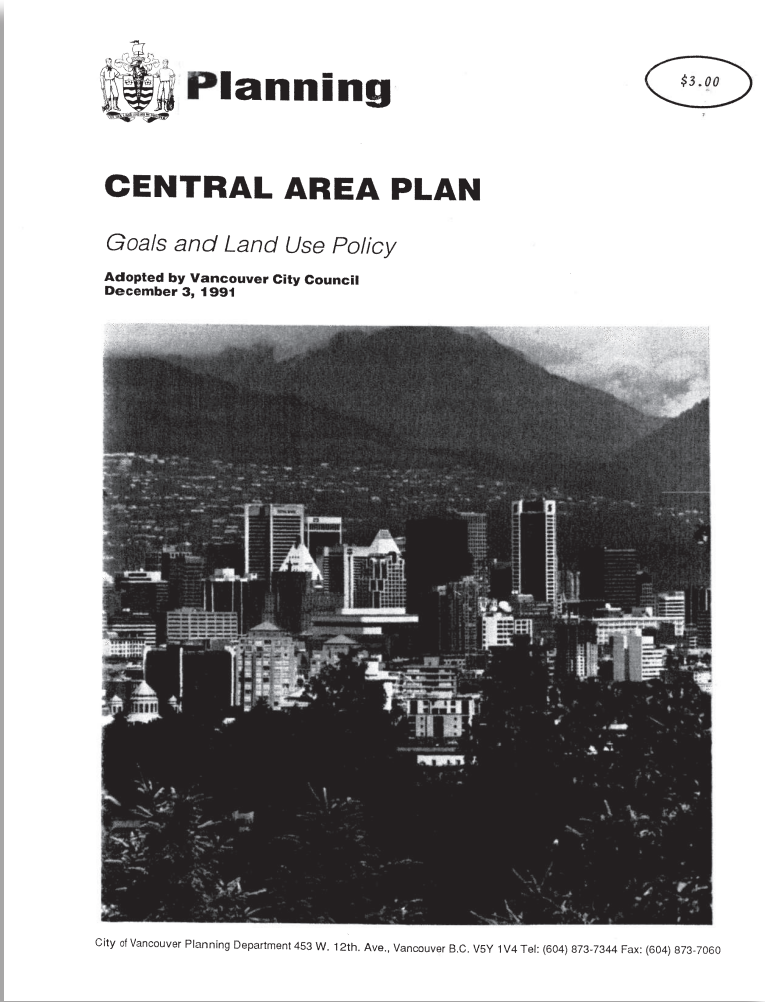


DESIGN RATIONALE

OVERVIEW OF CENTRAL AREA PLAN | GOALS AND LAND USE POLICY



LAND USE ISSUES

This report expresses the policies of the City of Vancouver related to five major issues which will be helpful to Council, the public, and staff in making decisions. Careful consideration is given to individual development permits and re-zonings; to major area plans for the Downtown South, Pacific Place, and Coal Harbour and to initiatives to transform industrial areas. The Central Area Plan provides a unique overview of these areas and others and responds to a number of common issues:

- Additional Office Zoning
- Displacement of Support Activities
- New Central Area Housing and Reform of the Housing Bonus
- Livability and High Density
- Lively Retail

OFFICE POLICY

Objective: Enhance the CBD as the region’s prestige office centre, consistent with transportation and other city and regional objectives.

POLICY 1.1: RESHAPE CBD

Reshape downtown peninsula major office zoning into a compact, high amenity central business district (CBD), centered on transit. Limit additions to the established CBD based on office location criteria.

- Include Robson and Seymour Street edges of the Downtown South in the CBD, Several CBD criteria are well met here: close to transit, not an area with heritage buildings, not an area with housing or a high desirability for housing. (Approved as part of Downtown South rezoning, June 1991.)
- Proposal demonstrates a commitment to the CBD with proposed office and building amenities that are in close proximity to a variety of transit options, not in an area with heritage buildings and not in an area with high desirability for housing.
- Office areas should also respond to particular site conditions and

opportunities. Heights and building placement should be controlled to shape skylines and views; lower buildings and active public uses and spaces should be incorporated between office towers and the waterfront. This is in accordance with the full set of central area goals.

→ The proposed design responds to the surrounding buildings, street conditions, site characteristics by minimizing impact on shading, optimizing views for adjacent building, massing that responds to existing street trees, and providing public amenities and outdoor terraces.

RETAIL POLICY

Objective: Facilitate a variety of street-fronting shopping districts serving precincts throughout the central area by limiting and focussing retail zoning and ensuring the retail contributes to the streets as the public spaces.

POLICY 5.2: FOCUS RETAIL LOCATION

Focus retail where it will reinforce existing and desired retail districts and pedestrian routes and be compatible with adjacent uses.

- Retail should be focused along key pedestrian and retail routes; the location of new retail zoning should reinforce linkages to existing retail districts; and retail locations should be compatible with adjacent uses.

→ Proposal includes continuous retail at street level on the north face of the building links the existing shopping district along Robson Street and wraps around the intersection between Robson and Seymour Street. This approach is appropriate as it responds to the predominant shopping uses on Robson and terminates on Seymour where there are a mix of high-rise Office and Residential buildings.

POLICY 5.3: ENSURE RETAIL CONTRIBUTES TO PUBLIC STREETS

Ensure that retail contributes primarily to street activity and to the streets as the significant public spaces.

→ Proposed street level retail on Robson Street fronts the busy pedestrian street and passers-by and canopies extending from the building provide weather protection for window shoppers.

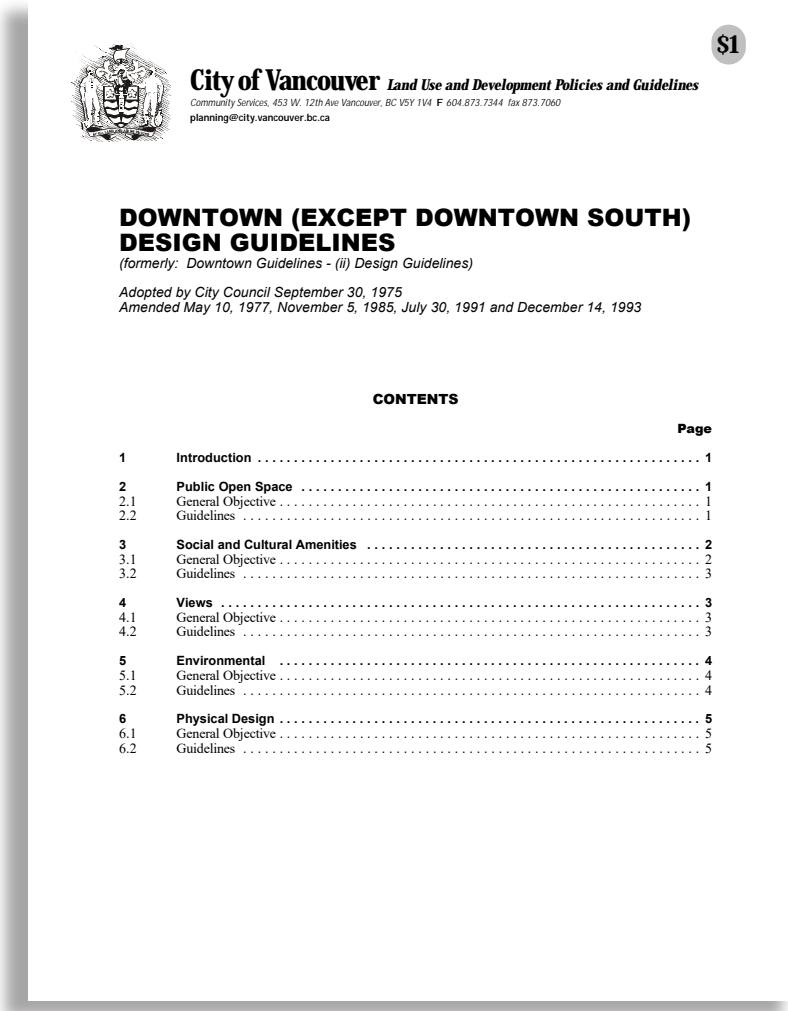
**POLICY 5.7: CREATE INTEREST ON NON-RETAIL STREETS**

On streets without retail, enhance pedestrian interest and comfort through other means.

→ Located at the building entry facing Seymour Street, the proposed green wall and entry plaza provides a meaningful landscape feature for pedestrians and inhabitants by offering an unique natural space to relax and rest. The juxtaposition between the natural and built environment of downtown creates intrigue and curiosity for pedestrians on the street.

DESIGN RATIONALE

OVERVIEW OF DOWNTOWN DESIGN GUIDELINES



DESIGN GUIDELINES

USES

The design guidelines prescribe the general criteria for new development and form the basis for the preparation of, and approval of development proposals. The design guidelines are also intended to encourage increased awareness of the immediate and overall environment.

The intent, in the adoption of this Downtown Design Guidelines and the accompanying it, is as follows:

PUBLIC OPEN SPACE

**2.1 General Objective:** To provide varied, accessible, and, where appropriate, interconnected open spaces to be used by a wide range of people throughout the year. These spaces should provide areas for resting, and visual relief in terms of landscaping, also spaces for group activities, and in some cases spaces for larger public gatherings.

→ The proposal provides quality public and semi-public open space through the widening of Robson Street sidewalk, opening up Seymour office entrance garden and bringing social activity and amenity spaces to upper levels.

**2.2.1 Public Open Spaces At or Near Grade:** Spaces should be varied, interesting, and should be designed to reflect their different functions, activities, and topography. Elements such as level changes, plant material, and pattern should be carefully related;

→ The proposal provides quality public and semipublic open space with different spacial characteristics. Robson sidewalk is enriched by continuous retail window display, while Seymour Garden elevated landscape podium is treated as an extension of corner retail to provide social gathering space for public.

**2.2.4 Semi-Public Open Spaces Above Grade and on Low Roof Levels:** (a) Public open spaces at low roof levels should be located adjacent to public elevators and should provide access to at least two exterior edges of the building;

→ Proposed Semi-Public Level 2 Robson Terrace is served by elevator and exposed to all four exterior edges of the building.

(b) In the design of such spaces, consideration should be given, where possible, to future linkages to similar spaces associated with adjacent buildings or structures;

→ Propose Semi-Public Level 6 Amenity Terrace is aligned and has visual connection with adjacent Capitol Residence's amenity terrace.

(g) Appropriate commercial and recreational uses should be encouraged in these rooftop locations to increase their use and safety through public supervision.

→ Proposed Semi-Public Level 2 Robson Terrace is an recreational outdoor amenity which is accessible by all building users to encourage public use and supervision.

SOCIAL AND CULTURAL AMENITIES

**3.1 General Objective:** In order to achieve a vital downtown, it is desirable to provide social and cultural amenities in addition to the various public space requirements.

→ The proposal is a mix-use project which contains office, retail and social amenities for its user and public.

**3.2.1 (c):** Where possible and where a need is demonstrated, recreational amenities and sports facilities such as squash and handball courts, gymnasias, exercise and jogging areas, and swimming pools should be included in a development;

→ The proposal provides indoor and outdoor gymnasias, exercise and yoga area on level 6 amenity level for its user.

**3.2.3 (a):** Public uses should be concentrated at, and accessible from, the street. Similarly, public uses should orientate around strong “off street” existing and proposed pedestrian routes;

→ Proposed public use – Retail and public open space is arranged along and accessible from Robson Street which has heavy pedestrian traffic.

**3.2.3 (d):** Uses associated with motor vehicles, including truck loading, waste storage and removal, should not be located on the ground floor nor in a location which conflicts with pedestrian movement patterns. These uses, where so located, should be screened from public view.

→ Proposed loading, waste storage and other service function are located at the back lane away from pedestrian routes and screened from public view.

ENVIRONMENTAL

**5.1 General Objective:** Such environmental considerations as provision of sunlight, weather-protected pedestrian routes, and relatively wind-free open spaces, along with other design criteria, are necessary in new building design and within the total urban environment to ensure continual pedestrian use and a vital Downtown.

→ The proposal fully respect environmental considerations. Sloping building mass to minimize shadow impact, providing continuous weather protection along Robson Street and recessing office entrance to create wind-free Seymour Garden are examples of design response to these criteria.

**5.2.1 Sun and Shade:** New buildings should be located to prevent or minimize the shadows they may cast on any public or semi-public open space.

→ Proposed sloped building form minimizes the shadow impact to Robson and Granville intersection.

**5.2.2 Rain and Snow:** Where possible and appropriate, and where analysis has identified a need, based either on substantial existing or planned pedestrian volumes, weather-protected pedestrian routes should be provided.

→ The proposal provides continuous weather protection along pedestrian dominated Robson Street.

5.2.5 Introduction of Nature:

a) Existing mature trees should be preserved and protected where feasible. In new developments, an adequate space surrounding the roots and the crown of the trees shall be provided in order to guarantee the continuing existence of this form of vegetation;

→ The proposal preserves two Red Oak street trees along Robson Street and improves their living condition by setting back building form, widening sidewalk and providing open space on level 2 for them to branch out.

(b) The introduction of large trees, both evergreen and deciduous, will be encouraged. Special emphasis should be given to the introduction of trees along the major pedestrian routes and in all public and semi-public open spaces;

→ The landscape proposal for both semi-public open spaces on level 2 and level 6 introduces large trees to creating social gathering zones.

PHYSICAL DESIGN

6.2.1 Architectural Design:

(a) Buildings should be sympathetic to the pedestrian environment and should avoid impersonal facades, especially at pedestrian levels.

→ The proposal locates retail function and uses glass storefront to activate street level and enrich pedestrian experience.

(b) Tower portions of Downtown buildings should be evaluated with respect to their compatibility with surrounding structures, their contribution to the general skyline, their adherence to other guidelines and the intrinsic excellence of their form.

→ The proposed sloped building form not only minimizes shadow impact from environmental perspective, but also contribute to be an interesting focal point of Vancouver down town skyline.

6.2.3 Relationship to Immediate Area

(a) New developments should contribute to the continuity of pedestrian activity and movement, particularly where pedestrian pathways and/or arcades are indicated;

→ The proposal is located along one of the most important Vancouver down town pedestrian pathways – Robson Street. Through setting back building mass, widening sidewalk, extending Robson retail storefront and providing continuous weather protection, the proposal supports and improves pedestrian activity and experience in this block.

**6.2.4 “Some Retail Required” Streets:** On streets designated in the Downtown ODP as “some retail required”, new developments should provide street fronting retail, particularly where there are street fronting retail uses on adjacent sites.

→ The proposal features 120’ of continuous retail frontage along Robson Street, and extends south around corner of Seymour Street.

DESIGN RATIONALE

OVERVIEW OF DOWNTOWN OFFICIAL DEVELOPMENT PLAN

Downtown

DOWNTOWN  
OFFICIAL DEVELOPMENT PLAN  
(Adopted by By-law No. 4912, November 4, 1975)

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City of Vancouver  
Official Development Plan By-laws

1

DD  
October 2017

EXISTING ZONING

The existing DD zoning (Area 3) that governs the site is augmented by the area-specific Downtown Official Development Plan adopted by council in 1975.

DOWNTOWN DISTRICT GUIDELINES

INTENT

The Downtown District is the regional centre of commercial development. It contains the greatest concentration of the working and shopping public within the region. The well-being of this concentration of people requires more than the customary regulatory mechanisms in order that the buildings, the open spaces, the streets, the transportation systems and other components of the urban scene can be arranged appropriately for the benefit of the general public.

The intent, in the adoption of this Official Development Plan and the accompanying guidelines, is as follows:

a. to improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit;

→ The proposal demonstrates a commitment to the neighbourhood, and a significant reinvestment that will benefit the public realm.

b. to ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown;

→ The proposal is defined by a distinctive organization, and an exciting form. The inclusion of outdoor spaces is intended to improve livability for this building typology.

c. to provide for flexibility and creativity in the preparation of development proposals;

→ The proposal is uncharacteristic of the bulk of similar schemes undertaken in the DD zone.

d. to support the objectives of the Greater Vancouver Regional District as referred to in “The Livable Region 1976/1986” as issued March 1975, to decentralize some office employment to other parts of Greater Vancouver by discouraging office developments considered inappropriate in the Downtown District;

→ The office space included in the proposal is in demand, and is favourably located. This use is reinforced by the Metro Core Jobs + Economy Land Use Plan.

e. to improve transportation downtown by encouraging greater transit usage, discouraging automobile usage for journeys to work, and by maintaining automobile access for non-work trips including shopping, business and entertainment;

→ Proximity to transit is apparent by virtue of the site, the project is not auto-dependent.

f. to create a distinctive public realm and a unique and pleasing streetscape in the Downtown District.

→ The proposal fully reflects the intent of the DD guidelines. The redevelopment of the site increases the width of the Robson Street sidewalk, introduces a publicly accessible entry garden off Seymour Street, and will reinvigorate the street with continuous storefront.

USES

The objective of the existing zoning is ‘to improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit.’ The uses proposed are permitted and encouraged under the current DD zoning, and include residences, general office, and retail at grade. The mix of uses proposed are compatible with the land use and retail use continuity requirements.

→ The proposal aligns perfectly with the aspiration. The project will support working and shopping.

REQUIRED RETAIL USE CONTINUITY

Retail, retail-commercial or service uses shall be required on the ground floor of street frontages. Continuous ground floor retail, retail-commercial and service uses required.

→ The proposal features 120’ of continuous retail and services frontage along Robson Street, and extends south on Seymour Street.



REGULATIONS - FLOOR SPACE RATIO

The floor space ratio permitted under DD, Area 3 is 5.00. An additional 10% may be permitted, for a total floor space ration of 5.5, if a transfer of density is approved under the Heritage Policies and Guidelines. The total density for non-residential uses is a floor space ratio of 2.00, as required in the current DD zoning guideline.

→ The proposal seeks a total density of 5.5 for the site. This will be comprised of retail and office use. A Heritage Density Transfer Agreement is proposed.

FLOOR SPACE RATIO EXCLUSION

The following shall be excluded in the computation of floor space ratio:

(b) patios or roof gardens provided that any sunroofs or walls are approved by the Director of Planning;

→ The project proposes two semi-public outdoor terraces at the following levels to be exempt from the computation of floor space ratio:

Level 02 - Proposed Outdoor Garden Terrace Exclusion	
Patio covered by soffit:	110.01 m <sup>2</sup>
Total:	110.01 m <sup>2</sup>

→ Level 02 proposes an outdoor garden with planted vegetation along the balcony edge which enhances the visual experience for pedestrians on street level and the building inhabitants on level 02.

→ The existing large oak trees on Robson Street encroach beyond the property line, and the building massing needs to respond to accommodate their continued life on the street.

Level 06 - Proposed Outdoor Garden Terrace Exclusion	
Patio covered by soffit:	195.69 m <sup>2</sup>
Patio open to above:	81.15 m <sup>2</sup>
Total:	276.83 m <sup>2</sup>

→ Level 06 terrace proposes an outdoor garden with planted vegetation which provides a natural scenery for residents living in the adjacent Capitol Residences building. The outdoor terrace elevation matches in height with the existing Capitol Residence rooftop garden. This configuration creates the greatest possible consideration for the existing amenity space in the adjacent building, and demonstrates a considerate approach to development.

→ The proposed terrace serves as an outdoor garden space for the building and level 06 gym which enriches the user’s health and comfort by bringing them closer to nature. This choice directly addresses the fact that downtown is deficient in outdoor green space, and seeks to provide practical outdoor spaces for downtown inhabitants on site.

→ Moreover, the main sloping roof of the building is not suitable to be used as a rooftop patio. Therefore the project proposes to “transfer” the rooftop patio to the lower terraces on Level 02 and Level 06 respectively. This strategy brings access to views and nature closer to the inhabitants which strengthens the relationship between occupant health and the outdoor environment.

(g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):

(i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and

(ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and

→ The proposal will have exterior opaque walls that exceed the performance of the prescriptive minimum and rain screen system which proposes to exclude 354.09 m<sup>2</sup> from the floor space ratio.

REGULATIONS - HEIGHT

The height permitted under the current zoning is 91.4m. The Development Permit Board may increase the basic maximum height to 137.2m.

→ The proposal complies with this regulation, with a height of 65.5m (215 ft).

SOCIAL, CULTURAL AND RECREATIONAL AMENITIES AND FACILITIES

Social, cultural and recreational facilities shall be provided for the enjoyment of downtown residents and employees. Including facilities which provide opportunities for physical fitness; facilities for general

recreation; facilities which provide a service to the public; and facilities for arts and culture.

→ The proposal includes generous amenity space on the terrace levels and workout rooms for the well-being of the building inhabitants.

SECTION 14 BUILDING LINES - SCHEDULE E

A building line on the southerly side of that portion of Robson Street extending from the easterly limit of Burrard Street to the westerly limit of Cambie Street, which building line is more particularly described as being drawn parallel to and 80 feet perpendicularly distant south-erly from the corresponding building line hereinbefore described for the northerly side of Robson Street.

→ The proposal fulfills the requirement for the 7'-0" setback requirement along Robson Street

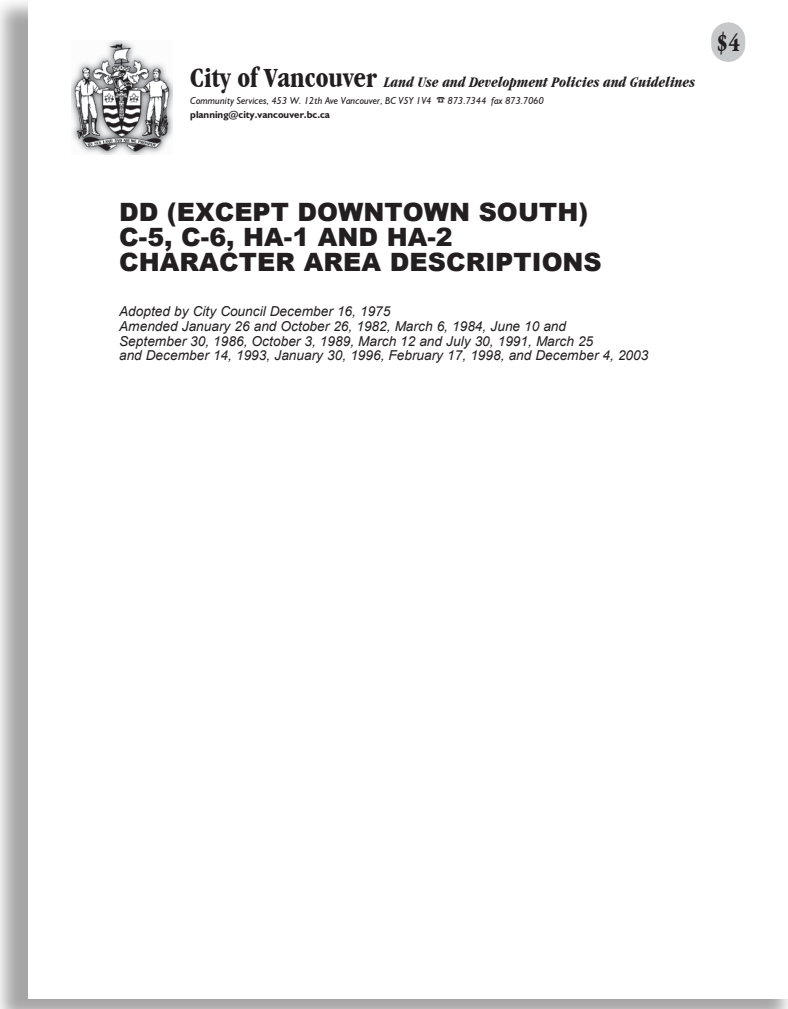
PUBLIC REALM DESIGN

The enhancement of the public realm with special treatment of the streetscape will help create distinctive areas and neighborhoods in the Downtown. Buildings, semi-public open spaces and setback areas should be designed and detailed to complement the design of the public realm. Aspects to consider include, but are not limited to: setback requirements, paving, lighting, planting, driveway crossings, pedestrian entrances and walks, seating, display windows, weather protection, garbage storage, and loading facilities.

→ The proposal fulfills the requirement for the 7'-0" setback requirement along Robson Street. Consideration for the requirements have been made in the building configuration at street level, and in the provision for an outdoor, weather protected public entry garden to access the office elevators.

DESIGN RATIONALE

OVERVIEW OF DD CHARACTER AREA DESCRIPTIONS



CHARACTER AREA DESCRIPTIONS

INTENT

The Downtown contains a number of different “character” areas which give the city a sense of time, place, diversity, and individuality.

These areas, some of which exist now and some of which have future potential, should be preserved, enhanced or developed appropriately.

The purpose of this section is to assist all involved in the development process by highlighting the present and future desired character of each area.

The site belongs to Area N – Robson street

The intent, in the adoption of this DD Character Area Descriptions and the accompanying it, is as follows:

INTRODUCTION

The overall image and character of Robson Street is created by the informal nature of existing developments; the emphasis on pedestrian movement and activities; and the significant volume of small-scale retailing at various shopping nodes. East of Burrard Street, Robson Street is of increasing importance as the major downtown pedestrian route to the Stadium.

→ The proposal features 120’ of continuous retail frontage along Robson Street, and extends south around corner of Seymour Street. Through setting back building mass, widening sidewalk, extending Robson retail storefront and providing continuous weather protection, the proposal supports and improves pedestrian activity and experience east of Burrard street to the Stadium.

DEVELOPMENT OBJECTIVES

**3.2.1 Image and Character:** The following objectives are to reinforce and enhance the local smaller neighbourhood character of Robson Street. It is important that new developments contribute to the street’s informality and intimate human scale characteristics.

→ The proposal locates retail function and uses glass storefront to activate street level and enrich pedestrian experience. By introducing second level outdoor amenity terrace open space, the proposal not only breaks down building mass, but also create additional layer of visual

connection to increase human scale intimacy.

3.2.4 Pedestrians

(a) Provide amenities in new developments such as weather protections, wider sidewalks, decorative paving, landscaping, lighting, street furniture, signs and ground floor façade treatment, and pay particular attention to the existing and potential pedestrian movement in each sub-area.

→ The proposal fully support pedestrian movement by providing continuous weather protections, wider sidewalks, appropriate landscape design and glazing storefront.

3.2.6 Vehicular

(b) Reinforce pedestrian continuity along Robson Street. Vehicular access should be other than from Robson Street.

→ The proposal shares underground vehicular access with Capitol Residences through easement, which locates along Seymour Street.

3.2.7 Building Elements

(b) Ensure that the treatment and articulation of the lower floors of buildings are of human scale and relate to pedestrians;

→ The proposal locates retail function and uses glass storefront to activate street level and enrich pedestrian experience. By introducing second level outdoor amenity terrace open space, the proposal not only breaks down building mass, but also create additional layer of visual connection to increase human scale intimacy.

(c) Encourage the development of interesting roof outlines to contribute to the overall downtown skyline;

→ The proposed sloped building form not only minimizes shadow impact from environmental perspective, but also contribute to be an interesting focal point of Vancouver down town skyline.

(d) Retain the 7 ft. building line which exists on the north and south sides of Robson Street, with the primary purpose of allowing for the eventual widening of the sidewalks;

→ The proposal retains the 7ft building line and sets back

building mass to allow widening sidewalk to improve pedestrian movement along Robson Street.

3.2.8 Special Opportunities

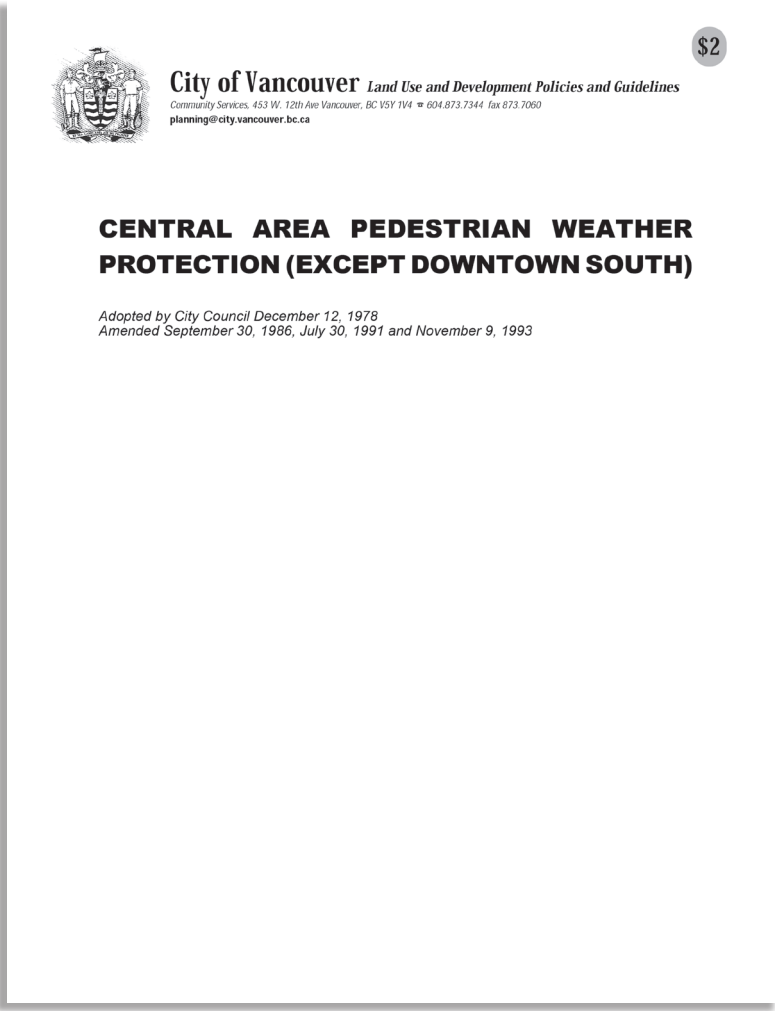
(ii) Determine those areas where cycling opportunities and facilities are appropriate for the development objectives of each sub-area. Determine an appropriate joint City/Developer partnership to achieve the cycling opportunities and facilities;

→ The proposal provides ground level and underground bike stalls and end trip facilities to stratify city requirements and promote green lifestyle among its users.



DESIGN RATIONALE

OVERVIEW OF CENTRAL AREA PEDESTRIAN WEATHER PROTECTION



BACKGROUND

Weather protection for pedestrians has been of concern to Vancouver citizens for many years. This is understandable, as “measurable” precipitation in the form of rain or snow occurs on the average about 40% of the days of the year. Weather protection is therefore an important factor affecting pedestrian movement and public amenity within the Central Area of the city.

WEATHER PROTECTION

(i) The development of a comprehensive continuous pedestrian weather protection system in the form of awnings, canopies, building recesses and arcades, along significant pedestrian public streets and through private development areas;

→ Proposal includes canopies along Robson Street, corner of Seymour Street and large building overhang over the public plaza and entry space for weather protection.

LIVABILITY AND AMENITY

(i) The encouragement of greater movement of people on foot and by public transit within the Central Area of the city;

→ Proposal has retail units at street level to attract pedestrian shoppers and is located within walking distance from public transit.

(i) The emphasis of the pedestrian function of public streets and the provision of a supportive environment for such activities as window shopping, and other active pedestrian street uses.

→ Proposal has expansive and continuous retail units along Robson Street and a corner retail unit facing Seymour Street which activates the streetscape with shopping and pedestrian activity.

VIEWING AREAS

Retail storefront and display windows are perhaps the single most important factor in creating the activity and visual interest that encourages pedestrian use of the street. Adequate weather protection

should be provided over these store fronts to encourage browsing and casual viewing of merchandise by pedestrian passers-by.

→ Each retail unit at street level has canopies that extend above the sidewalk which provides weather protection for shoppers and pedestrian passers-by.

PEDESTRIAN WEATHER PROTECTION AREAS

Based on the planning policies outlined in Section 6, and planning considerations noted in Section 5, a generalized plan of pedestrian weather protection areas has been developed. It indicates street areas where weather protection should be “actively promoted” or “encouraged” as part of private development proposals.

→ Weather protection is proposed on Robson Street and partial weather protection on Seymour Street.

CANOPIES

(i) Form  
(A) Canopies are preferred for use on building frontages over 50 feet, along major pedestrian routes having a predominance of existing canopies, and on theatres and other buildings in front of which significant waiting areas occur.

→ Canopies are provided on Robson Street where majority of the pedestrian activity occurs. Partial canopies and weather protection is provided on Seymour Street for the buildings inhabitants assessing the building.

(B) Canopies should have a minimum vertical clearance of 9 feet, measured from the sidewalk.

→ Proposed canopies have a vertical clearance of 10.5 feet.

(C) Canopies should preferably extend out over the sidewalk at least 8 feet, but should maintain a minimum setback from the outer face of the curb of 2 feet.

→ Proposed canopies extend 8 feet over the side walk and is set back from the curb by 2 feet.

(G) Canopies extending over building frontages greater than 100 feet should be designed to reduce their apparent scale and length, so as to relate better to the pedestrian scale of the street.

→ Proposed canopies are recessed within the exterior structural columns in a series of bays which minimizes the apparent scale and providing a “break” between each bay.

(ii) Material

(A) Canopies should be constructed of non-combustible material supported entirely from the building.

→ Proposed canopies will be constructed of glass and steel that is entirely supported from the building.

(iii) Maintenance

(A) Canopy roofs should be drained in accordance with the Plumbing By-law so that the water flowing therefrom is carried back into the building.

→ Proposed canopies will have gutters that will be designed in accordance with the Plumbing By-law.

(B) The exterior facing material of canopies should require minimum maintenance and have good weathering qualities.

→ Proposed canopies will be constructed from glass and steel which are durable and require minimal maintenance.

DESIGN RATIONALE

600 ROBSON - DESIGN RATIONALE

SITE DESCRIPTION

The site is located at 600 Robson Street and is at the south-west corner of the intersection of Seymour Street and Robson Street. The site is directly north of the Capitol Residences and has easement agreements in place to share the parkade access through adjacent site.

This proposal for 600 Robson is a thirteen-storey mixed-use development, which is comprised of eleven-storey office with ground level retail, level 6 amenity space, a green wall structures, a three-storey below grade parking and a public area – Seymour garden providing access to proposed building and enriching public realm in downtown core.

EXISTING POLICY

600 Robson falls with DD zoning (Area 3) and is augmented by the area-specific Downtown Official Development Plan adopted by council in 1975. This proposal also follows Downtown (Except Downtown South) Design Guideline, Central Area Plan, DD (Except Downtown South) C-5, C-6 HA-1 and HA-2 Character Area Descriptions and Central Area Pedestrian Weather Protection (Except Downtown South).

The allowable FSR on site is 5.0. With Heritage Density Transfer, the proposal increases its FSR by 10% providing a total of 5.5 FSR.

There is a 2.13m (7 ft.) building line on Robson Street and 1.79m (5 ft. 10 ½ in.) Right-of-Way widening on Seymour Street. This creates a great opportunity to widen sidewalks where new and existing street tress will be a key feature which will improve the public realm on both frontages.

FORM AND HEIGHT

According to applicable zoning, the site height limit is 300 ft., which is lower than view cones F1.2 and F1.3 that exist above the site.

Due to desires to minimize shadows cast onto the public realm at Robson and Granville Street, Planning staff requested that the design response consider this desire, resulting in the proposal purposefully sloped its roof to allow the greatest possible sunlight on the public realm.

The highest east parapet is at 64.3m (211 ft.) along Seymour Street, which is significantly lower than 300 ft. allowed by zoning. The roof is

sloped down west towards Granville Street with the west parapet at 58m (190 ft.).

The proposal complies with the Downtown Official Development Plan and other city policy.

ARCHITECTURAL EXPRESSION

A number of strategies are employed to create a respectful and considerate massing.

The building reduces in width along the Robson Street frontage to limit the width of the building facing neighbors. The overall composition of the building is arranged as three elements, each responding to the conditions around them.

At the lower levels, retail uses line the street and will extend down Seymour Street at the corner. With the addition of a public plaza along Seymour that creates an entry to the office lobby, a high degree of transparency and a number of access points creating a welcoming frontage, an improved public realm, and renewed set of commercial uses will reinvigorate the site. Importantly, the building configuration creates a three-sided storefront that addresses the significance of the corner.

An outdoor amenity terrace is arranged on the second level of the building, overlooking Robson and Seymour Streets, which is accessible by all building users. Clearly visible and legible from the street, the activation of a second floor use is intended to improve the experience in the public realm. The existing large oak trees on Robson Street encroach beyond the property line, and the building massing responds to accommodate their continued life on the street.

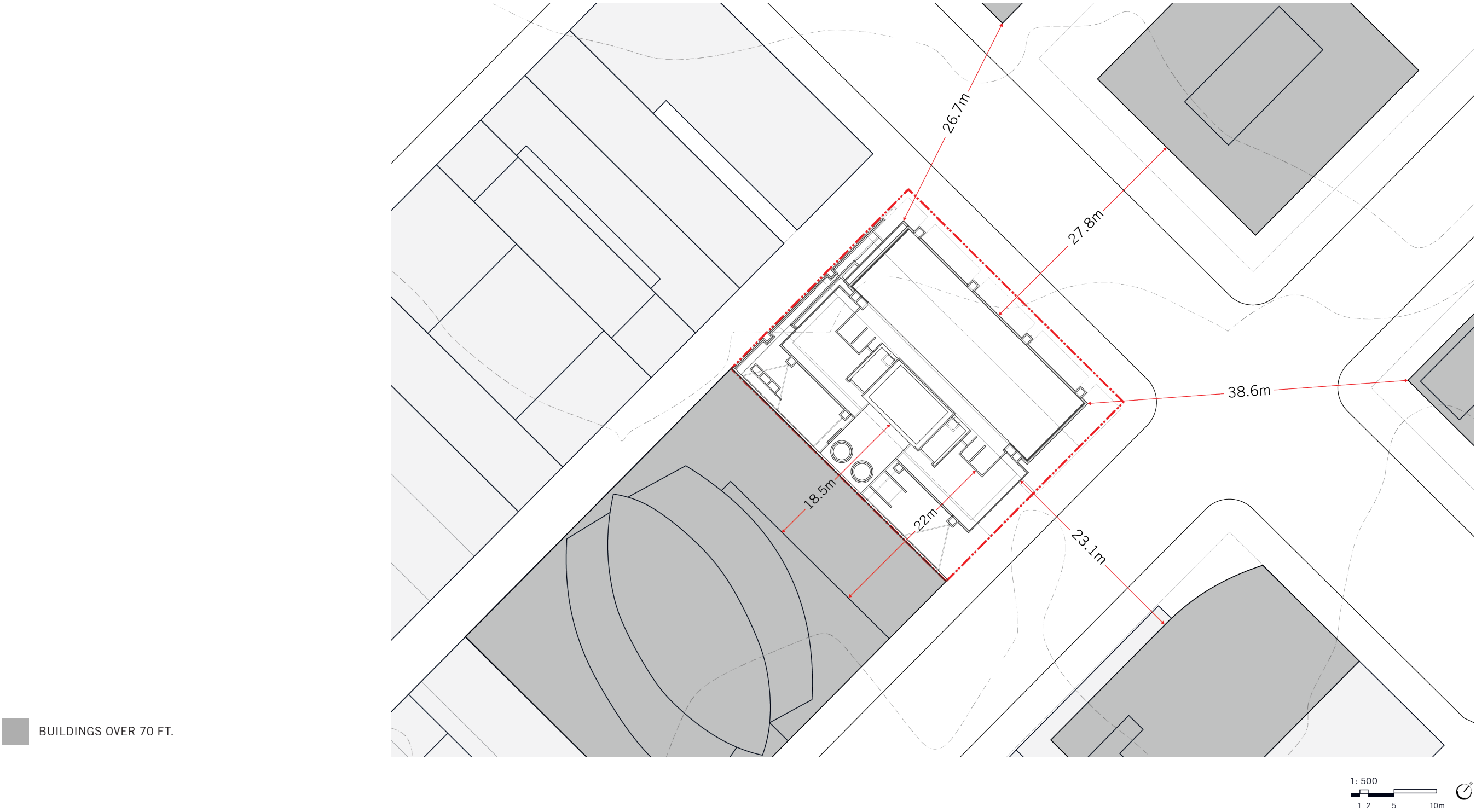
At the middle section of the building, larger floor office spaces are provided, is set off from the adjacent building to the south, providing a welcome interruption in a city block that is highly regular and large (Orpheum Theatre and Capitol Residences). Setting the massing off the party wall allows the floor space to benefit from greater access to daylight and air, with the space between the new space and party wall acting as a light well. A vegetated wall is introduced in the interstitial space, which covers the existing blank party wall of the neighboring building to the south. Introducing meaningful landscape downtown is intended as a public amenity and as an unexpected addition of nature downtown.

Above the level of the street wall, the upper terrace with indoor gym amenity space has been configured to directly correspond with the massing of the existing neighboring building - Capitol Residences, and reinforces the predominant street wall that exists. The terrace created in the new building will afford the adjacent building with a visual connection to landscape, and will allow for views to be maintained for much of the space. In this way the terrace and gap in the massing acts as an extension of the outdoor space that already exists as a part of the adjacent building.

At the top, a series of small floor-plate offices spaces are created along Robson Street away from Capitol Residences to maintain privacy of existing residence. The sloped roof responds to the specific request from City of Vancouver Planning to maximize sunlight to Robson and Granville intersection, which also creates a unique top floor opportunity to add a dynamic feature to the building that acknowledges the significance of Robson Street.

DESIGN RATIONALE

DISTANCE BETWEEN BUILDINGS OVER 70 FT.

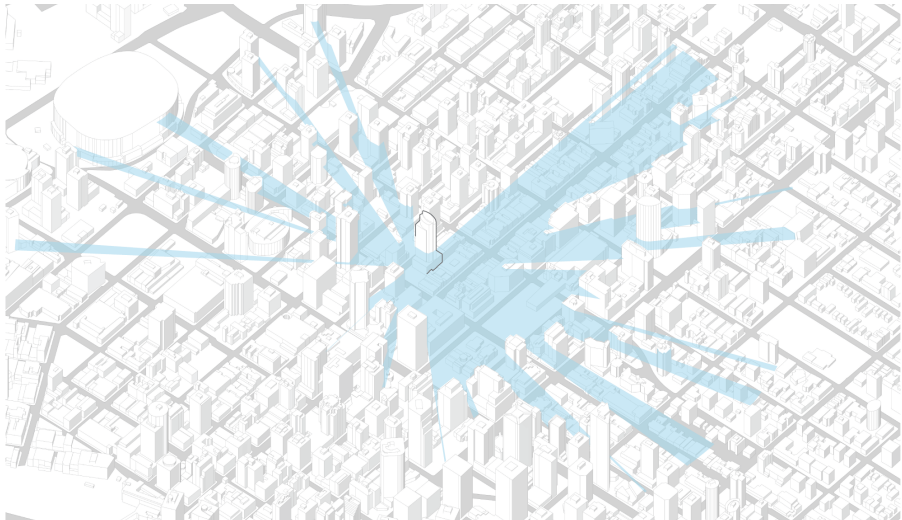


DESIGN RATIONALE

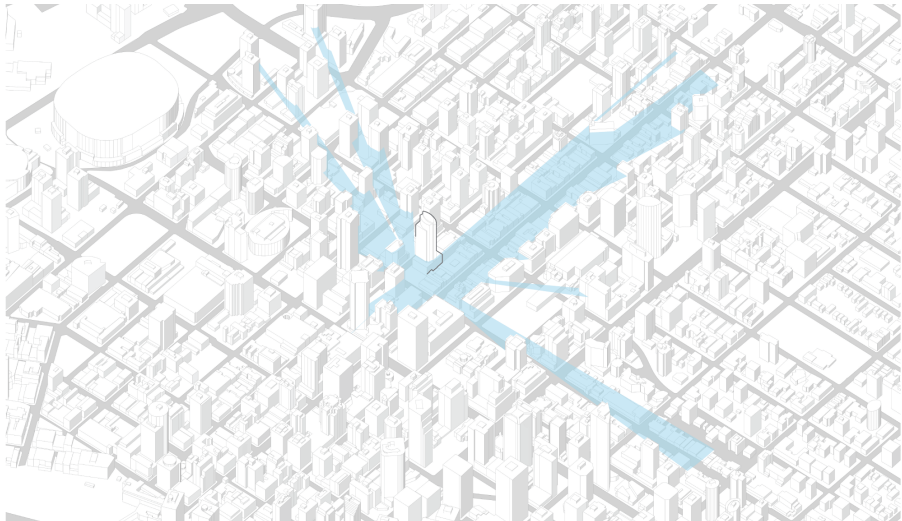
VIEW ANALYSIS

Adjacent site of the proposed development is the Capitol Residences – a 42 storey mixed use institutional/residential tower. The residential units start at level 9 at elevation 29m (95'). The proposed development is 13 storey, with a sloped roof, higher end at 64.3m (211') and lower end at 58m (190').

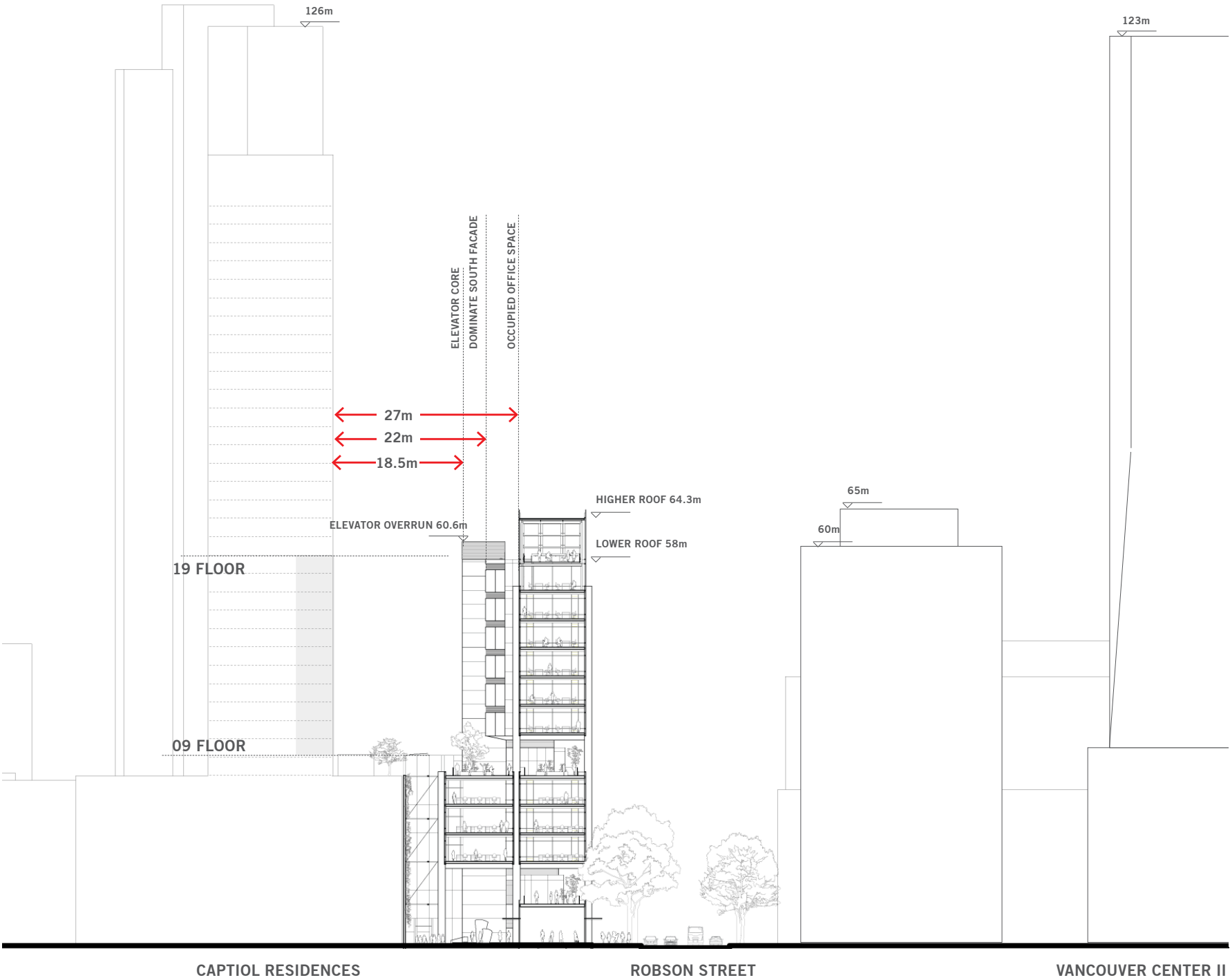
With the proposed height of the development, level 09 to level 19 will be effected. But due to downtown core location, views from those levels are only urban views. Neither mountain nor water can be seen from north facing units.



VIEW AT 19 FLOOR



VIEW AT 09 FLOOR





## DESIGN RATIONALE |

The following measures have been taken to mitigate the potential view impact:

- 



SEYMOUR STREET

ONE ANGLE 50°      TWO ANGLES 70°      IMPACTED