



REFERRAL REPORT

Report Date: January 7, 2020
Contact: Theresa O'Donnell
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RTS No.: 13571
VanRIMS No.: 08-2000-20
Meeting Date: January 21, 2020

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

RECOMMENDATION

- A. THAT the application by Bosa Properties (1500 Holdco) Inc., to amend the text of CD-1 (Comprehensive Development) District (705) By-law No. 12176 for 1500 West Georgia Street [*PID 030-498-376 Lot A, Block 43, District Lot 185, Group 1, New Westminster District Plan EPP80099*], to increase the permitted floor space ratio (FSR) from 10.82 to 10.93 and increase the maximum floor area of sub-area A by 432.2 sq. m (4,652.2 sq. ft.), to correct an error in the floor area calculation for the existing, retained office building at 1500 West Georgia Street, be referred to public hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (ii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at public hearing.

- B. THAT Recommendation A be adopted on the following conditions :
- (i) THAT the passage of the above resolution 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 by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report assesses an application to amend CD-1 (Comprehensive Development) District (705) By-law for 1500 West Georgia Street, to increase the permitted floor space ratio (FSR) from 10.82 to 10.93 and increase the maximum floor area of sub-area A by 432.2 sq. m (4,652.2 sq. ft.). The amendment is to correct an error in the floor area calculation for the existing office building on the site which is to be retained. No additional floor area for the proposed residential tower, addressed as 1515-1525 Alberni Street, is contemplated. Staff recommend that the application be referred to a public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (705) By-law No. 12176 (enacted July 24, 2018)
- Policy Report dated November 28, 2017, entitled “CD-1 Rezoning: 1500 West Georgia Street”, RTS 12175

REPORT

Background/Context

1. Site and Context

The 4,017.9 sq. m (43,248 sq. ft.) subject site comprises a full block bound by West Georgia Street to the north, Alberni Street to the south, Cardero Street to the west and Nicola Street to the east. The site is currently developed with a 20-storey office building on the western portion, a public plaza with a reflecting pool in the middle and a one-story retail building on the eastern portion. The office complex, known as Crown Life Place, was built in 1978 and is identified on the Recent Landmark List as having heritage merit.

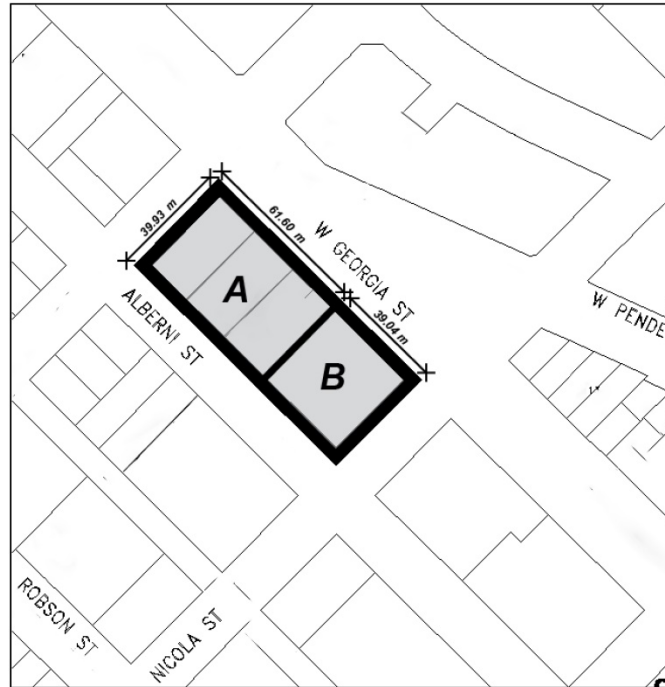
2. Background

Rezoning of the site from DD (Downtown) District to CD-1 (Comprehensive Development) District was approved in principle at a public hearing on January 18, 2018. The application was approved under the *West End Community Plan* to permit the development of a 43-storey tower containing 220 market strata residential units while retaining the 20-storey Crown Life Place

office building, which is now listed on the Vancouver Heritage Register in the 'A' evaluation category.

The CD-1 By-law, enacted on July 24, 2018, separates the site into two sub-areas (Figure 1) and permits a maximum floor area of 19,537.6 sq. m and a height of 72 m in Sub-Area A for retention of the Crown Life Place office building and a maximum floor area of 23,945.8 sq. m and a height of 134 m in Sub-Area B for a new residential tower. The maximum FSR for all uses combined is 10.82.

Figure 1: CD-1 By-law Sub-Areas



Strategic Analysis

During the rezoning application process, the floor area of the existing office building was incorrectly identified by the applicant as 19,537.6 sq. m. The error was subsequently noticed at the development permit stage, when more detailed information about the existing building was submitted. The proposed amendment replaces the floor area for sub-area A with the correct figure of 19,969.8 sq. m. and correspondingly adjusts the total FSR from 10.82 to 10.93. The amendment would have no impact on the residential tower approved for sub-area B, or on the existing office building in sub-area A where no new floor was or is contemplated.

PUBLIC BENEFITS

Financial Implications

As the amendment entails a correction to a provision for existing floor area, no Community Amenity Contribution is anticipated. There will likewise be no change to the Development Cost Levies payable as they only apply to new floor area.

CONCLUSION

Staff have reviewed the application to amend the text of CD-1 (Comprehensive Development) District (705) By-law for 1500 West Georgia Street which achieves the intent of the initial rezoning and corrects an error in the floor area of the existing office building. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to public hearing, together with a draft amending by-law as generally shown in Appendix A. Further, it is recommended that, subject to public hearing, the application be approved.

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1500 West Georgia Street
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (705) By-Law No. 12176 for 1500 West Georgia Street

Note: A by-law to amend CD-1 (705) By-law No. 12176 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 12176.
2. In Section 5.2, Council strikes out “10.82” and substitutes “10.93”.
3. In the table of Section 5.3, Council strikes out “19,537.6” and substitutes “19,969.8”.

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

APPLICANT AND PROPERTY INFORMATION

Street Address	1500 West Georgia Street and 1515-1525 Alberni Street
Legal Description	PID 030-498-376; Lot A, Block 43, District Lot 185, Group 1, New Westminster District Plan EPP80099
Applicant/Architect	Bosa Properties (1500 Holdco) Inc.
Property Owner	Bosa Properties (1500 Holdco) Inc.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (705)	amended CD-1 (705)
Land Uses	Cultural and Recreational, Dwelling, Office, Retail, and Service	No change
Floor Area	Sub-Area A: 19,537.6 m ² Sub-Area B: 23,945.8 m ² Total: 43,483.4 m ²	Sub-Area A: 19,969.8 m ² Sub-Area B: 23,945.8 m ² (no change) Total: 43,915.6 m ²
Maximum FSR	10.82	10.93
Maximum Height	Sub-Area A: 72 m Sub-Area B: 134 m	No change

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