

File No.: 04-1000-20-2020-120

May 27, 2020

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of February 14, 2020 for:

The 'Letter of Inquiry' submitted to develop the Bay Parkade site (Seymour Street site of the Bay Parkade).

<https://biv.com/article/2020/02/plans-new-hotels-could-ease-vancouver-room-crunch>

Date range: January 1, 2017 – February 14, 2020

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.21(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-120); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, ATIP, for,

(Signature on file)

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

:ftp

:ma

501 West Georgia Street

Application for Rezoning Advice | 20 December 2019

s.21(1)

HOLBORN
ELEVATING LIFESTYLES

OMA



 **PFS** STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

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200-1111 W Georgia Street
Vancouver BC V6E 4S4
T 604 688 8387 | F 604 688 8377

December 20th, 2019

City of Vancouver
453 West 12th Avenue
Vancouver BC, V5W 1V4

Attention: Mr. Michael Naylor, Senior Rezoning Planner (Metro Core)

RE: Application for Rezoning Advice: 501 West Georgia, The Bay Parkade

Dear Michael,

On behalf of Holborn Group and our design team, I am pleased to submit our Application for Rezoning Advice for the City's consideration.

The redevelopment of the Bay Parkade site presents a rare opportunity to contribute, in a significant way, to enhancing the vibrancy of the City's downtown core. Our proposal to build a legacy project of high architectural- and urban planning excellence is motivated by the project's incredible potential for establishing Vancouver's Central Business District as an exciting place to live, work and visit.

As you will see, the plans outlined within our proposal are the culmination of years of extensive collaborative consultation, refined to form a collective vision for an energetic social, cultural and commercial hub.

s.21(1)

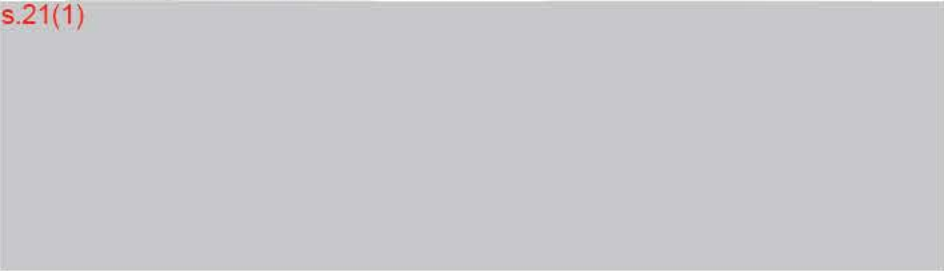


A significant commercial component consisting of new hotel rooms, office spaces, retail stores and restaurants is well-aligned with the character of downtown as a place for entertainment, new jobs and economic growth.

Our vision to deliver a significant public realm is vital in shaping the form of development, and supported with place-making initiatives to foster an activated laneway concept and public forum. With extensive consideration given to the development of the public spaces, the proposed development leverages exceptional architectural design to create a vibrant, open venue that is impeccably situated for social, cultural and artistic engagement. A comprehensive package of community benefits is integrated into the development program to serve both residents and workers.

Holborn is grateful for your guidance on this major project over the years. Looking forward, we are eager to continue to work in collaboration with you and your team to create something very special in our downtown core.

s.21(1)



Sincerely,



Joo Kim Tiah
Holborn Group

Owner
Holborn Developments (West Georgia) Ltd.
Contact: Desiree Drewitt
200-1111 W Georgia Street
Vancouver BC V6E 4S4
604 688 8387
desiree@holborn.ca

Design Architect
OMA*AMO Architecture PC
Contact: Jason Long
180 Varick Street Suite 1328
New York NY 10014
212 337 0770
jlong@oma.com

Executive (Local) Architect
IBI Group Architects
Contact: Martin Bruckner
700-1285 West Pender Street
Vancouver BC V6E 4B1
604 683 8797
mbruckner@ibigroup.com

Landscape Architect
PFS Studio
Contact: Christopher Phillips
1777 West 3rd Avenue
Vancouver BC V6J 1K7
604 736 5168
cphillips@pfs.bc.ca

Project Team

HOLBORN

ELEVATING LIFESTYLES

Holborn is a Vancouver-based real estate developer known for its innovative vision and portfolio of international award-winning properties. With an unwavering commitment to excellence in planning, design and quality construction, Holborn is committed to elevating the lifestyles of everyone who chooses to live, work and play in their masterplan communities and iconic urban projects.

Holborn is built on a foundation that celebrates growth and progress; where every project is a new opportunity to forge something better than before. Under the leadership of Joo Kim Tiah, the company is building a legacy around three core values: be significant in the places we develop; create environments that inspire social engagement, creativity and cultural expression; and to elevate the communities and cities where we live.

Through collaborative partnerships with visionary designers, architects, consultants, and community stakeholders, Holborn established themselves as an industry-leading developer of exceptional real estate projects throughout British Columbia.



IBI Group is a global team of dedicated and experienced architects, engineers, planners, designers, and technology professionals who share a common desire – to help our clients create livable, sustainable, and advanced urban environments. We are the 7th largest firm in the world for architecture and our capacity is likely one of the largest in the Lower Mainland.

Our portfolio includes over one hundred major mixed-use projects on large and complex sites in urban locations – on waterfronts, repurposed industrial lands, and along principal transit infrastructure. IBI Group has a long history of design excellence in the region. Our Vancouver office specializes in mixed-use and residential design, large civic facilities, and mobility infrastructure and systems.



OMA

OMA's buildings and masterplans around the world insist on intelligent forms while inventing new possibilities for urban configuration and everyday use. OMA is led by nine partners – Rem Koolhaas, Ellen van Loon, Reinier de Graaf, Shohei Shigematsu, Iyad Alsaka, David Gianotten, Chris van Duijn, Ippolito Pestellini Laparelli, and Jason Long – and maintains an international practice with offices in Rotterdam, New York and Hong Kong. The practice has been in business for over 40 years and currently employs a 250-strong team of architects, designers and researchers.

The work of OMA has won several international awards including the Pritzker Architecture Prize (2000), the Praemium Imperiale (Japan) (2003), the RIBA Gold Medal (UK) (2004), the Mies van der Rohe – European Union Prize for Contemporary Architecture (2005) and the Golden Lion for Lifetime Achievement at the 2010 Venice Biennale.



PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years and produces its award-winning work from its Vancouver office.

PFS has led or been centrally involved in many large scale planning and design projects in Canada and abroad. PFS Studio is well known for both planning and built works and the firm's extensive portfolio of work demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals.



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