section.

Building Height

- 4.1 The building height, measured above the base surface, must not exceed 120.0 m.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,731 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to dedications.
- 5.2 The floor space ratio must not exceed 19.4.
- 5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme

outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and wall; and
- (b) 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.

5.5 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 the building overhangs, at grade level, except that such areas must remain unenclosed for the life of the building.

5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than what which justified the exclusion.

Zoning and Development By-law

6. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1.

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**1166 West Pender Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Hariri Pontarini Architects, received on January 17, 2019 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 such that the proposed shadowing impact on Harbour Green Park does not exceed the impacts demonstrated in this rezoning application and in the body of the report, in terms of extent and time period of shadowing onto the park.

Note to applicant: The application shows a total incremental shadow impact of 37 minutes on March 21 and 36 minutes on September 22. The size of the shadow, on the sidewalk and hedges only, ranges from approximately 180 sq. ft. at its smallest size to a maximum coverage of 213 sq. ft. with the remainder of the shadow being contained off the walkway year-round.

2. Design development to demonstrate that the proposed building interface does not unduly and negatively impact the existing rooftop open spaces of the neighbouring childcare spaces located to the east and west, with respect to the height and materiality of new walls on the shared property line that directly face the rooftop open areas.

Note to applicant: Form of development conditions aim to ensure that future development considers impact to outdoor childcare play spaces. For instance, any added walls located on the shared property lines should not be more than 3.5 ft. higher than the finished grade of any outdoor play spaces associated with the Sapphire Children's Centre and the Pender Street Childcare. A height limit is to ensure that additional walls have minimal shadow impacts and are not experienced as overly daunting for the adjacent childcare.

3. Design development to the building's main entrance facing Pender Street, with a strategy to mitigate the random placement of office furniture within the internal spaces of levels 2 to 5 against the overall expression of the building entrance.

Note to applicant: In the renderings, the spatial prominence of the main building entrance relies partially on the appearance of the exterior walls of levels 2 to 5 located directly above the entrance. If the glazing in this area is transparent, the layout of office furniture in these internal areas may greatly affect the entry experience to the building, in an undesired way. The use of glass fritting, strategic lighting or deliberate office furniture placement in the internal office spaces is suggested to address this condition.

4. Design development to improve the pedestrian experience against Pender Street with regards to the proposed air intake that is flush to the sidewalk.

Note to applicant: Suggestions include incorporating a vertical grill with a sculpture, customized public seating, and/or soft landscaping.

5. Design development to incorporate continuous weather protection over a minimum of 6 ft. beyond the location of the proposed external bicycle racks on Pender Street.
6. To improve the pedestrian experience, design development to the proposed mid-block pedestrian link to include added landscaping, transparency to the interior of the building, and added casual seating along the extent of the pathway.
7. Design development to create a more commodious pedestrian realm against the rear entrance facing the lane.
8. Design development to establish a strategy for the maintenance and cleaning of the building's exterior, without the introduction of apparatus that will affect the building's external appearance.
9. Design development to indicate the use of curved glass at the corners of the building's floorplate, with specified dimensions and radii.
10. Confirmation that the primary glazing of the building will be composed of triple-glazed units, as expressed during the Urban Design Panel review.
11. Provision of construction noise, vibration, and debris mitigation measures pursuant to a construction mitigation plan to allow continued operation of the Sapphire Children's Centre during construction.

Note to applicant: Amongst the many mitigation techniques that can be applied beyond those already required by the *Noise Control By-law*, the applicant must provide additional noise, vibration, and debris protection for the adjacent childcare outdoor play spaces. This includes selecting demolition methods and technologies to minimize noise, debris and dust, and covering the outdoor play areas to shield this space from debris and dust, using lower-noise level machines for demolition, as well as working closely with the Vancouver Society of Children's Centres (VSOCC) to mitigate construction impacts during times when the outdoor play areas are in use for children's play.

Crime Prevention through Environmental Design (CPTED)

12. Design development to respond to CPTED principles, having particular regard for:
 - a) Theft in underground parking;
 - b) Encouraging natural visual surveillance;
 - c) Visibility at doors, lobbies, stairs and other access routes;
 - d) Site lighting developed with considerations for safety and security along the rear lane and the mid-block pedestrian connection; and
 - e) Reduced opportunities for graffiti.

Sustainability

13. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (e.g., Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s–*Process and Requirements* (amended April 28, 2017 or later).

Landscape Design

14. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at 1/8": 1 ft. scale minimum. A plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, Pad Mounted Transformer (PMT)/vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

15. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

16. Provision of a Tree Management Plan.

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters.

17. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to applicant: These signatures ensure that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations required by the arborist. Advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

18. Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.*"

19. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify that irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand-watering on private patio and amenity decks.

20. Provision of enlarged detailed elevations for all vertical landscape structures and features (e.g., green walls, trellis).

21. Provision of an Outdoor Lighting Plan.

22. Design development to increased planting in the Pender Street entry court to create a better balance between soft and hard landscapes and a greener interface between the public and private realm. Refer to Urban Design condition #4.

23. Coordinate with Park Board regarding removal of existing street trees on Pender Street.

24. Confirm the provision of new street trees.

Note to applicant: At development permit application, contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements.

25. Design development to mitigate the visual impact of intake shafts and exhaust shafts along Pender Street and the lane. Refer to Urban Design condition #4 and #7.

Note to applicant: This can be achieved by providing planting elements.

26. Design development to improve quality of landscape in the mid-block pedestrian link by increasing planting and providing seating elements along the pathway. Refer to Urban Design condition #6.
27. Design development to provide green cover on Level 5 and Level 31 patios to improve the livability of outdoor amenity spaces.
28. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab.

Note to applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed Canadian Landscape Standards. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Landscape sections with detailed dimensions and any relevant architectural sections should be provided to verify soil volume.

29. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - a) Maximize natural landscape best management practises;
 - b) Minimize the necessity for hidden mechanical water storage;
 - c) Increase the amount of planting to the rooftop areas, where possible;
 - d) Consider linear infiltration bio-swales along property lines, at lower site areas;
 - e) Use permeable paving;
 - f) Employ treatment chain systems (gravity fed, wherever possible);
 - g) Use grading methods to direct water to soil and storage areas;

Note to applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

30. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
 - c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

Engineering

31. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. The owner or representative is to prepare a mitigation plan to minimize street use during excavation and construction (e.g., consideration to the building design or sourcing adjacent private property to construct from) and be aware of the 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.
32. 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.
33. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (please refer to Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.
34. Provision of a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5 ft. 6 inches x 6 ft. 8 inches. The bicycle elevator is required for access to/from all bicycle spaces located below the first parking level.
35. Provision of compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Transportation does not support the current configuration of the Class B loading spaces that requires trucks to reverse into the Class B loading spaces from the lane. Design Development to improve the functionality of the Class B loading spaces. Excessive reversing is required to access the Class B loading spaces as shown. Consider rotating the Class B loading spaces so that the loading dock is located east of gridline-2 on Level 02 Floor Plan, this is the location on the drawing that is shown as a storage room and washroom adjacent the elevators. Situating the Class B loading spaces in this configuration would allow on-site maneuvering into/out of the Class B loading spaces with no requirements for trucks to reverse into the Class B loading spaces from the lane.

Note to applicant: Design development to provide additional information to confirm the functionality of the parking ramp, and to provide additional ramp width as needed. The ramp must accommodate two-way flow with Class A loading vehicles and passenger vehicles being able to pass each other throughout all areas of the ramp. There are Class A loading spaces on Level P1, but the analysis provided accommodates passenger vehicles, but does not accommodate Class A loading vehicles.

36. Provision of a Transportation Demand Management (TDM) Plan.

Note to applicant: Provide the Schedule-A Transportation Demand Management (TDM) Plan Summary Worksheets to help assess the TDM Plan as part of the Rezoning Application. Refer to the link below for additional information.

<https://vancouver.ca/files/cov/transportation-demand-management-schedule-a.pdf>

37. Provision of the following information for drawing submission at the development permit stage to facilitate a complete Transportation review:

- a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- b) All types of parking and loading spaces individually numbered, dimensioned, and labelled on the drawings;
- c) Dimension of column encroachments into parking stalls;
- d) Dimensions of additional setbacks for parking spaces due to columns and walls;
- e) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
- f) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- g) Areas of minimum vertical clearances labelled on parking levels;
- h) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spacers, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
- i) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. The stair-free access routes are to be labelled and shown on the drawings;
- j) Additional information and dimensions showing the Class A bicycle parking space configurations in the bicycle rooms as per By-Law;
- k) Provision of automatic door openers on the doors providing access to the bicycle storage rooms;

- l) Provision of alcoves for the bicycle room access off the vehicle parking ramp and maneuvering aisle;
- m) All Class B bicycle parking to be provided on private property and should not encroach in any way on public property.

Green Infrastructure

38. A Rainwater Management Plan has been submitted but staff are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements detailed fully in the *Rainwater Management Bulletin*. The applicant should work to address the following:
- a) As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be captured (retained or reused) on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
 - b) Staff are satisfied that a Rainwater Harvest and Reuse system is proposed for the site and have the following comments:
 - (i) Refer to the *City of Vancouver Plumbing By-law (2019)* as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use;
 - (ii) The Plumbing By-Law specifies permitted surfaces that can be used for rainwater harvesting and re-use purposes as well as mandatory uses for treated non-potable water. Approval by the Office of the Chief Building Official is required if seeking to use treated non-potable water for any other uses;
 - (iii) Provide calculations showing that the non-potable water demands are sufficient to restore the volume of runoff generated by 24 mm of runoff from the catchment area within a maximum of 48 to 72 hours;
 - (iv) If non-potable water demands are not sufficient to restore the volume of runoff generated by 24 mm of runoff from the catchment area within 48 to 72 hours, the designer must specify appropriate provisions to restore this capacity within a maximum of 48 to 72 hours;
 - (v) Staff note that the methodology used to calculate the required storage volume is incorrect -rainfall intensities should not be scaled;
 - (vi) Provide detailed plans on the proposed rainwater harvest and reuse system including location and drainage connections;
 - c) For any rainwater that will be captured through landscaping, provide landscape drawings specifying the area and depth of soil.

39. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- a) Staff note that the pre-development peak flow rate was calculated using the two-year storm event - for this development the 10-year storm event with five minute Time of Concentration should be used as this area is in the Central Business District. Recalculate the pre- and post-development peak flow release rates.
40. As per the water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% Total Suspended Solids removal by mass by using either individual Best Management Practices that meet the standard or treatment trains of Best Management Practices that, when combined, meet the standard.
- a) Ensure that all water quality treatment systems are located upstream of the proposed water harvest and reuse system to minimize contamination. Treatment for overflow is not required;
- b) Treating 48 mm is only required for high traffic areas and a specified release rate is not required for water quality treatment;
- c) Staff note that a "treatment manhole" was listed. Clarify what system will be used and for any proposed proprietary treatment devices:
- (i) Provide product information for all treatment practices;
- (ii) Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Social Policy

1. Provision of a Section 219 Covenant with respect to the Sapphire Children's Centre satisfactory to the General Manager of Arts, Culture, and Community Services and the Director of Legal Services to remain on title to the site until issuance of an Occupancy Permit for the development which, among other measures:
 - (i) Requires the delivery of a construction mitigation plan for approval by the General Manager of Arts, Culture, and Community Services which the construction mitigation plan shall, among other things, reasonably minimize construction activities that produce heavy noise, dust or debris during the children's outdoor playtime and utilize methods and techniques to mitigate impacts of construction;
 - (ii) Requires the applicant to adhere to the approved construction mitigation plan;
 - (iii) Requires the applicant to enter into an agreement with VSOCC with respect to hours of construction, implementation, and installation of mitigation measures on Sapphire Children's Centre;
 - (iv) Pursuant to this agreement, the applicant shall designate a Communications Officer to respond to and address (as reasonably possible) inquiries, complaints and concerns from the Sapphire Children's Centre and its clients and sets forth a process by which such unresolved inquiries, complaints and concerns shall be dealt with,

all at the sole cost of the applicant. The performance and satisfaction of such measures will be secured by way of appropriate building permit holds at various stages of the development
2. Provision of Section 219 Covenant satisfactory to the General Manager of Arts, Culture, and Community Services and the Director of Legal Services securing the one-time payment of \$250,000 to VSOCC in respect of relocation expenses arising from the temporary closure of the Pender Street Childcare during demolition and construction activities on site and that such payment shall be made prior to the issuance of any building permit authorizing the demolition or construction of any improvements on the site.

Engineering

3. The dedication of the northerly 7 ft. of the site (the Building Line area) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For information see the subdivision website at <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.
4. Provision of a building setback and a surface Statutory Right-of-Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the north property to achieve a 5.5 m distance measured from the back of the existing City curb.

Note to applicant: The SRW will be free of any encumbrance at grade. Relocate the intake vent grate and planter walls to outside of the SRW area and ensure that any bicycle parking is positioned so that parked bicycles do not encroach into SRW area.

5. Provision of a surface Statutory Right-of-Way (SRW) for public pedestrian use of the walkway proposed between the lane and Pender Street at the eastern edge of the site.
6. 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 are provided.

- a) 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie and Associates, Ltd. dated February 20, 2019, no water main upgrades are required to service the development.

Note to applicant: 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.

- b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - (i) Implementation of development at 1166 Pender Street require the following in order to maintain acceptable sanitary (SAN) sewer flow conditions:

- Upsize 162 m of 300 mm SAN main to 450 mm on Pender Street from Bute Street (MH __FJD35R) to Jervis St (MH __FJD340);

Note to applicant: The applicant may share this upgrade with the development at 1133 Melville St (RZ-2017-00062). The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

- The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer;
- The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change;

- Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance;
 - Development to be serviced to the existing 375 mm sanitary and 600 mm storm sewers in Pender Street;
 - Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
- c) 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 to applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- d) Provision of streets infrastructure improvements includes the following, but not limited to:
- (i) Full width 50 mm mill and overlay at the lane at property extents;
 - (ii) New Type C rollover curb and gutter at the lane as per MF137-A-3;
 - (iii) New concrete curb and gutter as per MF137-A-1, with additional 50 mm concrete gutter thickness on Pender Street;
 - (iv) New concrete sidewalk as per MF137-F-3 with saw cut joints;
 - (v) Utility cuts on Pender Street to be restored as per MF137-AE-4 where required and utility cuts at the lane to be restored as per MF137-AE-3, or to the satisfaction of the City Engineer.
- e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, Bute Street/Pender Street and Thurlow Street/Pender Street intersection lighting to current City standards and IESNA recommendation.

Note to applicant: Proposed lighting work may include the provision of new service cabinet/kiosk.

- f) Provision of a 1.22 m (4 ft.) exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to edge of SRW area on the Pender Street frontage.
- g) Removal of existing driveway crossing on Pender Street and provision of new curb and gutter.
- h) Provision of generous and continuous weather protection on Pender Street frontage.
- i) Provision of minor signal modifications at the signals at Bute Street and Pender Street, along with Thurlow Street and Pender Street, including LED lighting and an accessible pedestrian signal.
- j) Provision of curb ramps to current City standards at Thurlow Street and Pender Street. Any signal pole relocations costs required will also be funded by the applicant.
- k) Provision of speed humps in the lane.

Note to applicant: This work will need to be coordinated with the mid-block raised crosswalk requested to support the plaza connections for the rezoning at 1133 Melville Street.

7. 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, Life Pro Tip (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.

Sustainability

8. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Public Art

9. 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.

Note to applicant: Contact Karen Henry, Public Art Program Manager at 604-871-8282 to discuss your application.

Soils

10. If applicable:
 - a) Submit a site profile to the Environmental Services Department.
 - b) As required by the Manager of Environmental Services 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
 - c) If required by the Manager of Environmental Services 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 Services, 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 to applicant: 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.

Non-stratification Covenant

11. Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and the strata subdivision of the property.

Commercial Linkage Contribution

12. Pay to the City a contribution of \$2,905,995 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services. The \$2,905,995 is to be allocated toward childcare facilities and/or affordable housing in and around the Metro Core area.

Note to applicant: 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.

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1166 West Pender Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“1166 West Pender Street [CD-1 #] [By-law #] DD”

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

In Schedule A (Activity Zone) of By-law No. 6555 add:

“[CD-1#] [By-law #] 1166 West Pender Street”

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**1166 West Pender Street
ADVISORY PANEL REVIEW**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on February 6, 2019. The application was supported.

EVALUATION: SUPPORT

- **Introduction:**

Rezoning Planner, Thien Phan, introduced the project to the Panel members.

This proposal is currently located on West Pender, mid-block between Bute and Thurlow Street, with a lane to the rear of the site. The site is currently occupied by a 1974 15-storey office building. This site is wedge-shaped with a skew along the west and east property line with a site size of 18,630 sq. ft. The frontage along Pender is 132 ft., similar to the 132 ft. lane, with a site depth of 115 ft. at its longest point.

This site is currently zoned Downtown District (DD) and is within Area F of *Downtown Official Development Plan*.

This site is situated between two buildings. To the west is 1188 Pender Street, 34-storey a residential and commercial building and 1140 Pender Street, an 18 storey office and retail building to the east. These two buildings contain two separate childcare spaces with outdoor play space located at the podium and ground floor. Directly to the rear is 1133 Melville Street, currently under construction for 33 storeys of office and next to the lane is public open space which has been identified as an area for increased public space and public realm opportunities.

The existing block and surrounding blocks contain a mix of office, commercial, hotel and residential buildings ranging from some older office buildings to buildings with heights of about 10 to 63 storeys. The surrounding blocks contain a number of buildings, up to 63 storeys.

- 1166 West Pender Street, a 30-storey residential building, the Orca Place.
- 1070 Pender Street, a 31-storey proposed office tower.
- 1161 Georgia Street, a 63 storey residential and hotel building.
- 1133 Melville Street, 33-storey office building currently under development.
- 1128 Georgia Street, the Shangri-La Hotel at 62 storeys.
- 1161 Georgia Street, the Trump tower at 63 storeys.
- Harbour Green Park, north of the site at Cordova Street.

This is being considered under the *Rezoning Policy for the Central Business District and CBD Shoulder* that supports non-residential to increase office and commercial space to support job growth. This policy allows non-residential projects to reach heights and densities up to the view cones, thereby improving the economic climate for new office development to meet the 5.8 million sq. ft. gap in job space target.

Currently, this site is within the CBD, a policy that removed residential as a permitted land use as of 2009. This application helps to achieve the City's economic policies through the creation of new office and job space in the Central Business District.

This rezoning application is seeking to redevelop the existing site for:

- 32-storey office building consisting of commercial at grade, 31 levels of office space and one level of amenity above;
- Total floor area is 360,848 sq. ft.;
- Building height is 120.0 m (393.55 ft.);
- FSR of 19.4;
- Six levels of underground parking accessed from the lane and small courtyard at grade;
- Outdoor office space located on levels 24 to 32.

The building height and design has been shaped in order to respect shadowing on public parks and spaces. The north face of the building cascades to respect shadowing on parks with outdoor amenity space along with two walkways that hug the side of the building. This application for an office building within the City's central business district addresses the intent of this policy.

Development Planner, Paul Cheng, addressed the Panel members.

This is a rezoning for an office tower in the Central Business District where we do not allow residential uses in order to ensure that we have enough job spaces in the largest city in western Canada.

Historically, Vancouver is a model for slender residential towers well-spaced from each other. In previous zoning, existing residential towers do require the 80 ft. spacing. In this instance, that is not the situation. The City also specified that there would be no shadowing from 10 am to 4 pm at the Fall and Spring equinoxes. This also directed the form of this building in order to achieve extra storeys while adhering to this sunlight guideline.

The City also directed minimum setbacks for the rear and side yards, 15 ft. and 10 ft. and 10 ft. on the rear yard. There's a dedication that's required on the front property line and so the building is setback 10 ft. there as well. The 15 ft. does allow for a mid-block crossing to allow pedestrians to access through.

For comparison, the neighbour, 1133 Melville Street, is a higher building and underwent a stringent review process to ensure the building would add to the architectural beauty of the Queen Elizabeth view cone. This site is significantly lower yet adds to the skyline. There is an existing midblock crossing and a pedestrian access area.

With the 80 ft. separation from the residential tower and the shadowing restriction, staff are conscious of whether City planning has dictated the overall architectural expression.

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

1. Please provide commentary on the proposal's architectural character

2. Please provide commentary on the tower proposal's overall strategy with respect to proportion, modulation, and variability of texture.
3. Please provide commentary on the proposal's response to the public realm, with respect to the outdoor patios, pedestrian linkages and the interface of these spaces with neighbouring properties.

- **Applicant's Introductory Comments:**

This building design was an interesting opportunity to create something sculptural stemming from the influence of the described constraints.

The key driver of this design is the piece that is shaved off due to shadow requirements. On the south side, there is an arc on the furthest point which creates a concave surface. This idea of folding surfaces and cuts are brought around to the north side to create balance and symmetry.

There are nuance details to draw attention from the terrace zone to the entry area. The building follows the unique shape of the site as well. The edges were eased and folded the glass in to create a glass sculptural form with soft edges. Most office buildings use a faceted glass. This building has a curved glass surface with a fritted texture. The spandrel is darker and denser and softens up with the vision panels and at the bottom sill and the top of the window.

This building will not read as a flat surface but rather very sculptural with all kinds of arcs carved into the floor plate and rounded corners. There is a double curve in one corner which creates a layering of curves and a softening of the massing in particular from the view as a pedestrian.

On the public realm, there is a midblock connection which goes through the site and all the animation of café, lobby, function spaces put along Pender and the loading is on the west side of the site. Within the building, at the base, the curved architecture connects to a spiral stair in the lobby, the glass walls at the ground floor break away as a rolling curve on the west side. This is a building of details and nuances with the intent to be a calm massing sitting in the block.

The building is located in such a way that solar gain has been reduced on the South side by the stack building. On the west side, this is the narrowest façade, and solar gain is blocked by the adjacent residential building. On the north face, it is a narrow face so it's not an issue. On the east face, that is where the core is located and the glass is 70% glazing, 30% spandrel, with triple glazing to help meet our energy requirements.

On the Pender face, we will be repairing and reinstalling city standard public realm treatment. On private property, richer materials and larger format tiles will be used while keeping the material simple and elegant given the tight spaces.

We are suggesting some planters and a grand set of stairs shaped to reference the curves and form of the building. The stairs will be designed to minimize the impact on the existing daycare on site.

On the back, we are going to green the lane and a piece of sidewalk that will be completing across the back of the building, an option for some loading. The idea of permeability and connectivity and options to connect midblock should be explored.

There are courtyards as well and there seems to be some life in the lane on its own and we hope to contribute to that. There's a small court in the corner a few storeys up and we will be working with the architects to incorporate landscaping on the shaved piece of the building.

We are following the conditions outlined in the Path B policy in addition to being certified under LEED criteria. Given the amount of glass on the project, energy is a significant focus. Given the office use and intended performance of the glazing, we are significantly under our TEDI targets.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Brudar, and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project.

- **Related Commentary:**

All panel members were very supportive of this project. Most panel members expressed that the building could be taller and strengthening the mid-block connection.

Ms. Besharat commented that the architectural character is successful and that this will be an elegant background building with lots of detailing. Ms. Besharat suggested considering experimenting with the amount and colouring and reflection of the fritted glass in the areas where there is limited shadowing in order to further add to an elegant design in a very important block in the city. Ms. Besharat noted that it would be better if the building was taller and narrower and had more FSR but understand that the height and massing is limited by the shadowing on the neighbouring park. She also noted that the entry area appears to be more transparent with the removal of fritted glass which would expose the clutter behind the glass and suggested consideration of that exposure.

Ms. Stamp commented that the project has simple yet powerful design elements and the large scale of the façade with the finer details was very well handled. Ms. Stamp noted that this building is sculpted by the adjacent context and constraints and provides a very evocative form. Ms. Stamp commended the open space on the public realm and suggested a sculptural and evocative bridge to the childcare facility and suggested looking at the mass on the west side of the grand stair for further design development.

Ms. Ockwell commended the applicant on the design with the curves and folds of the curved glass. Ms. Ockwell liked the proportion of the building and the consistency of glass and the potential of green strategies with glass. Ms. Ockwell would like to see further design development to planting on the higher levels and to the public realm where the building meets grade at the next stage.

Mr. Neale found that this is a sensitive architectural composition, expertly pulled off in the detailing. Mr. Neale commended the treatment of the lane with drop off and vehicle

ramp with minimal exposure at the lane. Mr. Neale felt that transparency of project on Pender Street is very good from a pedestrian viewpoint.

Mr. Sharma commended the character of the design, commenting that was very sculptural and liked the cuts. It's unfortunate that the building cannot go higher. Mr. Sharma commented on the public realm noting that there is good ground scale and openness and commended the viewing patios and roof gardens. Mr. Sharma asked if there was a possible accessible link to the site.

Mr. Younger commended the Applicant on the investment in the building envelope through the use of glazing. Mr. Younger suggested testing different patterns and different faces to see if there are any additional subtle changes to the energy.

Mr. Wen appreciated the architect's efforts in the project and noted that it will stand out even though it's not the tallest. Mr. Wen feels the overall strategy is good and convincing and commented that the midblock link has room for improvement to create a better pedestrian experience. Mr. Wen noted that the lane could be developed to be more pedestrian friendly with a bigger curb and clear marking of the vehicle entrance. The lobby opening up to the lane is a fantastic idea. Mr. Wen suggested there should be more highlighting the mid-block link so that pedestrians will access it.

Ms. Brudar found this to be a very sophisticated project with subdued and simple but strong statement moves. It is extremely clear and well-presented and well handled. The sophistication of the details will make this building stand out. Activation of the lower and upper lobbies was beautifully done with the communicating stairs. Ms. Brudar noted that the amenity spaces and access from indoor to outdoor will be very usable for the workers. Ms. Brudar commented that at the lane in the public realm, the building feels slightly compressed with only 11 ft. ceilings and an upper level floor restaurant. By opening it up a bit and giving it a bit more height and prominence and raising the curtain wall, it would enhance the pedestrian experience and help the restaurant as well. Ms. Brudar noted that the entrance to the midblock link is almost too subtle for people to notice, and would be a good site to provide some drama.

Ms. Phan reiterated that Rezoning is looking at this project through a lens of increasing job space, while showing respect to shadowing, public space, view cones, and achieves some of these objectives.

- **Applicant's Response:**

The Applicant thanked the panel members for their comments.

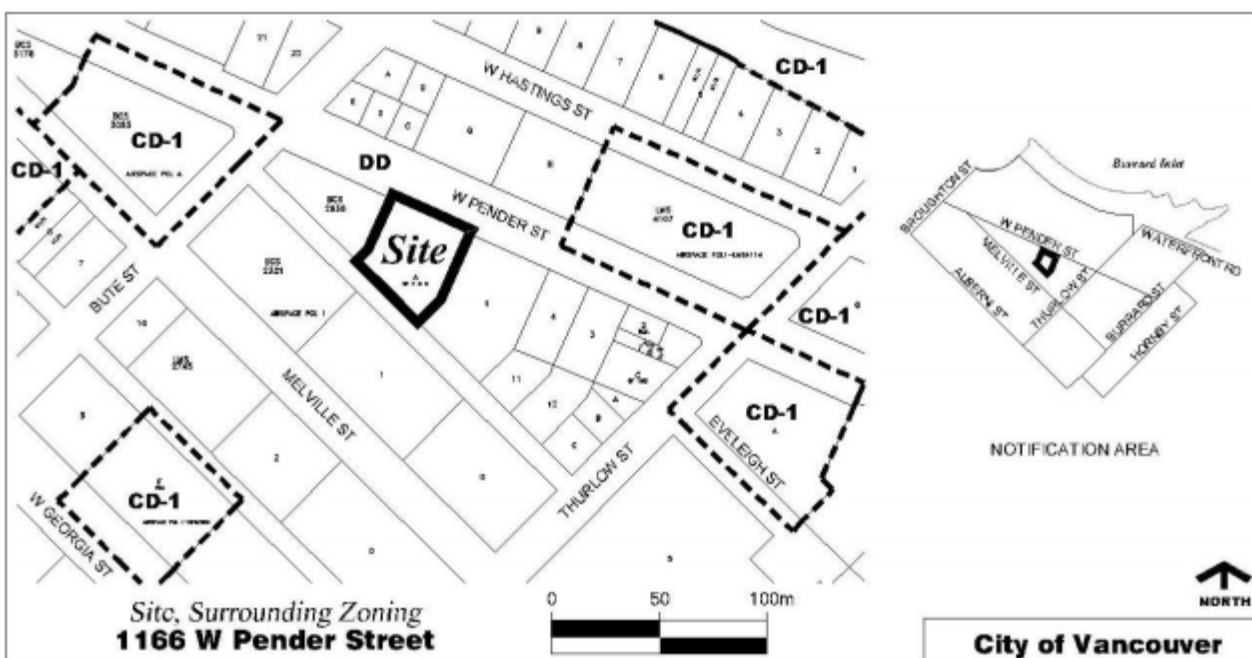
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1166 West Pender Street PUBLIC CONSULTATION SUMMARY

Public Notification

Information signs for the rezoning application at 1166 West Pender Street were installed at the site on November 15, 2018.

A community open house took place on January 22, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage at www.vancouver.ca/rezapps.



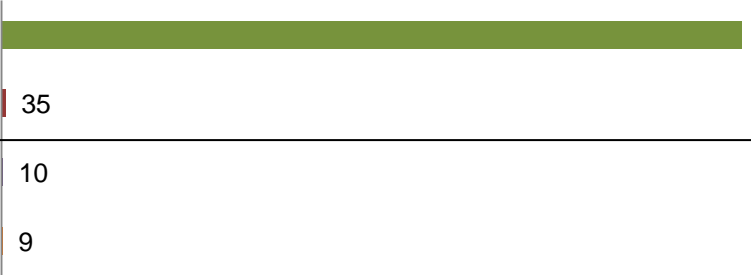
January 22, 2019 Community Open House

A community open house was held from 4:30 pm to 7:00 pm on January 22, 2019 at the Blue Horizon Hotel (1225 Robson Street). Approximately 6,439 notifications were distributed within the neighbouring area on or about January 8, 2019. Staff, the applicant team and a total of approximately 35 people attended the Open House.

Public Response

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

- A total of 10 comment sheets were submitted from individuals.
- 9 emails were received regarding the rezoning application.

Total Notifications		6,439
Open House Attendees	35	
Comment Sheets	10	
Other Feedback*	9	

Each comment form or online response can include a number of comments which may reference points in support, potential concerns, questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result if respondents provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

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

Comments of support:

- **Building Design** – The building received favourable comments for its design, massing, and height. The proposed uses, built form, and height were seen as fitting well in the area given its proximity to taller office towers, residential towers, and hotels.
- **Office Supply** – Comments supported the addition of office space in the city. Respondents noted the importance of adding job space Downtown, especially given the synergies to other compatible uses and new development in the area.
- **Office Amenity Space** – Respondents indicated support for the rooftop amenity and outdoor amenity spaces on the upper floors which provide space for socializing.

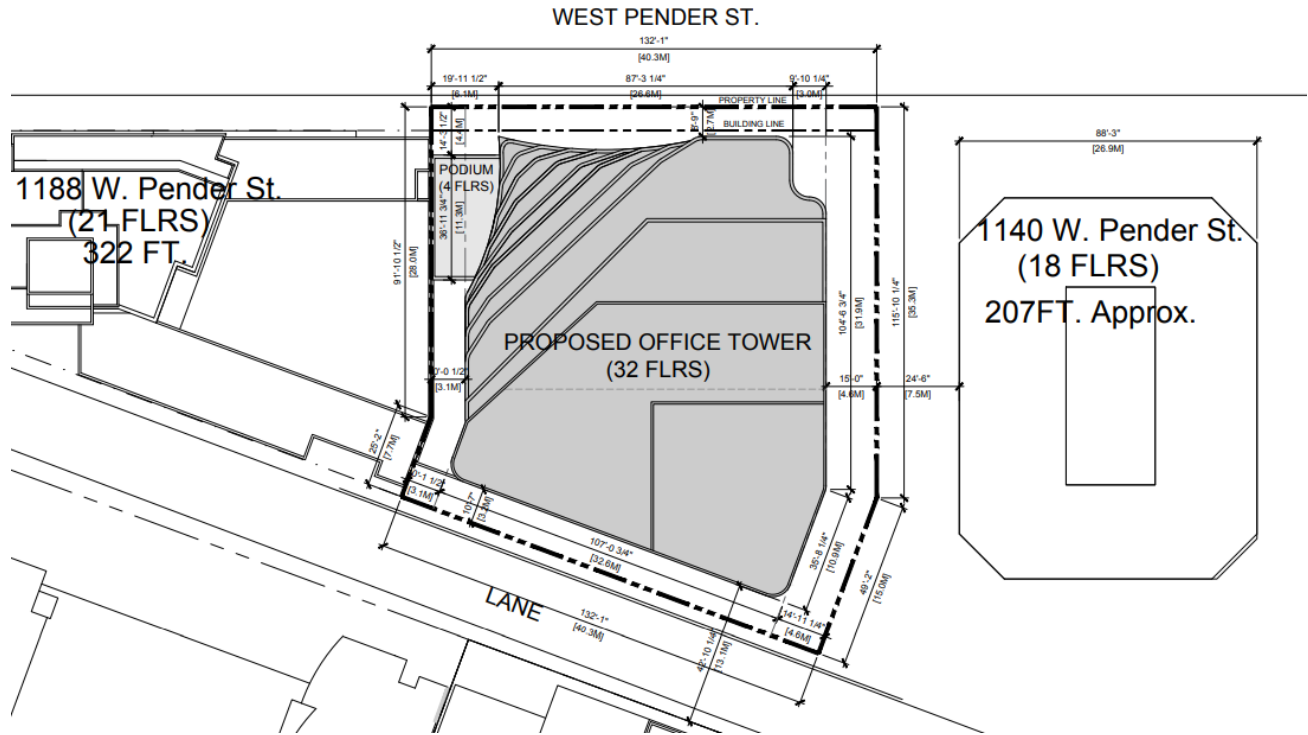
Comments of concern and suggestions for improvement:

- **Impacts on Childcare Centres** – Directly east and west of the subject site are two childcare centres with outdoor play space that directly face the subject site. The community expressed concerns about noise, debris, pollution, and safety issues during demolition of a neighbouring site and that this would be worsened for future redevelopment, especially given its adjacency to two childcare centres.
- **Public Space** – Comments were given on the limited amount of quality public space and child-friendly spaces for the daycare children, yet a lot of potential to activate public spaces on the site and in the surrounding area.
- **Existing Building** – Respondents were concerned that tearing down a 1974 building to replace it would create a large environmental impact.

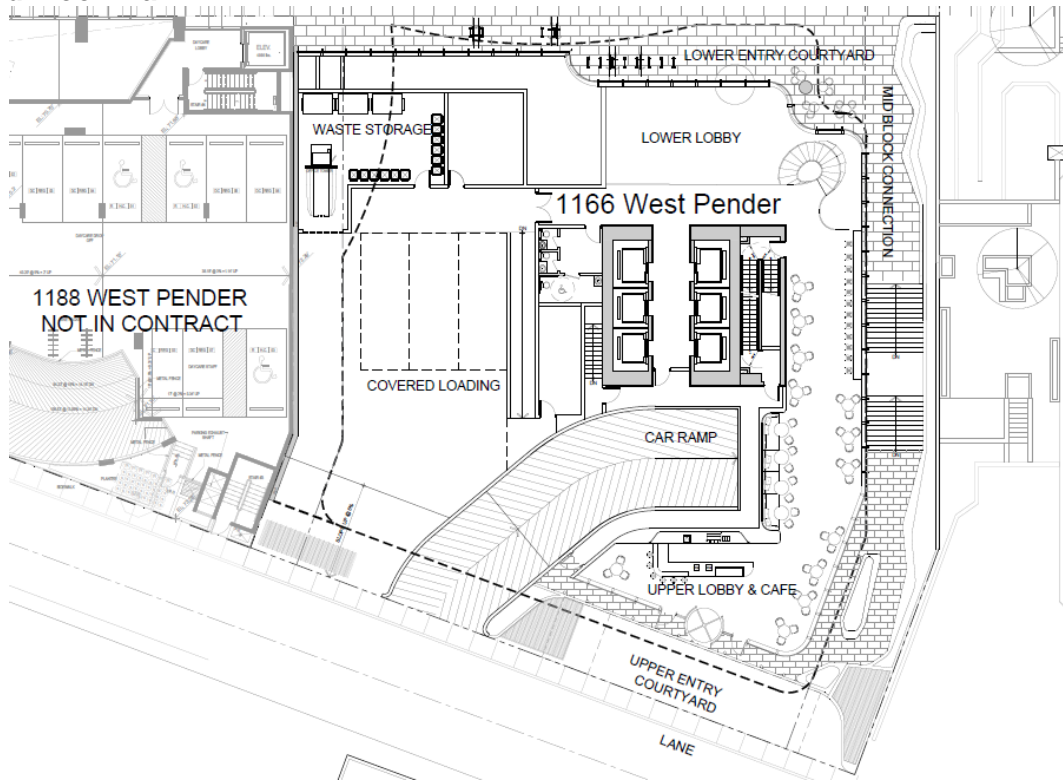
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1166 West Pender Street
FORM OF DEVELOPMENT DRAWINGS

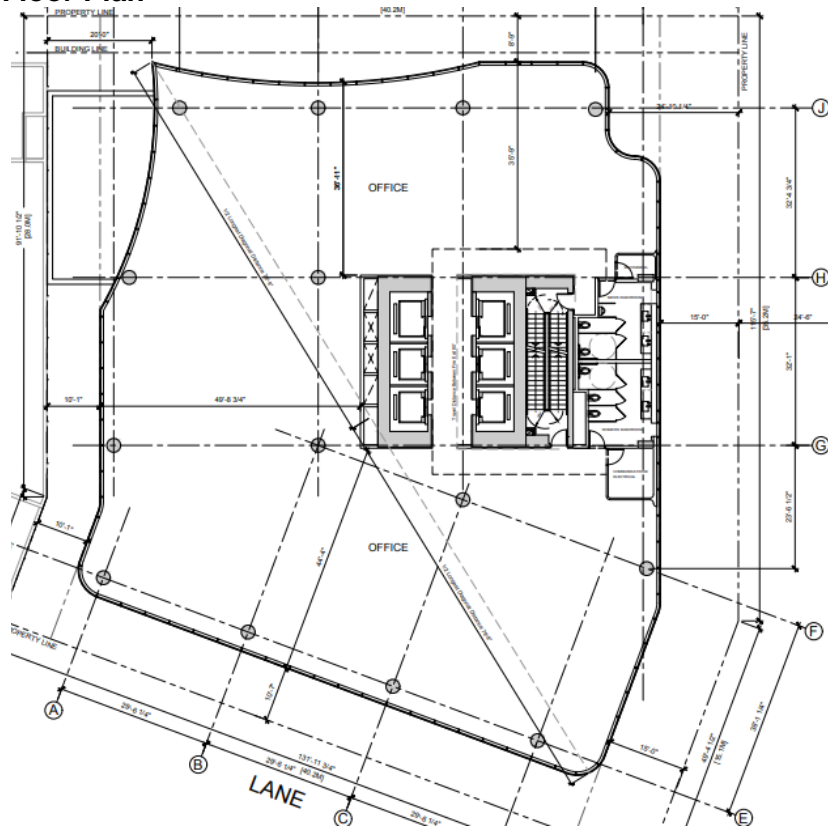
Site Plan



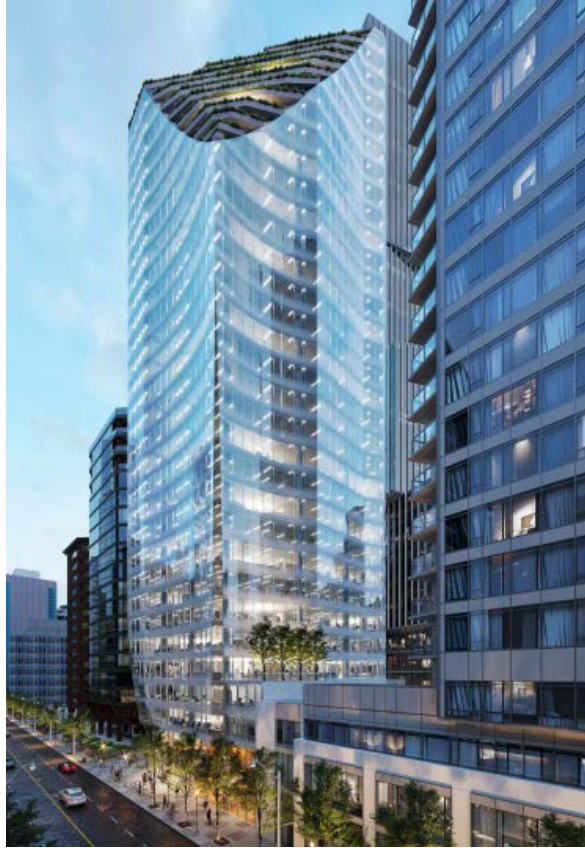
Ground Floor Plan



Typical Office Floor Plan



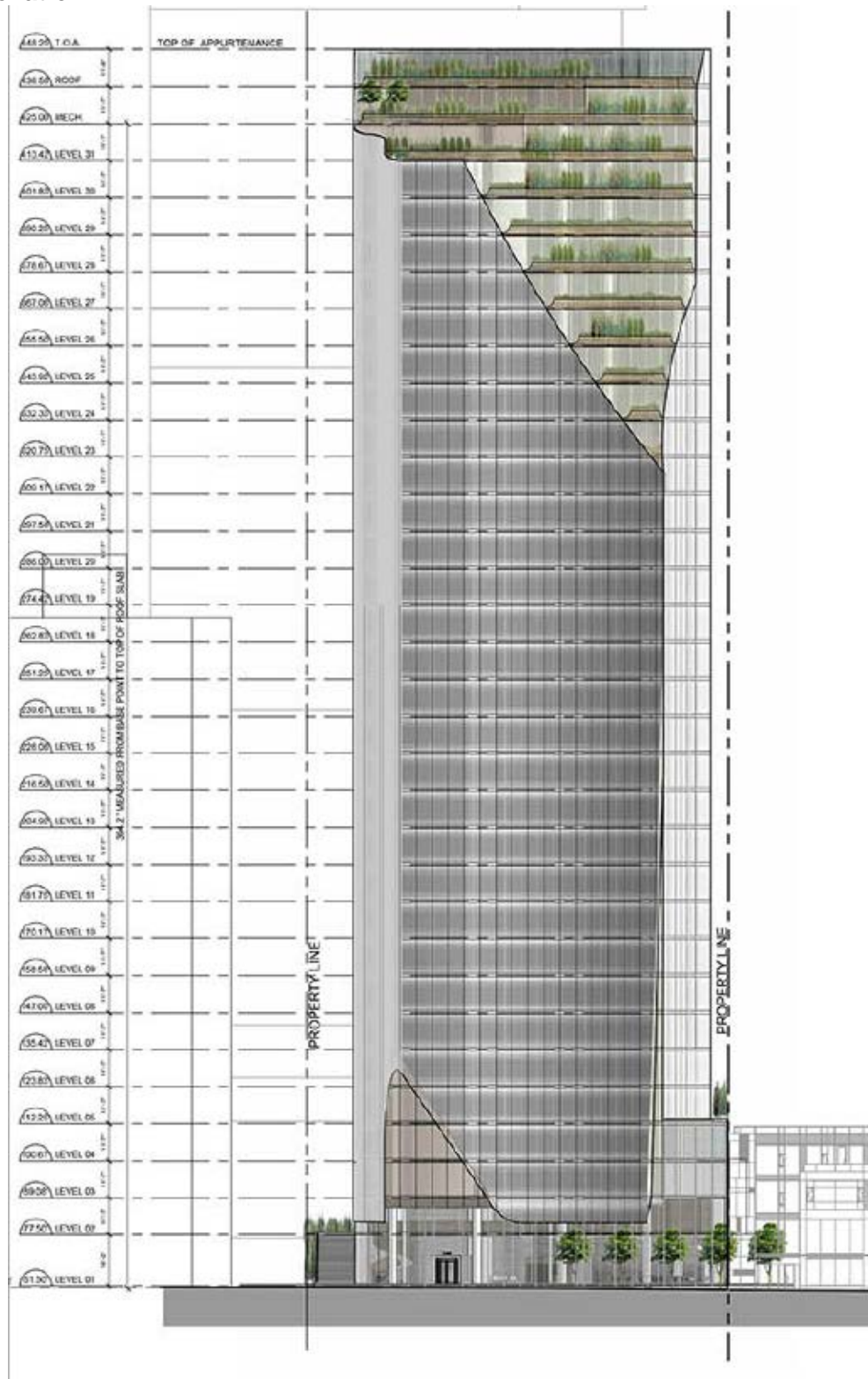
Pender Street View Looking Northeast and Southeast



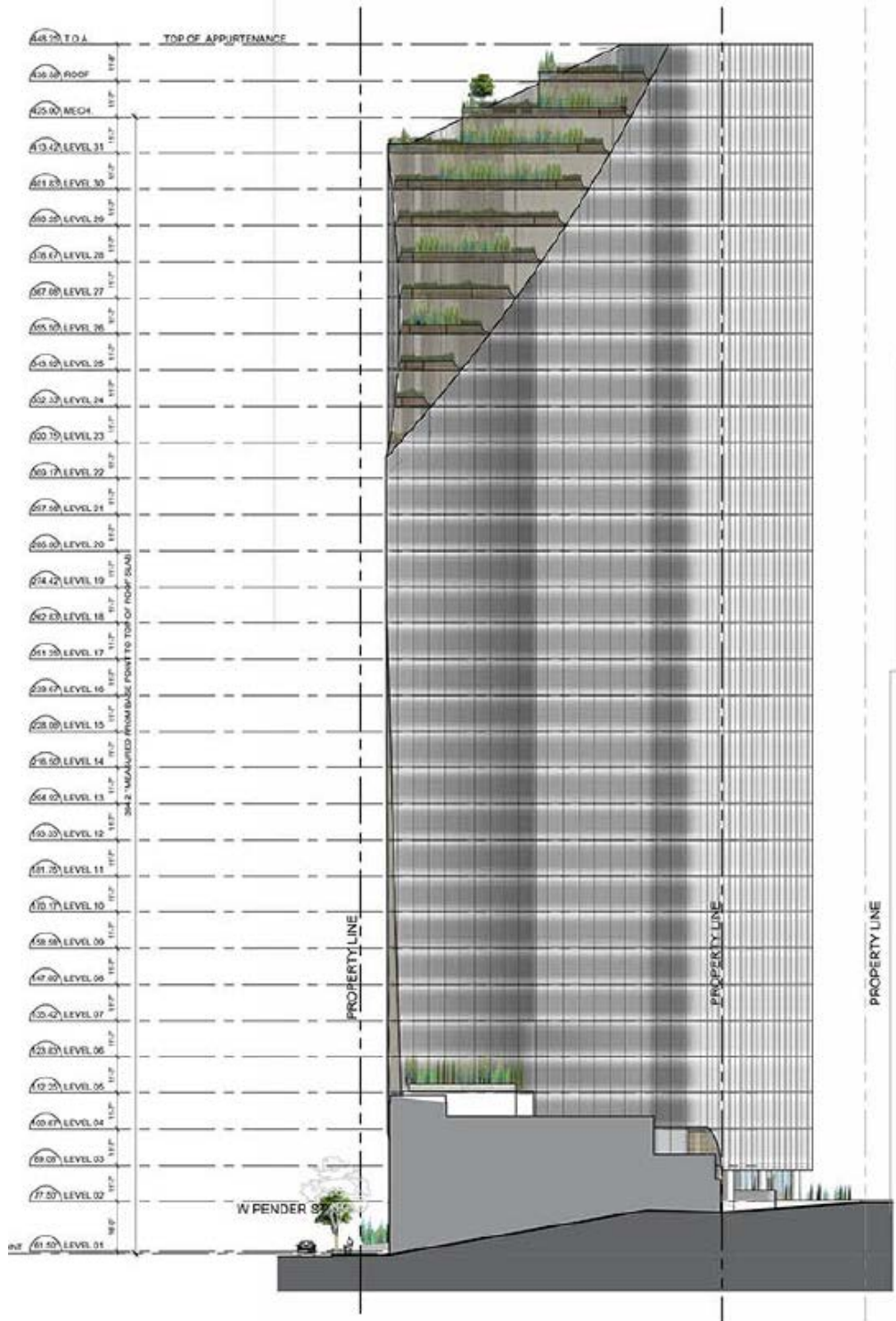
Office Lobby at Pender Street Looking Southwest



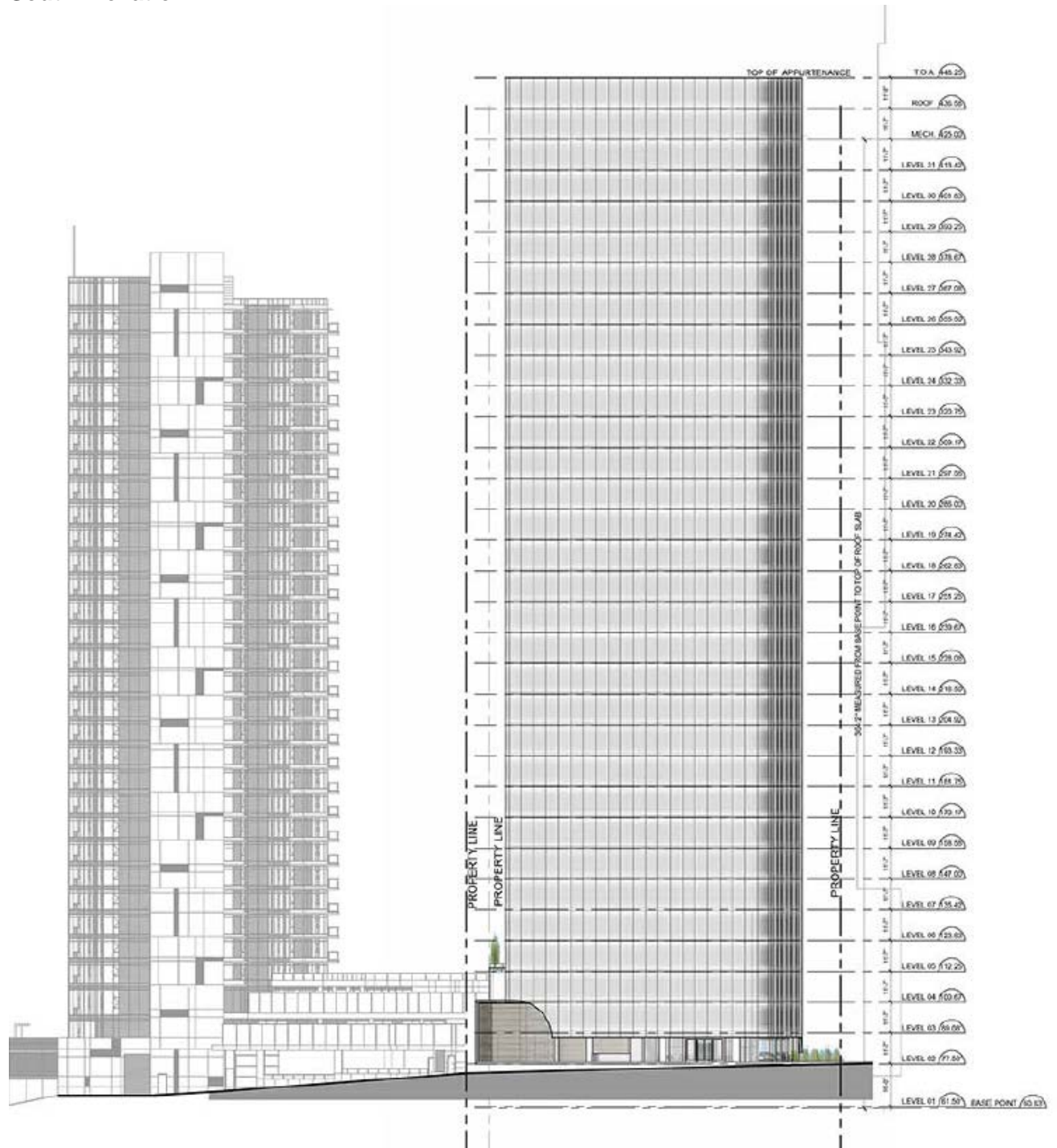
North Elevation



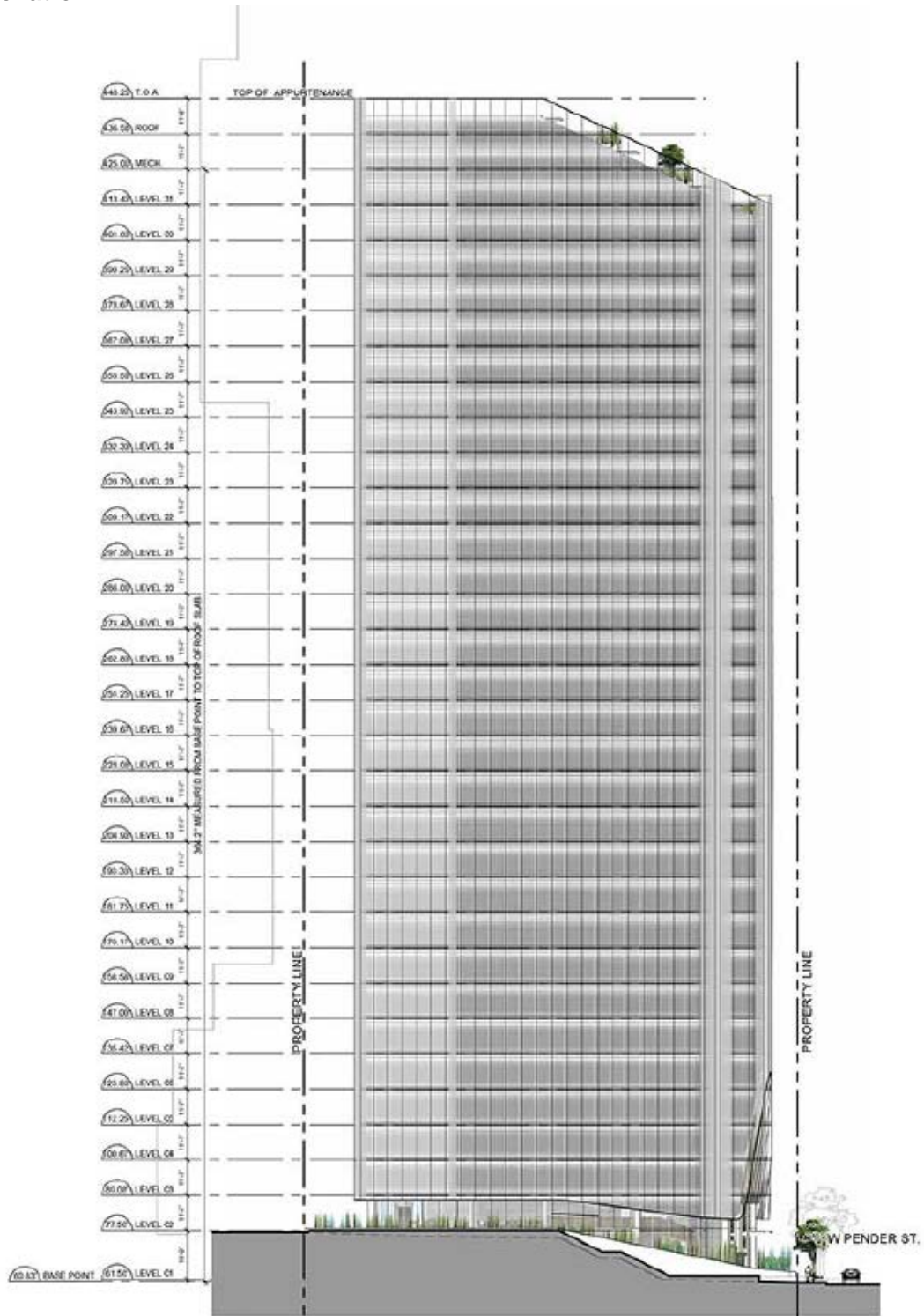
West Elevation



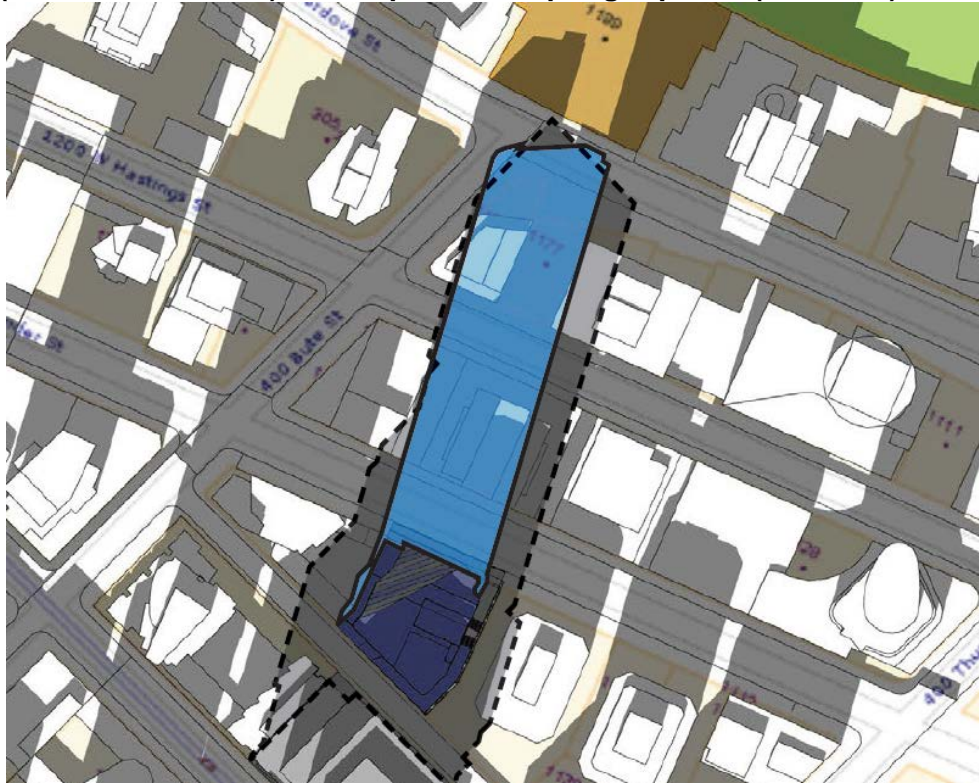
South Elevation



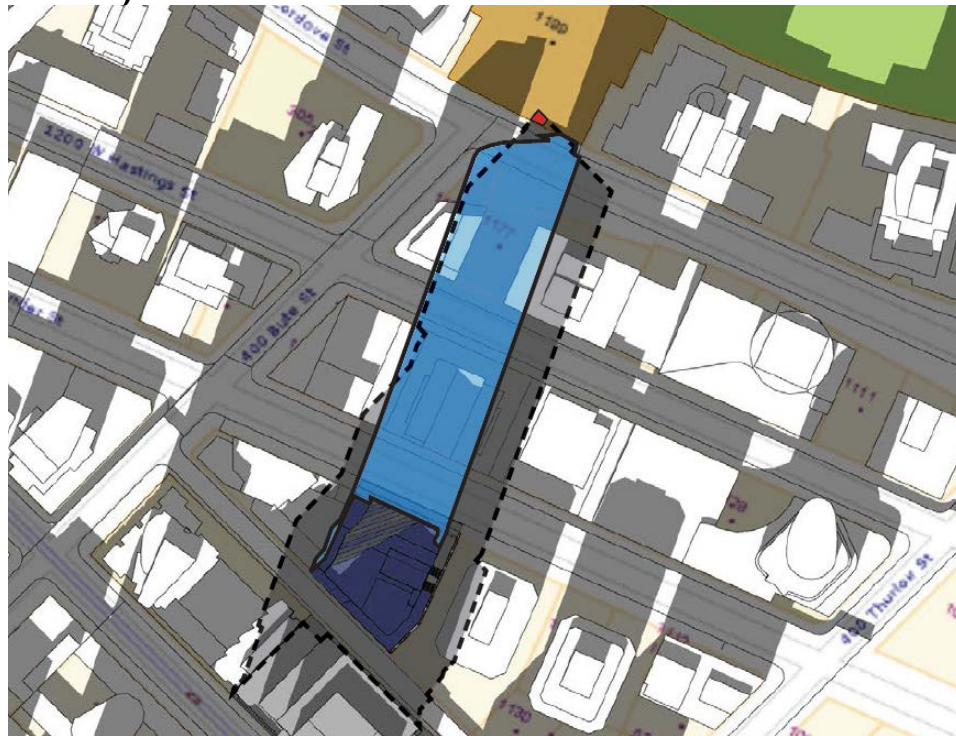
East Elevation



Shadow of Adjacent Building (1133 Melville Street) in Grey and Shadow of Proposed Building (1166 Pender Street) at 2:10 pm at the Spring Equinox (March 20):



Shadow of Adjacent Building (1133 Melville Street) in Red at 2:20 pm at the Spring Equinox (March 20):



Shadow of Adjacent Building (1133 Melville Street) in Red at 2:30 pm at the Spring Equinox (March 20):



Shadow of Proposed Building (1166 Pender Street) in Yellow at 2:40 pm at the Spring Equinox (March 20):



Shadow of Proposed Building (1166 Pender Street) in Yellow at 2:50 pm at the Spring Equinox (March 20):



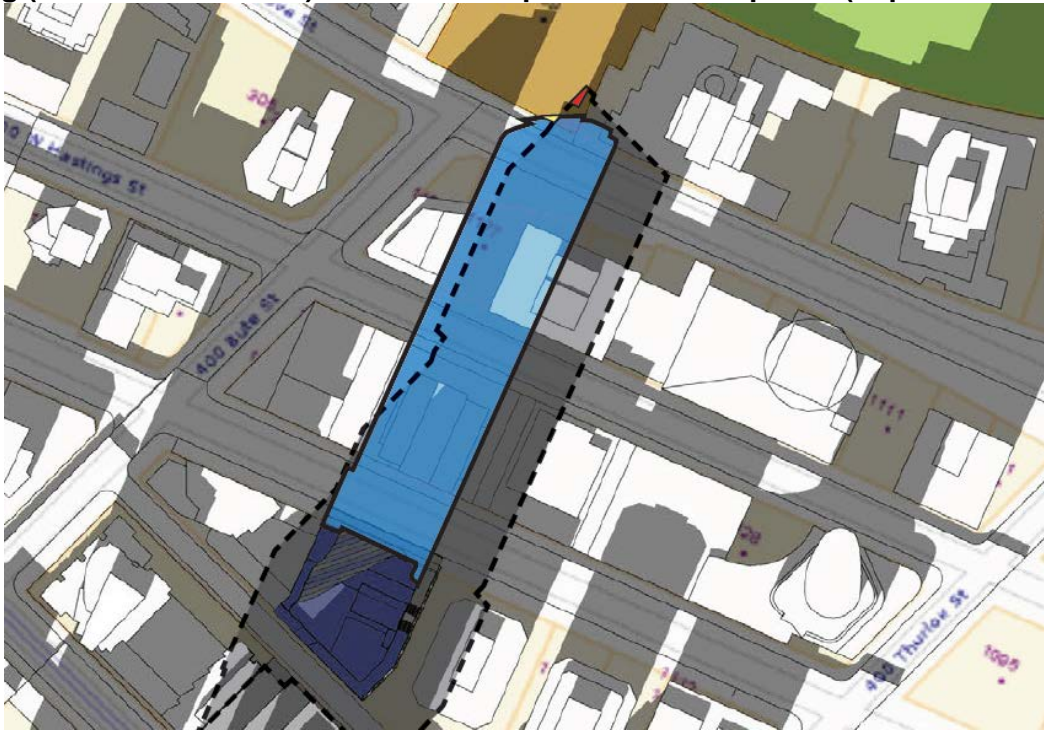
Shadow of Adjacent Building (1133 Melville Street) in Red at 2:00 pm at the Fall Equinox (September 22):



Shadow of Adjacent Building (1133 Melville Street) in Red at 2:10 pm at the Fall Equinox (September 22):



Shadow of Proposed Building (1166 Pender Street) in Yellow and Shadow of Adjacent Building (1133 Melville Street) in Red at 2:20 pm at the Fall Equinox (September 22):



Shadow of Proposed Building (1166 Pender Street) in Yellow and Shadow of Adjacent Building (1133 Melville Street) in Red at 2:30 pm at the Fall Equinox (September 22):



Shadow of Proposed Building (1166 Pender Street) at 2:40 pm at the Fall Equinox (September 22):



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**1166 West Pender Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To construct a 32-storey commercial office building.

Public Benefit Summary:

The project would add employment space in the CBD, offer a commercial linkage contribution allocated to housing and childcare in the Metro Core area, contribute to public art, and provide a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD (F)	CD-1
Floor Space Ratio	9.0	19.4
Buildable Floor Space	15,577 sq. m (167,672.88 sq. ft.)	33,575.7 sq. m (361,406 sq. ft.)

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	City-wide DCL	\$2,444,670	\$5,269,299
	City-wide Utilities DCL	\$845,071	\$1,821,486
	Public Art		\$715,583
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density		
	Childcare Facilities		\$1,452,998**
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		\$1,452,998**
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$3,289,741	\$10,712,364

Other Benefits (non-quantified components): N/A

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*DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.
** An estimated total of \$2,905,995 is offered as commercial linkage contribution to be allocated to childcare and/or housing. Only for the purposes of this table, the amount has been split with 50% to childcare and 50% to housing.

For City-Wide DCL, revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%). DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

**1166 West Pender Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Applicant/Owner	1166 Pender Holdings Ltd. (Reliance Properties)
Architect	Hariri Pontarini Architects
Address	1166 West Pender Street
Property Identifier (PID)	030-250-722
Legal Description	Parcel A (Being a consolidation of lots 7 and 8) Block 16 District Lot 185 New Westminster District Plan VAP 92
Site Area	1,731 sq. m (18,630.3 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	Proposed Development	Recommended Development
Zoning District	• DD (Area F)	• CD-1	
Land Uses	• Office, Restaurant, Retail, Hotel, Light Industrial, Parks, Public/Institutional, Social, Recreational and Cultural	• Office, Restaurant	• Add Retail, Service, Institutional, Cultural and Recreational, Accessory
Floor Area	• 15,577 sq. m (167,672.88 sq. ft.)	• 33,575.7 sq. m (361,406 sq. ft.)	
Maximum FSR	• 9.0 FSR	• 19.4 FSR	
Maximum Height	• Outright: 91.4 m (299.87 ft.) • Conditional: 137.2 m (450.13 ft.)	• 120.0 m (393.55 ft.)	
Parking Spaces	• Maximum of 292 spaces	• 209 spaces	
Loading Spaces	• Class A: 5 • Class B: 6 • Class C: 0	• Class A: 9 • Class B: 3 • Class C: 0	• Meet the Parking By-law requirement
Bicycle Spaces	• Class A: 196 • Class B: 12	• Class A: 202 • Class B: 12	
Passenger Spaces	• 3	• 4	
Natural Assets	• 0 existing on-site by-law trees • 2 existing City trees	• Replace 2 small City trees with 2 new City trees	

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