
699 HOWE STREET/801 WEST GEORGIA STREET
(COMPLETE APPLICATION)
DE410870 - ZONE CD-1(413)

RRS/AH/JW/TC/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present January 31, 2007:

B. Boons (Chair), Development Services
A. Zacharias, Engineering Services
T. Driessen, Vancouver Park Board
L. Gayman, Real Estate Services
V. Morris, Social Planning

Also present:

A. Molaro, Urban Design & Development Planning
(for R. Segal)
T. Chen, Development Services
A. Higginson, Development Services
G. McGeough, Heritage Planning
R. Cheung, Development Services
P. Pinsker, Engineering Services

Present February 14, 2007:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
T. Driessen, Vancouver Park Board
L. Gayman, Real Estate Services
V. Morris, Social Planning

Also present:

R. Segal, Urban Design & Development Planning
T. Chen, Development Services
A. Higginson, Development Services
J. Ward, Heritage Group

APPLICANTS:

Endall Elliot Associates
901B Richards Street
Vancouver, BC
V6B 3C1

PROPERTY OWNER:

Hotel Georgia Development Ltd.
#788 - 1199 West Hastings Street
Vancouver, BC
V6E 3T5

IBI/HB Architects
#300-1445 W. Georgia St.
Vancouver, BC
V6G 2T3

EXECUTIVE SUMMARY

- **Proposal:** To undertake renovations and upgrades to the Hotel Georgia (801 West Georgia Street) and to construct a 48-storey tower containing retail, office, hotel (ancillary fitness facility), and residential uses, on the site immediately north of the Hotel, addressed as 699 Howe Street.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Processing Centre - Building comments
Appendix D Plans and Elevations
Appendix E Applicant's Design Rationale
Appendix F Minutes of January 29, 2003 Public Hearing (Text Amendment)

● **Issues:**

1. Achieving architectural excellence: Refinements to tower design
-

• Urban Design Panel: Support

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410870 (which shall also constitute a Heritage Alteration Permit), as submitted, the plans and information forming a part thereof, subject to City Council's approval of the final form of development, thereby permitting the upgrading and restoration of the Hotel Georgia (801 West Georgia Street) and the development of a 48-storey tower containing retail, hotel, office, and residential uses, immediately adjacent to the Hotel (699 Howe Street), subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to strengthen the tower's sculptural quality and verticality by refining its detailed architectural expression and treatment;

Note to Applicant: Reducing the number of, and simplifying, the cladding treatments while accentuating the tower's vertical proportion, particularly on its south and north facades, is recommended.

- 1.2 design development to the tower's top to strengthen its form as a prominent skyline feature;

Note to Applicant: The shape of the south and east-facing extending glass screens and north/northeast-facing box-like form (mechanical enclosures) should be rethought. The "cap" should contribute to the tower's overall sculptural quality and sense of verticality, supporting Condition 1.1 above. (See also Standard Condition A.1.4.)

- 1.3 design development to increase, as much as possible, the tower setback at the northwest corner above level 13 to improve separation from the HSBC office tower;

- 1.4 design development to the tower's exterior materials, including final selection of glass and glazing assemblies, to reinforce the objectives of Condition 1.1, above, in addition to lighter, transparent glass with the least degree of reflectance possible;

Note to Applicant: Submission of all final glass samples and specifications is required with confirmation that specifications match samples. These samples will be kept by the City for comparison to the tower's installed glass at the construction stage. The glass specifications will form part of the Development Permit conditions of approval. (See Condition of Development Permit B.2.8)

- 1.5 design development to the detailing of all exterior façade components of the tower to ensure that the intended visual qualities of the design are achieved;

Note to Applicant: Submission of further large-scale details of typical curtain wall and other wall assemblies (horizontal and vertical junctures, soffits, railings, etc.) for the entire tower is required.

- 1.6 design development to the lower, north façade of the office podium (facing the Metropolitan Hotel) to provide a more podium-like, rather than curtain wall expression;

- 1.7 design development to the porte cochere floor, walls and ceiling to verify the high quality of treatment described in the submission;

- 1.8 provision of weather protection to the greatest extent possible on Howe Street; and
 - 1.9 submission of letter of undertaking from the owner/developer committing that the high quality materials and detailing as conveyed in this design team's submission and through satisfying the above conditions are to carry through to construction, to the satisfaction of the Director of Planning. (See Condition of Development Permit B.2.9)
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• Technical Analysis: CD-1 (413) By-law

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED	
			Lot F (existing Hotel Georgia)	Lot G (new development)
Site Size ¹			150 ft. x 120 ft.	99.9 ft. x 120 ft.
			Combined site size 249.9 ft. x 120 ft.	
Site Area ¹			17,997 sq.ft.	11,987 sq.ft.
			Combined site area 29,984 sq.ft.	
Floor Area ²	Site wide 510,366 sq. ft. Bonus density <u>28,730 sq. ft.</u> Overall max. 539,096 sq.ft. Lot F max. 182,992 sq.ft. Lot G 340,743 sq.ft. Heritage Bonus density <u>28,730 sq.ft.</u> Lot G max. 369,473 sq.ft.		Hotel 166,695 sq.ft. Retail/ Restaurant <u>4,060 sq.ft.</u> Total 170,755 sq.ft.	Residential 268,413 sq.ft. + excess balconies 6,107 sq.ft. Hotel 23,390 sq.ft. Office/Retail uses <u>74,620 sq.ft.</u> Total 372,530 sq.ft.
			Total combined floor area of Lots F and G 543,285 sq.ft.	
FSR ²			Hotel 9.26 Retail/Restaurant <u>.23</u> Total 9.49	Hotel 1.95 Office/Retail uses <u>6.22</u> Total 8.17
		Aggregate FSR for Office, Retail, & Service uses 9.00	Total Aggregate FSR for Office, Retail, and Service uses 8.96	
			Residential FSR * 22.90	
Height ³	Roof of uppermost occupied floor 464.9 ft. (may increase to: 486.9 ft.) Max. ht. incl. Mech. Penthouse, Decorative Roof) 511.5 ft. Arch. Appurtenance 531.5 ft.		Roof of uppermost occupied floor 487.1 ft Decorative roof - elevator machine room 498.8 ft. - lower "truncated fin wall" 504.0 ft. - higher "truncated fin wall" ± 516.5 ft.	
Parking ⁴	Hotel 124 - Meeting rooms <u>17</u> 141 Office/Retail/ Restaurant/Fitness centre 83 Residential (no maximum)	Hotel 74 - Meeting rooms <u>16</u> 90 Office/Retail/ Restaurant/ Fitness ctr. 72 Residential <u>276</u> Total 438 Disability - Hotel/Office/ Restaurant 3 - Residential/Retail 6	Hotel total (includes Meeting rooms) 22 Office/Retail/Restaurant/ Fitness centre - disability bonus <u>2</u> 72 Residential 236 - disability bonus <u>6</u> 242 Overall Total 336 (328 spaces on site) Disability - Hotel/Office/Retail 2 Restaurant/Fitness ctr. (combined commercial) - Residential 6 Small Car - Hotel/Office/Retail/ Restaurant/Fitness ctr. (combined commercial) 22 - Residential 11 Visitors' 14	
	Small Car (25%) - Hotel 23 - Office/Retail Restaurant/ Fitness ctr. 17 - Residential 67			

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																																				
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¹ **Note on Site Size and Site Area:** The development site consists of two legal parcels - Lot F and Lot G. Engineering Standard Condition A.2.1 seeks consolidation. The project will be the subject of a future air space subdivision application.

² **Note on Floor Area and FSR:** Pursuant to CD-1 By-law #8536, the floor space permitted on this site (Lots F and G taken together) must not exceed 47 413 m² (510,366 sq. ft.), subject to a heritage density bonus increase to a maximum of 2 669 m² (28,730 sq. ft.), for an overall maximum floor area permitted of 47 682 m² (539,096 sq. ft.). Lot F may contain a maximum of 17 000 m² (182,992 sq. ft.) and Lot G may contain a maximum of 31 655 m² (340,743 sq. ft.) plus the additional 2 669 m² (28,730 sq. ft.) for an overall maximum on Lot G of 34 324 m² (369,473 sq. ft.). The Lot F and Lot G maximum floor areas were not intended to add up to the overall site maximum permitted. The intention was to provide flexibility to include specific elements of the 2003 scheme.

The floor area proposed for Lot F is below the maximum permitted. With regard to Lot G, the applicant intends to transfer the maximum allowable bonus density to the site, from a donor (heritage) site at 55 East Cordova Street (The Koret Building). Standard Condition A.1.1 requires completion of the density transfer; however, the floor area proposed for Lot G exceeds the maximum permitted in the CD-1 By-law, and Standard Condition A.1.2 seeks a reduction of floor area (from either the balconies or the habitable area) to comply. Refer also to the Note on Balconies, below.

The CD-1 By-law does not contain Floor Space Ratio (FSR) provisions, with the exception of requiring a minimum (aggregate) FSR of 9.0 made up of Office, Retail and Service uses, in order for the Board to consider residential use on this site. Staff's calculations indicate that the proposed Office, Retail and Service uses are slightly below the required FSR of 9.00. The 0.04 FSR shortfall amounts to approximately 1,091 sq.ft. Standard Condition A.1.3 seeks compliance.

* Residential FSR is not a regulation in the CD-1 By-law and is provided in the tables for information purposes only.

³ **Note on Height:** The roof of the uppermost occupied floor is beyond the maximum permitted; however, the Development Permit Board may increase this maximum height to 486.9 ft. The proposal is beyond this increased height as well. The height of the higher architectural glass screen has not been provided, but by staff's calculation it is beyond the maximum permitted height (as may be permitted by the Development Permit Board) by approximately 5 ft. Standard

Condition A.1.4 seeks a reduction of both the height of the roof of the uppermost occupied floor and the higher fin wall to comply with the By-law.

- ⁴ **Note on Parking:** Retail, restaurant and fitness centre uses have been assessed as uses separate from the hotel and therefore calculated using Section 4.3.1 of the Parking By-law, rather than Section 4.3.2, which assesses these uses in conjunction with hotel, (and therefore requires a higher parking standard). The applicant has combined office and hotel parking with these uses and the resultant total non-residential (not including hotel) parking is below the minimum required; however, a disability parking space bonus may be used as per Section 4.1.14 of the Parking By-law, thereby meeting the non-residential (excluding hotel) parking requirements. An additional non-residential disability space is still required, and Standard Condition A.1.6 seeks compliance.

Residential parking is also below the minimum required as per Section 4 of the Parking By-law. Further, the disability parking spaces for residential use have all been provided in the visitors' unsecured parking area and should be relocated to secured parking. Standard Condition A.1.6 seeks compliance to relocate disability space to the secured parking.

Staff is supportive of the number of residential parking spaces provided, and is recommending that parking be relaxed as proposed. See the Engineering Services commentary on Page 17 for further discussion.

- ⁵ **Note on Bicycles:** Residential and Hotel Class A (residents' and employees') and non-residential Class B (visitors') bicycle spaces are below the minimum required and Standard Condition A.1.7 seeks compliance.
- ⁶ **Note on Passengers:** Documentation received from the applicant suggests that six Class A passenger spaces (four along the north side of the porte-cochere and two additional Class A passenger spaces on Level P1 underground parking level) can be provided. Two of the four Class A passenger spaces in the porte-cochere can revert to a single Class C passenger space when required to service a charter bus arrival at the hotel thereby leaving a provision of four Class A and one Class C passenger spaces at occasional times. Staff is willing to support this provision of four Class A and one Class C passenger space (or six Class A passenger spaces) for hotel use (see Engineering Services commentary on Page 17 for further discussion). These spaces however, are not clearly defined on the plans, and the two potential Class A spaces on Level P1 underground parking level appear undersized. Standard Condition A.1.8 seeks clear denotation on the drawings.
- ⁷ **Note on Balconies:** The total balcony area proposed exceeds the maximum permitted exclusions of 8% of the proposed residential floor area, and the overage has been included in the computation of floor area. Consequently, this overage places the floor area on Lot G beyond the maximum permitted in the CD-1 By-law. Standard Condition A.1.2 seeks compliance. See also Note on Floor Area and FSR above.

• **Legal Description**

Lots: F and G
 Block: 41
 Plan: LMP42609
 District Lot: 541

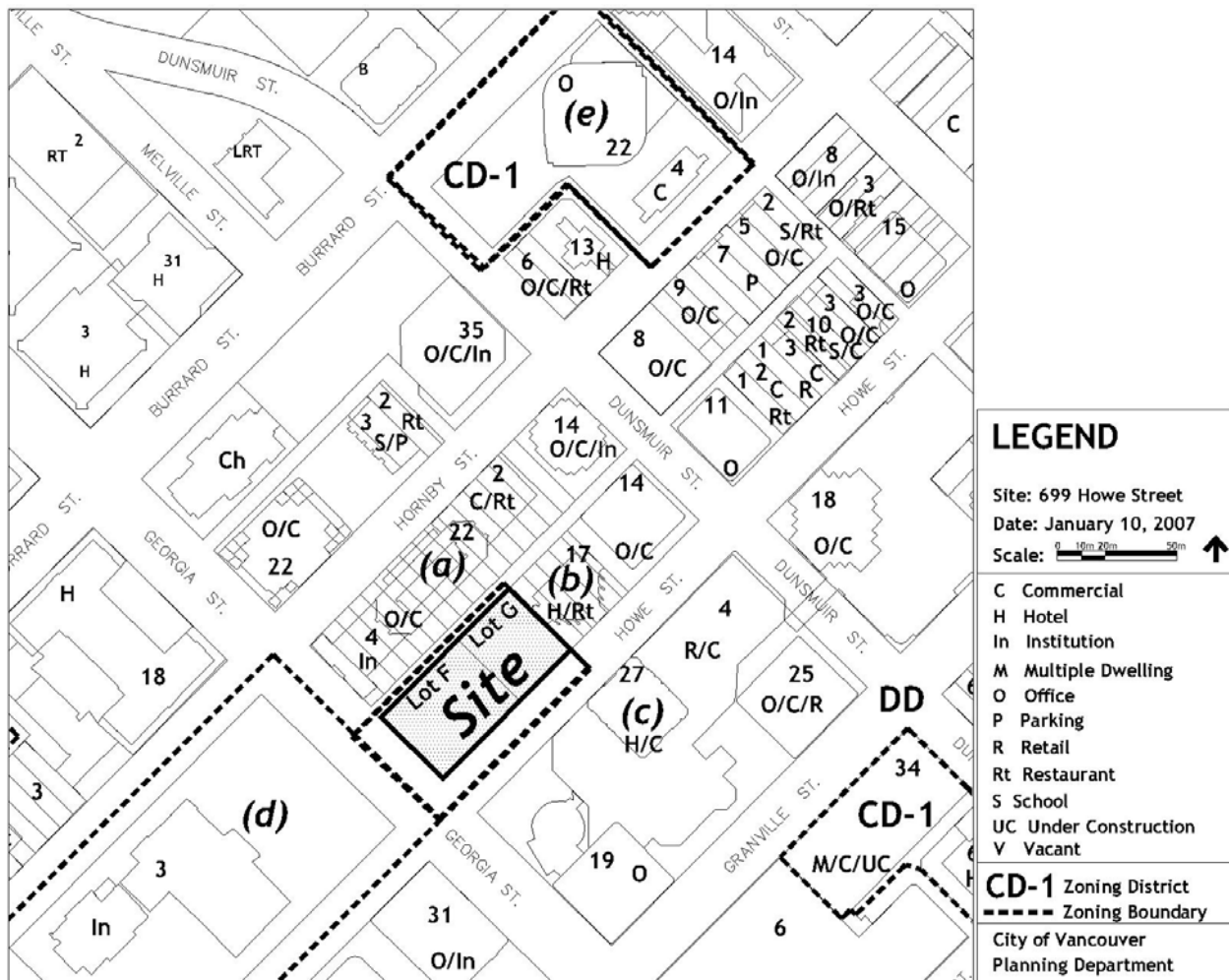
• **History of Application:**

06 11 15 Complete DE submitted
 06 12 06 Urban Design Panel
 07 01 31 Development Permit Staff Committee
 07 02 14 Development Permit Staff Committee

• **Site:** The site encompasses two legal lots at the northwest corner of Georgia Street and Howe Street. Lot F is occupied by the Hotel Georgia, built circa 1927. Both the exterior and significant interior elements of the Hotel are designated as protected heritage property (see Heritage Planning, page 15). Lot G is occupied by a four-storey parking/retail structure, which will be demolished to accommodate the new proposed tower.

• **Context:** Significant adjacent development includes:

- (a) 885 West Georgia Street, HSBC, 22-storey office building
- (b) 645 Howe Street, Metropolitan Hotel, 17-storeys
- (c) 791 West Georgia Street, Four Seasons Hotel, 32-storeys
- (d) Centennial Square/Vancouver Art Gallery
- (e) 550 Burrard Street, Bentall V, 34-storey office building, nearing completion



● **Background:**

History of Past Development and Rezoning Applications:

In December 1997, the Development Permit Board granted approval “in principle” to Development Application No. DE402550, submitted by Bing Thom Architects, for a hotel tower of 450 ft. (45 storeys), being the maximum height permitted in the DD. The proposal incorporated a significant heritage bonus in exchange for retaining, restoring and designating the Hotel Georgia. Although most of the restoration work in the Hotel was completed (except for seismic upgrading) and the Hotel was designated as a protected heritage property, the development application was ultimately withdrawn and the new tower did not proceed.

In June, 2002, the site was rezoned from DD to CD-1 to allow for residential use as well as some additional height (to an absolute maximum of 154.4 m [506.6 ft.] - the top of the 12th Avenue and Cambie view corridor) and density in exchange for advancing and guaranteeing completion of the seismic upgrading of the Georgia Hotel by a specific date. Development Application No. DE407114, (Bing Thom Architects) followed from the June, 2002 CD-1 rezoning and was approved by the Board in January, 2003.

On January 29, 2003, Council approved a text amendment to the CD-1 By-law to allow a further slight height increase to 155.9 m (511.5 ft.) as well as provision for an architectural appurtenance to a height of 531.5 ft., this latter height limited to a glass box (“spire”) of approximately 8 ft. by 8 ft. in cross-section as a minimal intrusion into the 12th Avenue and Cambie view cone. Council further moved:

THAT in approving the intrusion of the architectural appurtenance for 687 Howe, staff be advised that, except for this extra tall building, view cone intrusions should generally not be entertained.

DE407114 was advanced to respond to all prior-to conditions of the Board, including the incorporation of the further additional height granted by Council, but was never issued because the developer was not able to finalize a heritage density transfer purchase with a donor site. The file was recently closed.

Present Development Application:

In 2006, Lots F and G were acquired by the present developer who, with their design team, met several times with staff to discuss how best to proceed under the CD-1 zoning in place. Although most aspects of the use, height and density were similar to the former scheme, the applicant did not wish to pursue an above-grade automated parking garage as had been approved by the Board as part of DE407114. Instead, the proposal involved expansion of the below-grade parking footprint beyond the extent of Lot G and beneath the two-storey rear portion of the Hotel Georgia. This would require dismantling and reconstruction of the Hotel’s “Spanish Ballroom” (designated) which occupies that portion of Lot F. After lengthy discussion with Heritage Staff and a review by the Vancouver Heritage Commission, an enhanced heritage package was supported. This includes reconstructing the Spanish Ballroom to its original design, incorporating surviving feature elements, and reinstating the adjoining second floor “Promenade” to its original configuration and character through removal of the present conference facilities, including partition walls and related elements introduced into this space in the 1990s. (See Heritage Commission, page 14 and Heritage Planning, page 15.)

The applicant was advised that the matter of architectural excellence (although this development is not in the “High Building” category) still applied to the same degree as had been the case for the previous 2003 approved application.

Density Provision and Transfer of Density:

The maximum floor area permissible in the CD-1 By-law reflects a potential transfer of heritage density to Lot G. While the Development Permit Board is not required to approve the density transfer, as it is already imbedded in the CD-1 By-law, the development as submitted cannot be achieved without the transfer occurring.

The donor site is identified as 55 East Cordova Street (The Koret Building). Following a Public Hearing on February 24, 2004, City Council approved a Heritage Revitalization Agreement (HRA) for that site, which established the amount of bonus density which will be available for transfer once the Koret Building is restored, and/or other terms of the HRA are met. The developer is required to provide confirmation that the density transfer has been completed, prior to issuance of the development permit. (Standard Condition A.1.1)

Stacked Parking System Proposal:

As part of the current development application, the applicant initially proposed a below-grade automated parking system (Klaus Car Parking Systems 2105 Vario Parker) for much of the hotel and residential parking. The Vario system involves stacking one vehicle on top of another, in essence providing a vertical tandem parking space. The parking would have been accessed by valets, or by residents who were trained in the operation of the system. Engineering Services staff did not support the proposal, due to the jockeying of vehicles that would be necessary, thereby compromising service and increasing delays, the need for a large number of staff to operate the system in an effective manner, and the absence of an installation of this system locally to test out its performance. As many spaces would not meet the unobstructed access requirement of the Parking By-law, a substantial relaxation would have been required to make the proposal approvable. Given all the concerns, staff did not support this relaxation.

As a result, a revised scheme showing eight levels of "conventional" parking was submitted, along with a request for a relaxation of the required parking standards, consistent with a relaxation granted by the Board in response to the 1997 (DE402550) development application. The requested relaxation is described in the Technical Analysis Table, on page 4, and discussed on page 17.

Legal Encumbrances:

Resulting from conditions of rezoning enactment, permit issuance and subdivision approval, several legal agreements have been registered on title over the past years. If this project proceeds, some agreements should be discharged as they will be unnecessary once the site is consolidated, as recommended in Standard Engineering Condition A.2.1. Others will require modification, such as the Heritage Revitalization Agreement, in order to bring them into accord with the additional proposed changes to the Hotel Georgia and the new development presented in this application. As a result, staff recommend that all charges on title be reviewed and modified, as necessary, to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services and the Director of Planning. (Standard Conditions A.1.5 and A.1.16)

● **Applicable By-laws and Guidelines:**

CD-1 (413) By-law No. 8536

● **Response to Applicable By-laws**

Use, Density, Height: The proposal complies with the Use provisions of the CD-1 By-law. The range of uses proposed is preferable to those proposed in the former (2003) application. The commercial floor area is slightly shy (about 1,091 sq. ft.) of the required minimum 9.0 FSR intended to reflect the non-residential requirement of the surrounding sub-area 'A' of the Downtown District Zoning. (Standard Condition A.1.3) Proposed heights to top of habitable space and "Decorative Roof" slightly exceed permitted and will have to be lowered. (Standard Condition A.1.4)

Form of Development: The basic development form envisaged in the CD-1 zoning and approved-in-principle by Council at the time of rezoning, is for a tall, slim, primarily residential tower integrated with the Hotel Georgia.

The subject tower, while adopting a different architectural expression from that shown in the Bing Thom (2003) design is comparable in its overall volumetric characteristics of width, depth and floor

plate, albeit with less terracing at the uppermost floors. The subject tower seeks the maximum permitted height of 511.5 ft. to the top of the mechanical appurtenances but does not pursue the further height allowance to 531.5 ft. for the minimalist architectural "spire" that was integrated into the 2003 design. The differences in massing between the subject and 2003 towers, resulting from differing uses and suite layouts, are of little or no consequence in terms of impact. The lower level interface with the Hotel Georgia has been improved through setbacks on Howe Street, made possible by the deletion of the previous above-grade parking.

Staff conclude that the subject tower is sufficiently consistent with the intent of the CD-1 rezoning and the urban design parameters of the Form of Development that was approved-in-principle by Council in June, 2002 and as amended by Council on January 29, 2003, to be pursued through this new Development Application. This new application, should it be approved, will be referred to Council for their final consideration of the Form of Development.

• **Response to Rezoning Design Conditions**

Although technically the rezoning design conditions pertaining to the form of development ultimately approved in 2003 need not be applied to the subject proposal, staff have reviewed their intent and provide the following assessment. The January 29, 2003, rezoning (Text Amendment) design conditions are as follows (*italics*):

THAT approval of the (rezoning) application be subject to the following conditions:

- (a) THAT the proposed change to the form of development previously approved by Council on June 25, 2002 be approved by Council in principle generally as prepared by Bing Thom Architects Inc., and stamped "Received, City Planning Department, November 27, 2002", provided that the Director of Planning or Development Permit Board, may allow minor alterations to the form of development when approving the detailed scheme of development as outlined in (b) below.*
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall have particular regard to the following:*

DESIGN DEVELOPMENT

- (1) further design development to the articulation and architectural treatment of the tower, including setbacks where possible and appropriate, to maximize the slenderness of the upper portion of the building and to ensure that its overall architectural excellence carries through to the detailing of the glass curtain wall;*
- (2) further design development to the mechanical penthouse, decorative roof and related architectural appurtenances to achieve an appropriate rooftop for this prominent building; and*
- (3) further design development to include consideration of a canopy providing pedestrian weather protection.*

Staff Assessment Re: Intent of (1) and (2): As was the case for the design submitted in 2003, the subject tower design exhibits considerable promise conceptually to be the outstanding piece of architecture demanded by this prominent site. Further detailed design work is needed to fulfill that promise as discussed in the following section - Architectural Treatment and contained in the recommended design development conditions on page 2.

Staff Assessment Re: Intent of (3): The need to maximize the extent of pedestrian weather protection on Howe Street, as this pertains to the new building, still applies although recognizing this

will be problematic for the portion of frontage devoted to the vehicular crossing into the port cochere. (Recommended Condition 1.8)

Architectural Treatment: While the CD-1 rezoning did not categorize this development as a “High Building” with consequent requirements for architectural excellence, the tower’s prominence in terms of location and height (third tallest in Vancouver) justifiably raised expectations for design quality beyond the typical high standard of downtown development. These expectations were fulfilled by the Bing Thom (2003) design. The subject tower, although very different in character, exhibits similar promise. However, further refinements to aspects of its detailed sculpting and treatment and its top are needed. Staff are confident that with the input provided by the Urban Design Panel, this team of architects will be able to advance the tower design to meet the test of architectural excellence demanded by this site. (Recommended Conditions 1.1 and 1.2)

Critical to achieving this standard will be the use of the highest quality of exterior materials (i.e. 4-sided silicone curtain-wall glazing; terra cotta panels, etc), sophisticated detailing of the various façade components, along with the commitment to execute this high standard as a prerequisite to permit issuance. (Recommended Conditions 1.4, 1.5, 1.9 and Condition of Development Permit B.2.9)

Public Realm: The proposal provides no public open space but optimizes the sidewalk interfaces with active uses on both street frontages and in both the heritage and new building. The necessary vehicle access from Howe Street is handsomely treated, although details of the proposed materials are requested. (Recommended Condition 1.7) Provision of weather protection for as much of the new building frontage as possible is sought. (Recommended Condition 1.8) Georgia Street Public Realm sidewalk treatment is required. (Standard Condition A.2.12) A standard sidewalk treatment containing an exposed aggregate curb strip will be provided on Howe Street.

Livability: A high standard of livability is provided for all dwelling units. For the units on the westerly (lane) side of the tower (levels 13 - 30), care has been taken in the unit layouts to orient living and dining rooms and master bedrooms to the north and south, with minimized glazing to kitchens, dens and second bedrooms oriented toward the lane. Nevertheless, staff recommend increasing the tower setbacks at the northwest corner as much as possible above level 13 to improve separation from the adjacent HSBC tower. (Recommended Condition 1.3)

Sustainability: While the CD-1, which was enacted prior to the City’s adoption of the Green Building Strategy, did not seek any sustainability measures, the proposal incorporates a series of energy-saving measures as described in the Design Rationale attached as Appendix E to this report (Pages 13 and 14), for which the applicant is commended.

● **Conclusion:** With further architectural refinements to the tower this proposal will achieve the design excellence demanded by this prominent site as well as the expectation of the CD-1 zoning. Approval is recommended, subject to the conditions in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 6, 2006, and provided the following comments:

EVALUATION: SUPPORT (8-2)

● **Introduction:** Ralph Segal, Senior Development Planner introduced this application, a redevelopment of the Georgia Hotel, which is a heritage site and includes the completion of the seismic upgrading to the hotel. To the north of the hotel is the 100 foot site on which a 47 floor building is proposed. A rezoning on this site was approved in 2002 with a scheme designed by Bing

Thom. This application received development approval but was not built. The current project is for a 512 foot tower. The previous zoning did allow for 531 feet however the applicant will be not pursuing the full height. The applicant is asking for 17.9 FSR for the whole site including the Hotel Georgia of which 9 FSR will be commercial use. The remaining proposed 8.9 FSR of building density is residential use. The project is within the density parameters of the original rezoning. The redevelopment of the hotel is also part of the application. The Panel adjourned to the context model where Mr. Segal completed his presentation.

The Panel's input sought on the following:

- Overall architectural quality;
- Architectural excellence of the tower, including its top, given its height and prominence;
- Streetscape character on Howe Street, including the porte-cochere;
- Response to sustainability objectives; and
- Improvements and renovation to the Hotel Georgia heritage building and landscaping

Mr. Segal took questions from the Panel.

- **Applicant's Introductory Comments:**

Allan Endall, Architect, further described the project using the context model noting the redesign of the tower and its relationship to the Hotel Georgia. He described in detail the porte-cochere where the entrance to the hotel as well as the office/residential tower will be located. He also described the restoration plans for the Hotel Georgia.

Robert Lemon, Heritage Architect, described the conservation and restoration proposed for the Hotel Georgia. He noted that the Heritage Commission would also be looking at the project. The guest rooms will be resized and the ballroom will be rebuilt bringing back the historical details. The Howe Street lobby and entrance will be returned to its original configuration and the original revolving door will be reinstated on Georgia Street.

Jim Hancock, Architect, further described the design of the tower including the use of motorized blinds on the south west side of the building which will be powered by photo-electrical cells. He also noted that the building is to be heated geothermally. He described the location of the loading dock at the end of the porte-cochere, noting that a series of water jets will be on during the day as a water fountain and shut off when delivery trucks come into the loading bay.

Kim Perry, Landscape Architect, described in detail the landscaping plans for the fourth floor roof terrace on the Hotel Georgia. He noted the mosaic pattern on the ground plane, the exterior fireplace and the water garden as well as the infinity pool. He added that the water from the pool will cascade over the east edge and will be seen from the guest rooms on the third floor. He noted that the standard treatment is being maintained on Georgia Street but that the sidewalks will be replaced. He added that they are working with Engineering to add street trees and a new canopy on the Howe Street side of the Hotel Georgia.

Hilde Heyvaerts, Architect, described the materials and colour palate being planned for the tower. She also described the type of windows and the LED lights being used on the edges of the tower to highlight the tower.

The applicant team took questions from the Panel.

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

- The top of the tower needs to be resolved with greater simplicity;
- The glazing system on the tower façade should be clarified in response to the different orientations and simplified in its expression; and
- The applicant should work with City Staff to improve the design and finishes in the public realm.

- **Related Commentary:** The Panel supported the application.

The Panel complimented the applicant and stated that many of the features were better than the previous scheme for the site. Most of the Panel agreed that the resolution of the whole tower was an improvement and much better integrated into the site and into the neighboring Georgia Hotel and that it had earned its density through the design.

Most of the Panel felt the design at the top of the building was not yet satisfactorily resolved, noting that it would benefit from further simplification. The bottom of the tower and its relationship to the Hotel Georgia seemed to be better resolved than the top of the tower. Several members of the Panel said they would like to see a stronger sense of play between the hotel and the tower. The Panel agreed that the relationship of the tower to the Hotel Georgia was thoughtfully and skillfully executed and appreciated the hotel being preserved and brought back to its former glory.

The Panel felt that further design development might reduce the size of the balconies. They didn't believe the balconies would give much sun shading and they felt the cantilevered expression of the balconies got weaker near the top of the tower.

Most of the Panel appreciated the lighting consultant's work and thought the night lighting would enhance the character of the Hotel Georgia, but the Panel had mixed feelings about the lighting design elements proposed on the tower and thought further testing should be done to verify its effectiveness.

The Panel agreed that the porte-cochere was very well done and congratulated the architect on bringing natural light into the area. The Panel liked the pool area and the way the bottom of the pool shows as a "skylight" over the porte-cochere area. They felt it would be a lovely arrival area for the Georgia Hotel and the tower. Several members acknowledged the loading bay and thought it was well designed.

Several members of the Panel encouraged the applicant to bring elements of the porte-cochere design out onto the street. Materials from the porte-cochere should be incorporated into the Howe Street and the lane public realm finishes. The Panel agreed strongly that the applicant work with Engineering and Planning Staff to improve the public realm as this is one of the most important corners in Vancouver. The Panel liked the landscape plan for the project and felt the roof top garden plan and would present itself well to the surrounding buildings.

The Panel liked the floor plan design and its response to the HSBC building. They agreed that the suites were very livable. Most of the Panel agreed that the applicants design responded well to sustainable design criteria.

- **Applicant's Response:**
Mr. Endall thanked the panel for their comments.

LANDSCAPE

Street trees have been proposed along the Howe Street frontage adjacent to both the Hotel and the new tower to compliment the existing street trees along the Georgia Street frontage. New amenities, including a terrace garden and water feature (reflecting infinity pool and rain garden) have been proposed for the rooftop above the restored Spanish Ballroom. In addition, an extensive green roof has been indicated on the rooftop of the Hotel, complimenting the design of the terrace and addressing sustainability issues. Staff are not recommending that any conditions related to landscape issues be attached to this approval.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Conditions related to CPTED issues are contained in Appendix A.

VANCOUVER HERITAGE COMMISSION

On January 15, 2007, the Hotel Georgia project was presented to the Commission. Staff and the applicant team reviewed the project and responded to questions regarding the back courtyard, rebuilding of the ballroom, driveway construction, accessibility, use of archival photos in preparing restoration for the hotel, protection of ballroom parts during restoration, outside seating on Georgia Street, hotel management, and the rooms and the windows.

In conclusion the Commission RESOLVED the following:

THAT, regarding the Development Application/Heritage Alteration Permit Application at 699 Howe Street (801 West Georgia Street) "Hotel Georgia", the Vancouver Heritage Commission (VHC) supports in principle the project as presented at the January 15, 2007, meeting, noting the following:

- (i) statement of Significance;
- (ii) conservation Plan, including:
 - externally: Envelope repairs/conservation work (masonry, windows including sash replacement, cornice), rehabilitation/restoration of the original marquees, the addition alongside of new contemporary designed wall mounted canopies; hotel entrance doors fronting West Georgia and Howe Streets;
 - exterior vertical sign proposal;
 - internally: Conservation of designated interior heritage spaces including reinstatement of the second floor "Promenade" space;
 - proposed restoration work to the ballroom, including taking down and salvaging of surviving decorative heritage feature elements, dismantling and reconstruction of the ballroom to facilitate construction of a new subsurface and main floor structure, period restoration of the interior to its original appearance, including possible restoration of the wood floor.
- (iii) relationship between the heritage building, the new tower addition including the laneway, and the streetscapes.

FURTHER THAT the Vancouver Heritage Commission commends the applicant for the design of the new motor entry way, the inclusion of rooftop features, the approach to sustainable design, the inclusion of night lighting for architectural features, and the retention of the name "Hotel Georgia".

CARRIED UNANIMOUSLY

RESOLVED

THAT regarding the Development Application/Heritage Alteration Permit Application at 699 Howe Street (801 West Georgia Street) "Hotel Georgia", the Vancouver Heritage Commission (VHC) supports contemporary design for the storefronts fronting West Georgia and Howe Streets.

CARRIED
(5 for, 2 against)

The Commission commended the Applicants for the quality of the submission and the sensitive consideration of the historic hotel in the City of Vancouver.

HERITAGE PLANNING

The Hotel Georgia is a very important landmark building in the downtown area. The approach taken by the applicant and the project team has clearly been very carefully thought through with the end result being a very well integrated, respectful and successful relationship, visually and physically, between the 1920s era heritage hotel and the new contemporary designed tower. The seismic upgrading and additional sensitively considered code and accessibility upgrades are also very important and will ensure the long-term conservation of the Hotel.

The applicant is reminded that an existing charge on title requires that the seismic reinforcement work be completed prior to occupancy of any portion of the new development. This existing agreement must be modified, or a new agreement registered, to require that all work included in, but not limited to, the new Conservation Plan be supervised by an appropriately qualified and experienced heritage conservation consultant and be completed to the satisfaction of the Director of Planning prior to occupancy of any portion of the new development. (Standard Condition A.1.16)

Presently, the exterior of the Hotel Georgia and a number of interior spaces and character defining elements have been designated under the Heritage Revitalisation Agreement of 1998. (Heritage Bylaw 4837: 136) Interior spaces and elements include:

- Main Lobby: Pilasters, columns, cornice mouldings, drop beams, wood panelling of elevator door and mail box wall, elevator surrounds, Cutler mail boxes, upper panelled area enclosing the mezzanine, terrazzo floors with tile border, iron balustrades and the recessed clock;
- Spanish Ballroom: arched openings of false gallery that envelope the room and includes the arched openings to the mezzanine, moulded plaster cornice, ceiling chandelier mouldings;
- Ballroom Foyer: All mouldings, decorative reliefs on walls and ceiling, drop beam and marble baseboard;
- Tudor Room: The fireplace and over mantel mirror on the north wall;
- York Room: All mouldings, pilasters, wall surfaces, base floor surfaces, ceiling surfaces, doors, stained and leaded glass to the original fire escape, clock, chandelier, plaster rosettes, arched opening to entrance doors.

Conditions will be required to be included in the Development Permit and Heritage Alteration Permit to ensure that the proposed work as described in, but not limited to, the Conservation Plan which will impact the designated exterior and interior feature elements is clearly identified and undertaken as proposed. (Conditions of Development Permit B.2.10 and B.2.11)

It is also particularly appreciated that the basement level bar area, which is important to the history of the hotel and maintains to a large degree its original fine interior design, while not protected under the heritage by-law, is identified as a character-defining element in the Statement of Significance and is proposed to be respected and maintained.

Concerning the addition of the contemporary projecting glazed canopies proposed along the street frontages to either side of the marquees, again staff were concerned regarding their impact visually on the principle elevations. Although it is noted that the Commission were overall in favour of these, staff continue to question this element, particularly the visual impact along the prominent elevation fronting West Georgia Street and the public space in front of the Vancouver Art Gallery. Staff therefore recommends that the two short lengths of contemporary projecting glazed canopies proposed to be wall-mounted to either side of the restored marquee on the West Georgia Street elevation not be permitted. (Standard Condition A.1.17) However, the wall-mounted projecting glazed canopies on the visually less prominent Howe Street elevation are supported.

With regard to details of the project, while concern was raised by staff regarding the visual impact of the very contemporary glazed detailing of the shop fronts and entrances on Georgia Street and Howe Streets, the Vancouver Heritage Commission were very supportive of these elements. As a result, staff

recommend acceptance of these elements as proposed, but do recommend that additional consideration be given to the materials and finishes used. (Standard Condition A.1.18)

At the Vancouver Heritage Commission presentation it was explained that the interior refit included reconfiguring all the original guestrooms to an enlarged design in keeping with current hotel room dimensions. At the presentation, the question was raised whether one or more guestrooms could maintain their original plan layout and interior details to enable the original design of a typical original guest room to be conserved. The applicant advised that they were open to exploring this option. As such, staff recommend that this be pursued further. (Standard Condition A.1.19)

In relation to the exterior double hung sash windows at the third floor level and above, the applicant proposes to maintain the original frames but to replace the original single-glazed wood sashes with new upgraded wood sashes of a matching appearance but designed to permit the installation of sealed double-glazed units. This approach involves replacement of the original sashes. Staff would prefer that the sashes be maintained and upgraded if possible, or that secondary glazing was added internally, while maintaining the original exterior sashes. Staff recommend that the applicant team reconsider whether the existing sashes can be retained, repaired as required and upgraded to incorporate sealed double-glazed units, or in conjunction with new internal secondary glazing. (Standard Condition A.1.20)

Based on staff comments and recommended conditions, and the resolutions of the Vancouver Heritage Commission, it is recommended that this project be supported.

HOUSING CENTRE/SOCIAL PLANNING/OFFICE OF CULTURAL AFFAIRS

Housing for Families

The proposed development includes a total of 155 residential units. Of these, 111 units (approximately 72% of the unit total) include two or more bedrooms, which may be attractive to families with children. As with the hotel/residential project proposed at 1153 West Georgia Street, recently approved by the Board, the residents of 699 Howe Street will have access to all of the hotel fitness facilities, and to the landscaped roof of the Hotel Georgia, adjacent to level 4 of the tower. As a result, staff do not believe that a dedicated child's play area is required in this instance.

The plans indicate two residential amenity rooms on level 12 of the new tower. They are illustrated as a multi-media room with movie-style seating and a general multi-purpose or meeting room. The multi-purpose meeting room suggests a kitchen area, though details are not provided. (Standard Condition A.1.14) No washroom is proposed for this level; design development will be required to provide an accessible washroom on level 12, for use by residents in either amenity room. (Standard Condition A.1.15)

Urban Agriculture

Some downtown developments, some which have included hotel uses, have successfully incorporated urban agriculture into their plans. The applicant is encouraged to consider including some components of urban agriculture, such as edible landscaping in accessible areas or an herb/vegetable garden for use by the hotel restaurant.

ENGINEERING SERVICES

Porte Cochere/Driveway Area Functionality:

The applicant has done a commendable job designing for the project's transportation related requirements. The porte cochere area is being asked to provide for a number of activities, including access both to and from the parking ramp at the lane, passenger drop-off/pick-up, and valet service. All these functions serving the Hotel Georgia currently occur on Howe Street. While overall demands could increase as a result of the new development, the on-site facility provided should result in a net

reduction in the demands placed on the street. The width of the driveway through the porte cochere can accommodate two moving lanes and one drop-off lane. The applicant proposes that it operate in both directions in order to provide reasonable driving routes. Staff concur that due to the configuration of the area's one-way street network, it is reasonable to allow vehicles leaving the underground parkade to utilize the driveway to access Howe Street to proceed southbound and therefore staff support the proposed two-way operation. While this could add to conflicts with pedestrians on the Howe Street sidewalk, the alternative would be conflicts with pedestrians using sidewalks along Dunsmuir Street and Georgia Street, plus at several crosswalks along more circuitous routings.

Passenger Spaces:

According to the Parking By-law, the hotel use generates a requirement for one Class C (tour bus) passenger space and five Class A (standard vehicle) passenger spaces. As proposed, the porte cochere area can accommodate the required Class C space, but only two Class A spaces. The applicant has indicated that tour buses will visit the hotel infrequently and suggests that the Class C space would effectively function as two Class A spaces for the majority of the time, making a total of four Class A passenger spaces. Two additional Class A passenger spaces could potentially be provided in the P1 parking level. It is recommended that these be used by the valet service for departures, to limit the obstruction of the porte cochere driveway by departing guests. Staff support the proposed arrangement of either six Class A spaces (assuming necessary modifications are made) available most of the time, or one Class C and four Class A spaces being available when a tour bus is on site. (See Standard Condition A.1.8) There is no anticipated change to the existing loading spaces along the Hotel frontage on Howe Street (nor to the pm peak period stopping prohibition).

Parking:

The history of this site's development proposals has included a number of unconventional approaches to parking, including attempts to extend under the lane and/or street, an above-grade mechanical scheme, and most recently a stacked tandem/valet concept, in order to overcome the site's limitations.

According to the Parking By-law, the project generates a requirement for 438 parking spaces, including 90 for hotel use, 72 for the commercial uses and 276 for the residential use. The applicant proposes to accommodate 328 parking spaces on site, in eight levels of underground parking, including 236 spaces for residential use, 70 spaces for the commercial uses, and 22 spaces for the Hotel. This includes a total of eight disability spaces, while nine are required.

Given this shortfall, Staff requested that the applicant seek advice from a transportation consultant on the adequacy of the parking provisions. The resultant report from Bunt & Associates cited historically low use of the parkade adjacent to the Hotel, with demand of about two dozen spaces or fewer daily. The new Hotel will feature fewer guest rooms, though improved meeting/function spaces could see increased parking demand in the evenings.

Staff are studying vehicle ownership in the Downtown Peninsula and expect to propose new minimum and maximum parking standards and related policies to City Council within the year. With Council approval, these would replace the Downtown District parking standard that now applies to new multiple developments. Staff note that recent high-rise residential towers in the downtown core have been approved with parking provisions reduced below what the Downtown District standard would require; in this proposal, a corresponding supportable provision of 235 spaces would apply to the residential use. This would leave 93 spaces to serve the non-residential uses on the site. The applicant and consultant believe this provision is reasonable since the bulk of the commercial parking could be made available to hotel users in the evening and on weekends, in addition to the designated hotel parking.

Engineering staff concur that the proposed amount of parking should prove sufficient and constitute an efficient, economic parking resolution and therefore support the requested Parking By-law relaxation,

on the basis that a Parking Management Plan (PMP), which satisfactorily supplies parking to the various project components when their demands dictate, be provided and followed. (Standard Engineering Condition A.2.8) The PMP should also address the needs of the residents' visitors, for whom only a limited amount of parking is supplied.

Loading:

The number of loading spaces provided complies with the requirements of the CD-1 By-law. The two loading spaces serving the Hotel that are proposed off the lane require slight modifications to improve their functionality, in particular to accommodate the oversized 9-metre (30 ft.) length of truck anticipated. Staff recommend that a minimum of one dock leveler be provided to enable functional loading from a variety of vehicle sizes. In addition, improved access can be achieved by creating a saw-tooth dock and orienting the spaces on an angle to the southwest. (Standard Engineering Condition A.2.5)

The loading on the tower portion of the site is limited and will require careful management to enable the sole residential Class B loading space to be shared with the commercial uses. The applicant proposes three Class A loading spaces within the P1 commercial parking area. Engineering staff believe these will be adequate to provide for the expected demand by couriers and service vehicles.

Other issues:

To address the concerns expressed by the respondent to the neighbourhood notification regarding the potential loss of access to their sites in this block during construction, it is recommended that a Construction Management Plan be submitted prior to issuance of a Building Permit for this project. Prior to issuance of a development permit, the applicant is asked to make arrangements to confirm submission of the CMP. (Standard Engineering Condition A.2.15)

Finally, the applicant should note that the development site will be required to have its own independent public utility services (Hydro, Telus; Shaw Cable) with all services to be located underground. All services, and in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged (Bill Moloney at 873-7373).

Additional recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

A site profile was submitted with this development application. The Ministry of Water, Land and Air Protection has advised that no further action is required. A sediment control and erosion plan will be required to be submitted and approved prior to issuance of a building permit.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law

requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, and fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (ii) Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- (iii) The garbage storage area is to be designed to minimize nuisances; and
- (iv) Detailed drawings of amenity spaces to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction.

In addition, the CD-1 By-law sets specific noise levels for various parts of dwelling units which are not to be exceeded. An acoustic consultant's report is required, confirming the noise impacts on this project and further confirming that the dwelling units will meet the noise criteria specified. (Standard Condition A.3.1)

NOTIFICATION

Two signs were installed on the site on December 15, 2006. On December 18, 2006, 93 letters were sent to neighbouring property owners advising them of the application. To date, two responses have been received, both from property owners in the block who requested information on how access to their sites might be affected by construction, should this project proceed.

Staff Response: To guard against excessive impacts to the surrounding properties, staff recommend submission of a Construction Management Plan, which will ensure proper management of the construction impacts. (Standard Condition A.2.15)

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, it requires decisions by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the By-law gives the Director of Planning authority to consider relaxations of the Parking By-law with regard to the provision of off-street parking and loading spaces. This By-law also gives authority to the Development Permit Board to act on behalf of the Director of Planning. This application seeks a relaxation of the provisions of the Parking By-law in terms of both the number of parking spaces required and the number of passenger spaces required.

The Staff Committee supports the relaxations requested proposed on the basis of recommendations from Engineering Services staff as discussed on page 17.

B. Boons
Chair, Development Permit Staff Committee

Senior Development Planner
R. Segal, MAIBC

Project Coordinator
T. Chen

Project Facilitator: A. Higginson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 submission of a letter which includes confirmation from the owner of the "donor" site at 55 East Cordova Street that the Heritage Transfer agreement has been finalized, and confirmation of the new "balance" of transferable density remaining on the donor site;

Note to Applicant: A sample of this letter, "Letter B" can be obtained from the Project Facilitator.

- A.1.2 reduction of the proposed floor area (from either the balconies or from habitable area) on Lot G to be within the maximum permitted in the CD-1 (413) By-law;

Note to Applicant: The amount of balconies proposed for exclusion from the calculation of floor space is beyond the maximum permitted. The excess area has been allotted to the overall floor space calculations, hence the overage. See Standard Condition A.1.9 for information regarding enclosed balconies.

- A.1.3 provision of a minimum aggregate FSR of 9.00 for Office, Retail & Service (Fitness centre) uses, in accordance with Section 2.2 of the CD-1 (413) By-law;

- A.1.4 reduction of the building height, indicating:

- a) the roof of the uppermost occupied floor to be no more than 486.9 ft. as per Section 4.1(a) of the CD-1 (413) By-law (as may be permitted by the Development Permit Board); and,
- b) the higher architectural glass screen (facing the Hotel Georgia) to be within the maximum permitted height requirements, as per Section 4.1(b) of the CD-1 (413) By-law (as may be permitted by the Development Permit Board);

- A.1.5 arrangements shall be made to the satisfaction of the Director of Planning, the General Manager of Engineering Services, and the Director of Legal Services, as necessary, for the modification or discharge of existing agreements, to reflect the proposed development;

Note to Applicant: See also Standard Condition A.1.16 and Standard Engineering Conditions A.2.3 and A.2.4.

- A.1.6 provision of the required number of non-residential disability parking spaces in accordance with Section 4 of the Parking By-law. Further, residential disability parking spaces shall be provided in the secured residential parking levels;

Note to Applicant: A minimum 2.3 m (7 ft. 6 in.) unobstructed overhead clearance for disability parking access is required. Sheet DP3.7 indicates less is provided as per Section J of the drawings.

- A.1.7 compliance with the Residential and Hotel Class A (residents and employees) and non-residential Class B (visitors) bicycle parking spaces in accordance with Section 6 of the Parking By-law;

Note to Applicant: Residential bicycle parking spaces should be located no lower than the first underground parking level, while non-residential spaces should be located at or near entrances.

A.1.8 provision and clear denotation of the proposed number of passenger spaces on the plans;

Note to Applicant: Staff support the requested relaxation to four Class A spaces and one Class C space, or six Class A spaces. It should be noted that two potential Class A spaces on level P1 underground parking appear to be undersized.

A.1.9 submission of details for enclosed balconies;

Note to Applicant: To qualify for an exclusion from floor space calculations, an enclosed balcony must be of an appropriate size, be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors (hinged or sliding), have an impervious floor surface, a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.10 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

Crime Prevention through Environmental Design (CPTED)

A.1.11 design development to reduce opportunities for theft in the underground by providing secure separation for residential users: an overhead gate, an intermediate door within the exit stair landing for residential parking levels and secure elevator access to residential parking levels;

A.1.12 design development to reduce opportunities for mischief by deleting any new alcoves in the lane;

A.1.13 provision of a comprehensive security report by a licensed security professional for residential users in both the parking and building;

Social Planning/Housing Centre/ Office of Cultural Affairs

A.1.14 design development to clarify the kitchen details in the residential amenity room, to the satisfaction of the Director of Social Planning;

A.1.15 design development to provide a fully accessible washroom adjacent to the residential amenity rooms on Level 12, to the satisfaction of the Director of Social Planning; and

Heritage Planning

A.1.16 arrangements shall be made to modify the existing heritage agreement, or to prepare a new legal agreement to be registered on title, requiring that all conservation work included in, but not limited to, the conservation plan be supervised by an appropriately qualified and experienced heritage conservation consultant and be completed to the satisfaction of the Director of Planning prior to occupancy of any portion of the new development;

Note to Applicant: The agreement must be prepared to the satisfaction of the Directors of Planning and Legal Services.

A.1.17 deletion of the projecting glazed canopies proposed for either side of the restored marquee facing Georgia Street;

A.1.18 design development to the new shop fronts and hotel entrances;

Note to Applicant: The shop fronts and entrances should be designed to integrate harmoniously with the overall exterior elevations of the building, employing materials and finishes consistent with those originally employed.

A.1.19 the applicant is requested to give consideration to undertaking design development to conserve one or more original guest bedrooms; and

Note to Applicant: To conserve an understanding of the original hotel design and experience, consideration should be given to retaining and conserving one or more typical guest bedrooms complete with the original surviving interior treatments and trim elements.

A.1.20 design development to retain and reuse the sash windows at the third floor level and above;

Note to Applicant: To achieve the owner's acoustic/livability performance requirements while preserving important heritage features, the applicant is asked to retain and reuse all remaining original wood window sash, either by installation of double-glazed units or by installing interior secondary glazing within the window openings, to the satisfaction of the Director of Planning.

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots F and G, Block 41, District Lot 541, Plan LMP 42609;

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all existing and proposed encroachments onto City street and lane;

Note to Applicant: Confirmation is required that all encroachments are covered by existing or pending agreements.

A.2.3 arrangements shall be made to the satisfaction of the General Manager of Engineering Service and the Director of Legal Services for the removal of the oil tank and areaway under Georgia Street, and the release of Easement & Indemnity Agreement BL50367 prior to any new occupancy;

A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreement 348385M prior to any new occupancy;

A.2.5 clarification and modifications to the loading facilities to show:

a) the largest truck that the loading facilities are expected to serve the site and design the bays accordingly;

Note to Applicant: It appears that an SU-9 truck (30 ft. overall length) is the design vehicle.

- b) a redesign of the Hotel Georgia loading facility to minimize the manoeuvring required of the largest trucks accessing the site;

Note to Applicant: It is suggested that the loading spaces be angled to the southwest and the loading dock have a saw tooth design.

- c) deletion of the roll-over curb in front of the residential loading space;
- d) confirmation that the garbage compactor will not encroach into the loading bay throat.

Note to Applicant: Details of the overall size of the compactor are required. See Engineering Standard Condition A.2.10 for further requirements of the garbage facilities;

- e) provision of minimum of one dock leveler at the rear of a loading space in the Hotel Georgia loading facility;

Note to Applicant: This will enable trucks of various sizes to unload.

- f) provision of a slope and crossfall at the Hotel Georgia loading facility not to exceed 5%. (Provide design grades to clarify slopes);

- A.2.6 modification to the location of the proposed card reader/enterphone on the ramp leading from the porte cochere;

Note to Applicant: The card reader/enterphone must be adjusted so that a car stopped while it is being used does not encroach into the inbound lane of the main parking ramp.

- A.2.7 modification to the extent of encroachment by the wall of the Main Emergency Distribution Room into the parking drive aisle to ensure adequate two-way vehicle flow past this point;

- A.2.8 provision of a Parking Management Plan from a Transportation Engineering Consultant providing a detailed sharing plan to support the proposed number of parking spaces, supplemented by a letter from the Owners committing to implement and maintain the Plan;

- A.2.9 provide design grades along Howe Street, and new design grades at the southerly exit to lane adjacent to the loading bays;

- A.2.10 clarification of garbage pick-up operations;

Note to Applicant: Confirmation is required that the compactors are adequate for the buildings need for each use and that a waste management firm can access and pick up from the compactor locations.

- A.2.11 clarification is required if there are any changes/replacements to the existing Hotel Georgia canopies on the Howe and Georgia Street frontages;

Note to Applicant: Any changes will require submission of a canopy application to Engineering Services outlining proposed changes.

- A.2.12 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the proposed sidewalk improvements;

Note to Applicant: A copy of the landscape plan shall be submitted directly to Engineering Services for review. The Georgia Street frontage shall be treated with the "Georgia Street Public Realm" sidewalk pattern. The drawing indicates some variables that will need review.

A.2.13 provision of a parking ramp slope not to exceed 10% for the first 20 ft. from the property line and notation of the both the length of ramp at the specified slope and noted 2 ft. off the wall through all curved sections of ramp;

A.2.14 provision of additional stall width for parking spaces adjacent walls, columns or structures; and

Note to Applicant: The parking stalls at grid line H-K, 11-12 and the stall located beside grid line C-7 require attention.

A.2.15 arrangements shall be made to the satisfaction of the General Manager of Engineering Services to ensure that a Construction Management Plan is submitted prior to issuance of a Building Permit.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 an acoustical consultant's report shall be submitted which assesses noise impacts and recommends noise mitigation measures in order to achieve noise criteria specified in the CD-1 By-law.

Note to Applicant: Section 6 of the CD-1 By-law outlines specific noise levels which must not be exceeded for the various parts of the dwelling units.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated February 14, 2007. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 Notwithstanding compliance with the foregoing conditions, the Development Permit for this application cannot be issued until Council has first approved the form of development. This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development will be granted by Council. All proceedings by the Applicant prior to action by Council are therefore at his/her own risk.
- B.1.3 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **August 27, 2007**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.4 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.5 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.6 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.4 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.5 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans. Removal of any interior partitions separating the enclosed balcony from abutting rooms will be contrary to this Development Permit.

- B.2.6 Amenity areas of approximately 1,750 square feet, located on Level 12 and excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.7 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.8 The glass sample specifications submitted to the Director of Planning shall become and form part of the specifications of the glazing to be installed for this development.
- B.2.9 The high quality materials and detailing as specified in this submission and Development Permit are to carry through to construction, to the satisfaction of the Director of Planning.
- B.2.10 All conservation work related to the Georgia Hotel exterior, interiors and seismic upgrading be planned and implemented in accordance with the Heritage Conservation Plan submitted with the Development Application and the Standards and Guidelines for the Conservation of Historic Places in Canada.
- B.2.11 All work related to the Spanish Ballroom must follow the methodology outlined in Section 3 of the Heritage Conservation Plan, unless agreed otherwise with the City. The City must be kept fully informed of any issues rising related to this aspect of the project.
- B.2.12 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.**

Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by Endall Elliott/IBI-HB dated Nov. 10, 2006 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the VBBL #8057.

1. Building construction is required to be noncombustible.
2. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
3. *The building is required to provide access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc. Door assemblies providing access at vestibules in parking levels shall comply with 3.3.1.12.(10).
4. *The building is required to meet Enhanced Accessibility provisions.
5. *At least 2 exits are required from P-7 level.
6. *At least 2 accessible paths of travel to 2 separate exits are required from the parking floors containing stalls for persons with disability.
7. *Additional exit may be required from storage garage where security gate is provided.
8. Storage garage security shall conform to 3.3.6.7.
9. *Distance between exits shall not be less than 9 meters.
10. *Existing building shall be upgraded to F4, S4, and A4 levels in accordance with Part 10 of the VBBL.
11. Exit through a lobby shall be separated from concierge by a fire separation per 3.4.4.2.(2)(e)(ii).
12. *Discharge from an exit leads through porte cochere not permitted.
13. Accessible ramp between lounge and Private rooms required.
14. *The north side of the building has insufficient spatial separation to the interior property line.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

The applicant should be aware that any building permit application made on, or after, May 1, 2007, must comply with the new 2007 Vancouver Building By-law.
