
349 W Georgia St (COMPLETE APPLICATION)
DP-2019-00968– DD

PC/VK/LEB/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Chant, Engineering Services
J. Olinek, Urban Design & Dev. Planning

Also Present:

P. Cheng, Urban Design & Dev. Planning
V. Kopy, Development Services
L. Beaulieu, Engineering Services
J. Freeman, Development Services

APPLICANT:

Musson Cattell Mackey
1900 – 1066 W Hastings Street
Vancouver, BC
V6E 3X1

PROPERTY OWNER:

8384410 CANADA INC
C/O Quadreal Property Group
800-666 Burrard Street
Vancouver, BC V6C 2X8

EXECUTIVE SUMMARY

- **Proposal:** Alterations to the existing Post Office Building, approved by DP-2018-00380, including additional Heritage Density (673 m²) through heritage density transfer from a donor site at 1285 West Pender Street. Changes to the overall distribution of uses and exclusions within the approved floor areas. Alterations to the rooftop forms, landscape and at grade canopies in order to better align with the Heritage retention and uses.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix D Plans and Elevations
 Appendix E Applicant's Design Rationale
 Appendix F Draft Letter B for Heritage Density
 Appendix G Development Permit Board report DP-2018-00380

● **Issues:**

1. Transfer of additional Heritage Density
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2019-00968 submitted, the plans and information forming a part thereof, thereby permitting the Heritage Density Transfer (673 m²) from the proposed donor site, subject to the following conditions:

- 1.0 That the Conditions set out in Appendix A be met prior to the issuance of the Development Permit**
- 2.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• Technical Analysis:

| Technical Analysis | | | | | | | | | | | | |
|------------------------|-------------------------------|-------|---------------------------------------|----------------|--------|------------------------------|---------|-------------------------|----------------|-------|--------|------|
| Technical review for: | | | | | | 349 West Georgia Street | | | | | | |
| Permitted/Required: | | | | | | Proposed: | | | | | | |
| ¹ Site Size | | | | | | | | | | | | |
| ¹ Site Area | 12,085.90 m ² | | | | | 12,085.90 m ² | | | | | | |
| Use | Office / Retail / Restaurant | | | | | Office / Retail / Restaurant | | | | | | |
| ² FSR | 7 | | | | | 11.05 | | | | | | |
| Floor Area | Permitted floor area | | 84,601.3 | m ² | | Common | | 4,185.00 | m ² | | | |
| | Amenity Share (5.07%) | | 4,291.33 | m ² | | Office | | 105,104.00 | m ² | | | |
| | Density for Heitage Retention | | 44,651.37 | m ² | | Retail / Restaurant | | 24,255.00 | m ² | | | |
| | Total: | | 133,544.00 | | | Total: | | 133,544.00 | m ² | | | |
| Exclusions | Abv. Grd. Parking (100%) | | 13,808.00 | m ² | | Abv. Grd. Parking (100%) | | 13,808.00 | m ² | | | |
| | Amenity | | 929.00 | m ² | | Amenity | | - | m ² | | | |
| | | | - | m ² | | | | - | m ² | | | |
| ³ Height | South Tower | | 91.4 | m | | South Tower | | 84.5 | m | | | |
| | North Tower | | 91.4 | m | | North Tower | | 83.6 | m | | | |
| ⁴ Parking | Office / Retail: | | Min. | 892 | | Office / Retail: | | Standard | 612 | | | |
| | | | Max. | 1125 | | | | Disability | 29 | | | |
| | | | Disability | 53 | | | | Small | 163 | | | |
| | | | Max. Small car (25%) | 223 | | | | Car Share | 10 | | | |
| | | | Car-Share | 0 | | | | Proposed: | 814 | | | |
| | | | Min. Required: | 892 | | | | Bonus Parking: | | | | |
| | | | 5 Bicycle Spaces for 1 Car: | | | | | Car Share | 40 | | | |
| | | | 1/300m ² Max. Bike spaces: | 431 | | | | 5 Bike for 1 car spaces | 17 | | | |
| | | | 5 Bicycle Spaces for 1 Car: | 86 | | | | 2 for 1 Disability | 29 | | | |
| | | | 2 for 1 Disability: | 53 | | | | Total Bonus: | 86 | | | |
| | | | Available Bonus Parking: | 139 | | | | Total Parking Spaces: | 900 | | | |
| | | | Min. Parking Required: | 892 | | | | | | | | |
| ⁵ Bicycle | Class | B | A | | | Tot. | Class | B | A | | | Tot. |
| | | | Min. | Max. | Min. | | | | Hor. | Vert. | Locker | |
| | | | Hor. | Vert. | Locker | | | | | | | |
| | Office: | 0 | 105 | 63 | 42 | 210 | Office: | 0 | 36 | 84 | 164 | 284 |
| | Retail: | 0 | 25 | 15 | 10 | 49 | Retail: | 0 | 40 | 0 | 21 | 61 |
| Total: | 0 | 130 | 78 | 52 | 259 | Total | 0 | 76 | 84 | 185 | 345 | |
| ⁶ Loading | Class | A | B | | C | Class | A | B | | C | | |
| | Office: | 15.00 | 9.00 | | 0 | Office: | 18 | 4 | | 1 | | |
| | Retail: | 0 | 12 | | 3 | Retail: | 0 | 6 | | 3 | | |
| | Total: | 15 | 21 | | 3 | Total: | 18 | 10 | | 4 | | |

Notes:

¹ Note on Site Size and Site Area: This site is approximately 152.43m x 79.26m and is 12,085.9m². The site takes up an entire city block with West Georgia to the South, Dunsmuir Street to the North, Homer Street to the West and Hamilton Street to the East. The existing 4 storey, with mezzanines on level 3 & 4, building on this site is on the Heritage Registrar (previously the Canada Post Office Building) and will be retained and modified to act as a podium for two new office towers.

² Note on FSR and Floor Area: The floor area is calculated per Official Development Plan By-Law (ODP) and this site lies in “C1” Density Area which permits 7.0 FSR. The overall proposed FSR for this site is 11.05, an increase in FSR of 0.06 (673 m²) from the approved DP-2018-00380. As compensation for the cost and extent of heritage restoration, as per Section 3, Paragraph 9 of the ODP, DP-2018-00380 approved an additional 3.69 FSR (44,651.37m²), which will remain. The additional FSR of 0.06 (673 m²), proposed by this Minor Amendment, is requested through the purchase of additional Heritage Amenity Shares. An overall FSR of 0.355 FSR (4,291.33 m²) is requested through the purchase of Heritage Amenity Shares. As per Section 3, Paragraph 15 of the ODP, the Development Permit Board may permit an increase in FSR up to 10% of the permitted FSR for this site through the purchase of “Heritage Amenity Shares”. An FSR increase of 5.07% though this purchase is being proposed.

³ Note on Height: This site falls within Area 5 defined by the DD District Schedule and permits a height up to 91.4m. No Changes to height are being proposed for this Minor Amendment.

⁴ Note on Parking: There are 2 plus a partial level of underground parking and 2 levels of above grade parking on levels 5 and 6 of the podium. Minor adjustments to parking have been made but are satisfactory as previously approved. Parking spaces for the existing building are to be provided as if it were new construction.

⁵ Note on Bicycles: “Class A” Bicycle parking has been met. The previously approved automated cylindrical bicycle parking space at the center of the parking ramp has been removed and replaced with a standard bike storage facility.

⁶ Note on Loading: No changes to loading are proposed.

• **Legal Description**

Block: 46
District Lot: 541
Plan: 210

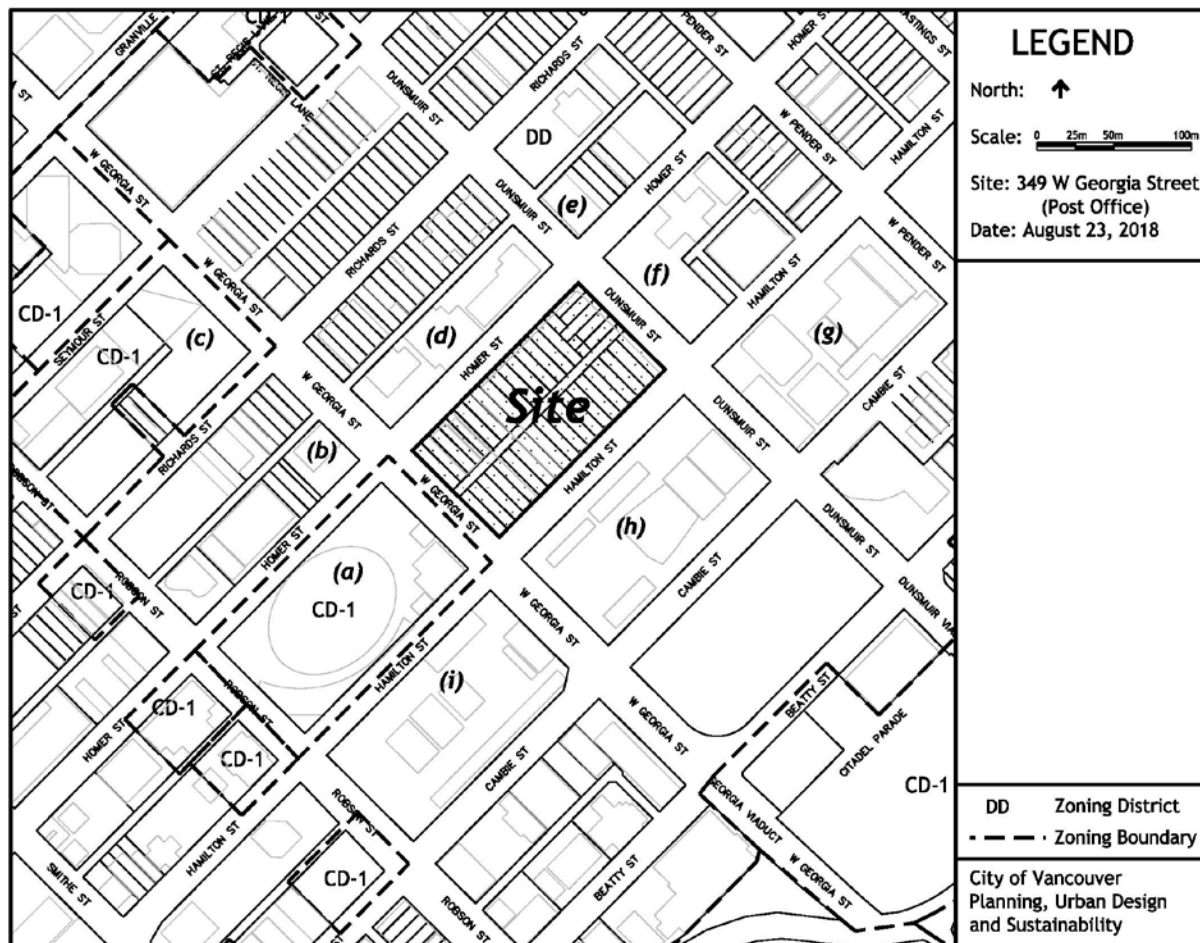
• **History of Application:**

18 04 28 Complete DE submitted
18 06 13 Urban Design Panel
18 08 08 Development Permit Staff Committee

• **Site:** The site is located between Dunsmuir and W. Georgia, Homer and Hamilton Streets.

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

- (a) Vancouver Public Library, 345 Robson Street, 20-storey mixed-use building, (c. 1995).
- (b) 731 Homer Street, future 25-storey mixed-use building, (under construction).
- (c) Telus Garden, 510 W Georgia Street, 22-storey mixed-use building, (c. 2014).
- (d) 402 Dunsmuir Street, 22-storey mixed-use building, (c. 1984).
- (e) 411 Dunsmuir Street, 4-storey commercial building, Heritage 'B', (c. 1911).
- (f) BC Hydro, 333 Dunsmuir Street, 18-storey mixed-use building, (c. 1992).
- (g) Vancouver Community College, 250 W Pender Street, 9-storey mixed-use building, Heritage 'A', (c.1962).
- (h) Queen Elizabeth Theatre, 3-storey cultural venue, 675 Cambie Street, Heritage 'A', (c. 1959).
- (i) 788 Hamilton Street, 22-storey mixed-use building, (c. 2009).



● **Background:** On September 4, 2018, the Development Permit Board approved DP-2018-000380, which permitted the development of the site with two office towers (21 and 22 storeys) including the retention of the Post Office façade and structure containing commercial and parking uses. The proposal also included a Heritage Density Transfer (3,618 m²) utilizing the Heritage Amenity Share program.

The application seeks an increase to the 7.0 maximum Floor Space Ratio of 0.06 FSR (equal to 673 m² or 7,244.11 sq. ft.) Under Section 3.9 of the Downtown ODP, the Development Permit Board may consider an increase, taking into account the cost and extent of the heritage restoration. Staff have undergone a proforma analysis of this request and deem it to a justifiable amount. Staff therefore recommend that that Board approves this requested increase in density. The building is to be designated by Council as per the recommendations of approved DP-2018-00380 (see Recommended Condition 1.4 in Appendix G)

The additional FSR of 0.06 (673 m²), proposed by this Minor Amendment, is requested through the purchase of additional Heritage Amenity Shares. An overall FSR of 0.355 FSR (4,291.33 m²) is requested through the purchase of Heritage Amenity Shares. As per Section 3, Paragraph 15 of the ODP, the Development Permit Board may permit an increase in FSR up to 10% of the permitted FSR for this site through the purchase of "Heritage Amenity Shares". An FSR increase of 5.07% though this purchase is being proposed. As this added density does not affect the public realm in a negative manner, staff recommend that the Board approve this increase in density to this site through the purchase of Heritage Amenity shares

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

1. Downtown Official Development Plan (DODP)
2. Transfer of Density Policy and Guidelines

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

1. Downtown Official Development Plan (DODP)

FSR: The by-law allows up to a maximum of 7.00 FSR for office use, and up to 10 percent additional heritage density transfer allowed under Section 3.12 (see below). The proposed floor space amount under this application is 673 m² or 0.01 FSR, which equates to 5.07 percent of the maximum heritage density transfer eligible for this site.

Heritage Density Transfer: The Downtown Official Development Plan, under Section 3.12 contains in part, the following:

Notwithstanding subsection 1, 3, and 4, the Development Permit Board may permit an increase to floor space ratio for any use where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, except that this increase shall not apply to hotels where the floor space has already been increased pursuant to subsection 2.

● **Conclusion:** staff are supportive of this proposal for an additional 673 m² of Heritage Density Transfer through the Heritage Amenity Share program

BUILDING REVIEW BRANCH

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 Building Review Branch 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, fire fighting access and energy utilization requirements.

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

NOTIFICATION

On October 5, 2020, 869 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. No responses to the public notification were received during the comments period ending on October 20, 2020 or prior to the date of publication of the Development Permit Board report on November 3, 2020.

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 both the Development Permit Board and the Director of Planning.

Staff support the proposal subject to the recommended conditions.



J. Greer
Chair, Development Permit Staff Committee

Paul Chai Peng Cheng (digitally signed)

Paul Cheng
Development Planner



Vaughan Kopy
Project Coordinator

Project Facilitator: John Freeman

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 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 impacts on the building's open space and the Public Realm;
- A.1.2 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.3 written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.4 compliance with Section 3 of the DD District Schedule as follows:
- i. Inclusion of room adjacent to Bike storage room on level 5 into FSR; and
 - ii. Inclusion of bike storage room on level 5 into FSR.
- A.1.5 correction of table on page DP205 by reversing the number of vertical and horizontal bike spaces;

Heritage

- A.1.6 provision of a heritage density transfer Letter "B" which includes confirmation from the owner of a "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site, or a statement of intent to secure the required amount of density through the purchase of heritage amenity shares to the City's Heritage Conservation Reserve, explaining the circumstances that made transfer of density from the density bank unviable.

Standard Landscape Conditions

- A.1.7 coordination with Park Board and Engineering with regard to the proposed removal and replacement of trees located on city property;

Note to Applicant: further arborist reporting may be requested concerning tree removals and/or tree protection.

- A.1.8 consolidation of the information shown on Tree Management Plan submitted by ACL Consultants into the landscape plan submission;

Note to Applicant: It is preferred that the arborist tree management plans become the primary document for tree removal/ protection related matters and should be submitted at large scale with the revised submission package.

- A.1.9 provision of high efficiency irrigation for all planted areas and individual hose bibs for all amenity areas;

Note to Applicant: provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

- A.1.10 provision of large scale dimensioned sections through all planted areas (grade oriented and rooftop) to demonstrate adequate soil volumes to ensure long term plant health and survivability;

- A.1.11 provision of labelled, large scale details of all vertical landscape structures (decorative and security railings, screens, fences or other);
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B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(6 months after DP Board date)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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 bylaw or regulations can be issued.
- B.1.3 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.1.4 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 prior to the 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 prior to the 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 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.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.