
177 ROBSON STREET (COMPLETE APPLICATION)
DE415323- ZONE DD

AM/BM/DJ/LH

APPLICANT:

Relative Form Arch. Studio
Attention: Abdallah Jamal
2485 Shamrock Place
West Vancouver, BC
V7V 3B8

PROPERTY OWNER:

Mayfair Properties Ltd.
Attention: Zack Bhatia
111 Robson Street
Vancouver, BC
V6B 2A8

EXECUTIVE SUMMARY

- **Proposal:** To construct a new 20-storey hotel and residential building with commercial on the ground floor and hotel rooms on the second to fourth floors.

See Appendix A - Standard Condition

Appendix B - Standard Notes and Conditions of Development Permit

Appendix C - Robson and Cambie Street Building Elevations Approved Under DE411173

Appendix D - Proposed Robson and Cambie Street Building Elevations

Appendix E - Letter "A" from the Receiver and Donor Regarding the Purchase of Heritage Density

- **Issues:** None

STAFF RECOMMENDATION: APPROVE

THAT the Board APPROVE the Heritage Density Transfer request contained in Development Application No. DE415323 submitted, the plans and information forming a part thereof, thereby permitting the development of a 20-storey hotel and residential building with commercial on the ground floor and hotel rooms on the second to fourth floors, subject to the following conditions:

- 1.0 That the condition 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:**

	PERMITTED (MAXIMUM)	APPROVED DE411173	UNDER	PROPOSED
Site Size		224.89 ft./224.95 ft. x 120.16 ft.		224.89 ft./224.95 ft. x 120.16 ft.
Site Area		27,026 sq. ft.		27,026 sq. ft.
FSR ¹	Basic(Area 'C') 5.00 (maximum Residential - 3.00) Bonuses (maximum Residential - 10%x3.00 = 0.30) Basic 5.00 10% Heritage Density 0.39 15% Hotel Bonus <u>0.16</u> Total 5.55		Retail Stores 0.38 Residential 2.31 Hotel <u>2.81</u> Total 5.50	Retail Stores 0.38 Residential 3.27 Hotel <u>1.87</u> Total 5.52
Floor Area ²	Basic (Area 'C') 135,130 sq. ft. (maximum Residential -81,078 sq. ft.) Bonuses (maximum Residential-10%=8,108 sq. ft.) Basic 135,130 sq. ft. 10% Heritage Density 10,600 sq. ft. 15% Hotel Bonus <u>4,268 sq. ft.</u> Total 149,998 sq. ft.		Retail Stores 10,271 sq. ft. Residential 62,564 sq. ft. Hotel <u>75,928 sq. ft.</u> Total 148,763 sq. ft.	Retail Stores 10,235 sq. ft. Residential 88,462 sq. ft. Hotel <u>50,625 sq. ft.</u> Total 149,322 sq. ft.

¹ FSR: The existing building has previously obtained additional FSR through heritage density transfers. See further discussion under **Background**, page 5.

² Floor Area: Under Section 3.2 of the DODP, an additional 15 percent hotel bonus for hotel floor area having floor-to-floor dimensions of less than 10 feet and used for guest accommodation and ancillary corridors, service and access areas may be considered by the DP Board. Under Section 3.14 of the DODP, an additional 10 percent heritage density transfer may be considered by the DP Board, except that this increase shall not apply to hotels where the floor space has already been increased.

• **Legal Description**

Lot: A
Block: 58
District Lot: 541
Plan: EPP16248

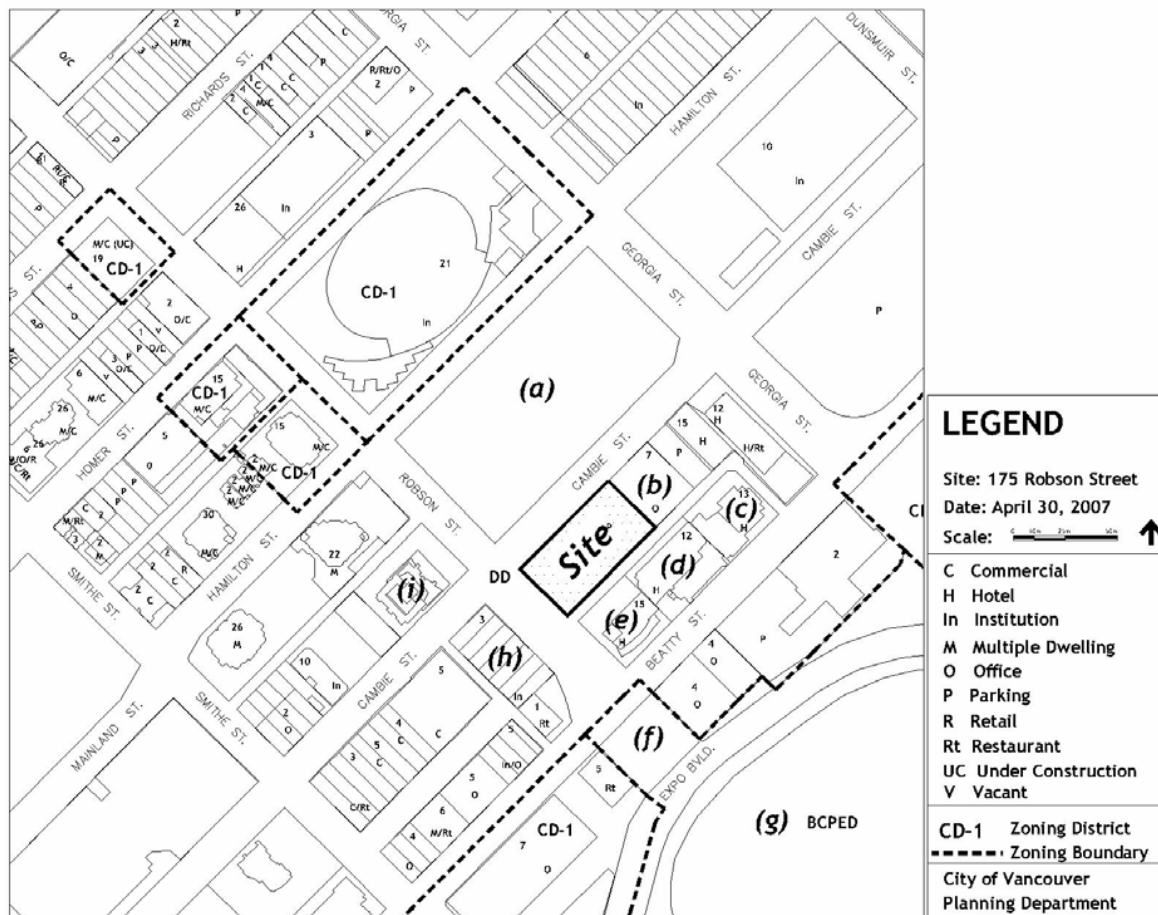
• **History of Application:**

11 11 21 Complete DE415323 submitted

• **Site:** The site is located at the northeast corner of the intersection of Robson Street and Cambie Street and was previously used as an at-grade parking lot at the eastern edge of the Downtown District. Immediately across the lane to the east is Hampton Inn. Across Robson Street is the Catholic Charities building. Across the intersection at Robson Street and Cambie Street is a new mixed use development under construction. Across Cambie Street to the west is the existing CBC studio building and two new residential towers under construction. Immediately north of the site is an office building.

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

- (a) 700 Hamilton Street, CBC Studios with 21- and 30-storey residential towers
- (b) 750 Cambie Street - 'Centennial Building' - 7-storey office building
- (c) 733 Beatty Street - 'YWCA' - 13-storey hotel/residence
- (d) 773 Beatty Street - 'Georgian Court' - 12-storey hotel
- (e) 111 Robson Street - 'Hampton Inn' - 15-storey hotel
- (f) Terry Fox Plaza
- (g) BC Place Stadium
- (h) 150 Robson Street - 'Catholic Charities' - 3-storey Heritage 'B' designated building
- (i) 821 Cambie Street - 'Raffles' - 23-storey retail/residential development



- **Background:** Several development applications including a hotel use have been issued for this site.

A development permit was issued in 1998 for an 18 storey hotel development but that project did not proceed.

In April 2008, the Development Permit Board approved development permit (DE411173) for a 20-storey mixed-use project containing Retail, Hotel and Residential uses, over three levels of underground parking. The project contained 102 hotel suites on the 3rd through 9th floor and 78 dwelling units on the 10th through 20th floors.

This development permit was issued on Jan 10, 2012 and the building permit was issued on February 3, 2012.

Prior to issuing the above permit, the applicant met with staff regarding a reconfiguration and distribution of the hotel and residential uses within the building. The current development application is keeping to a similar form of development that had been previously approved, but is seeking to redistribute and reduce the amount of hotel floor area and increase the amount of residential floor area in the building.

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

1. **Downtown Official Development Plan (DODP)**

An FSR of 5.0 in a variety of uses (with a maximum 3.0 FSR for residential), including required retail on Robson Street. The By-law permits Heritage Density floor space transfers up to 10% of the total permitted floor (area excluding hotel floor area) and a separate hotel (guest accommodation) floor area increase up to 15%.

Response to Applicable By-laws and Guidelines:

The current proposal is for smaller boutique hotel rather than the previous hotel that included a large scale conference facility, restaurant, lounge, full service kitchen and two elevators. The reconfiguration of these spaces will contain hotel administration offices, smaller hotel conference room, redistribution and reduction of hotel rooms to 75 on levels 2 thru 4 and increase the amount of residential floor space and dwelling units to 106 on levels 5 thru 20.

The ground level remains primarily retail, along with hotel and residential lobbies. Hotel guest rooms, hotel administrative uses and most of the amenity areas are now concentrated at the second, third and fourth levels of the building (podium). Above the podium levels, the tower will contain only residential uses. There have been massing improvements to the tower, through a reduction of the overall floor plate. The overall height of the building has remained the same but one level within the tower has been removed allowing for higher ceilings within the residential units.

As a result of this reconfiguration and the increase of residential floor area within the building, there is a shortfall in the amount of density to accommodate the increase. The previous and current application optimizes the provisions of the hotel (guest accommodation) floor area increase of 15%. The previous application did not maximize its residential floor area provisions (previously 2.31 FSR - proposed 3.27 FSR) and the maximum transfer of 10% heritage density can still be considered for the increase amount, results in a modest of additional heritage density needed to be purchased of 4,096 sq. ft.

There have been some modest design changes in the building and staff are satisfied that these are acceptable.

- **Conclusion:** Staff support this proposal for a small heritage density transfer with the conditions attached.

J. Greer
Chair, Development Permit Staff Committee

A. Molaro, MAIBC
Senior Development Planner

B. Mah
Project Coordinator

Project Facilitator: David Jung

A.1 Standard Condition

- A.1.1 Provision of Letter "B" (sample copy attached) which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if condition 1.0 has not been complied with on, or before **August 20, 2012**, 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 By-law 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 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Condition of Development Permit:

- B.2.1 This site is affected by the Development Cost Levy By-law No. 6924. Levies will be required to be paid prior to issuance of Building Permits.
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DE 411173



PROJECT NO. 1000
 DATE: 08/14/11
 DRAWING NO. 1000-01
 SCALE: AS SHOWN
 SHEET NO. 1000-01-01

OWNER: UNIVERSITY CITY
 ARCHITECT: RELATIVE FORM STUDIO
 ENGINEER: HOK
 CONTRACTOR: HOK

DATE: 08/14/11

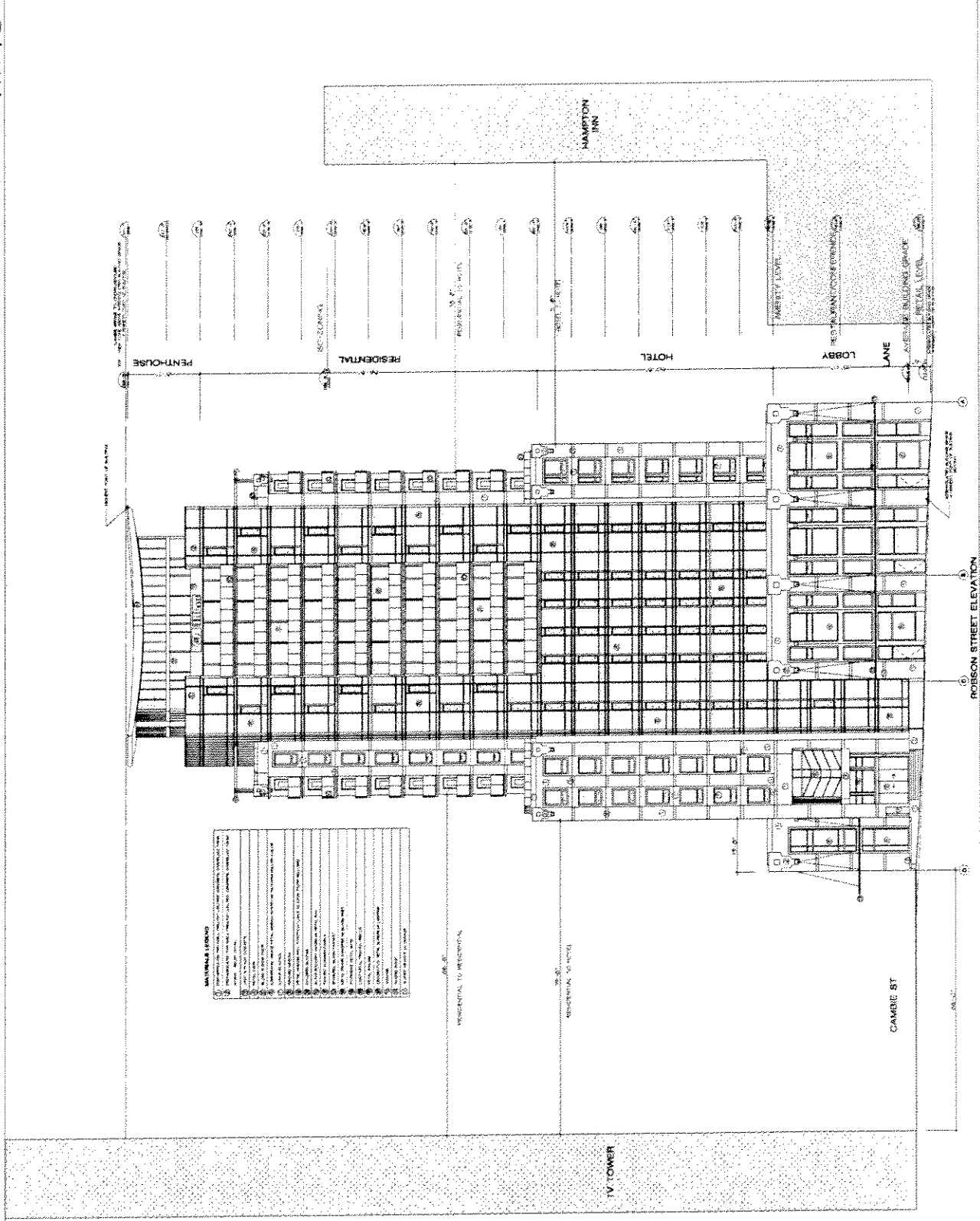
SCALE: AS SHOWN

1000 MARKET STREET
 PHILADELPHIA, PA 19102
 TEL: 215-562-1000
 FAX: 215-562-1001
 WWW.RELATIVEFORMSTUDIO.COM

PROJECT NO. 1000
 DATE: 08/14/11
 DRAWING NO. 1000-01
 SCALE: AS SHOWN
 SHEET NO. 1000-01-01

OWNER: UNIVERSITY CITY
 ARCHITECT: RELATIVE FORM STUDIO
 ENGINEER: HOK
 CONTRACTOR: HOK

DATE: 08/14/11



MATERIALS LEGEND

1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	STEEL
6	ALUMINUM
7	CERAMIC TILE
8	PAINT
9	PLASTER
10	CEILING
11	FLOORING
12	ROOFING
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING
16	INSULATION
17	GLAZING
18	SCREENING
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ROBSON STREET ELEVATION

CAMBER ST

TV TOWER

DE 415 323



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DATE: 01/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

SCALE: 1/8" = 1'-0"

PROJECT: CENTENNIAL BLDG

DATE: 01/11/11

BY: [Name]

FOR: [Name]

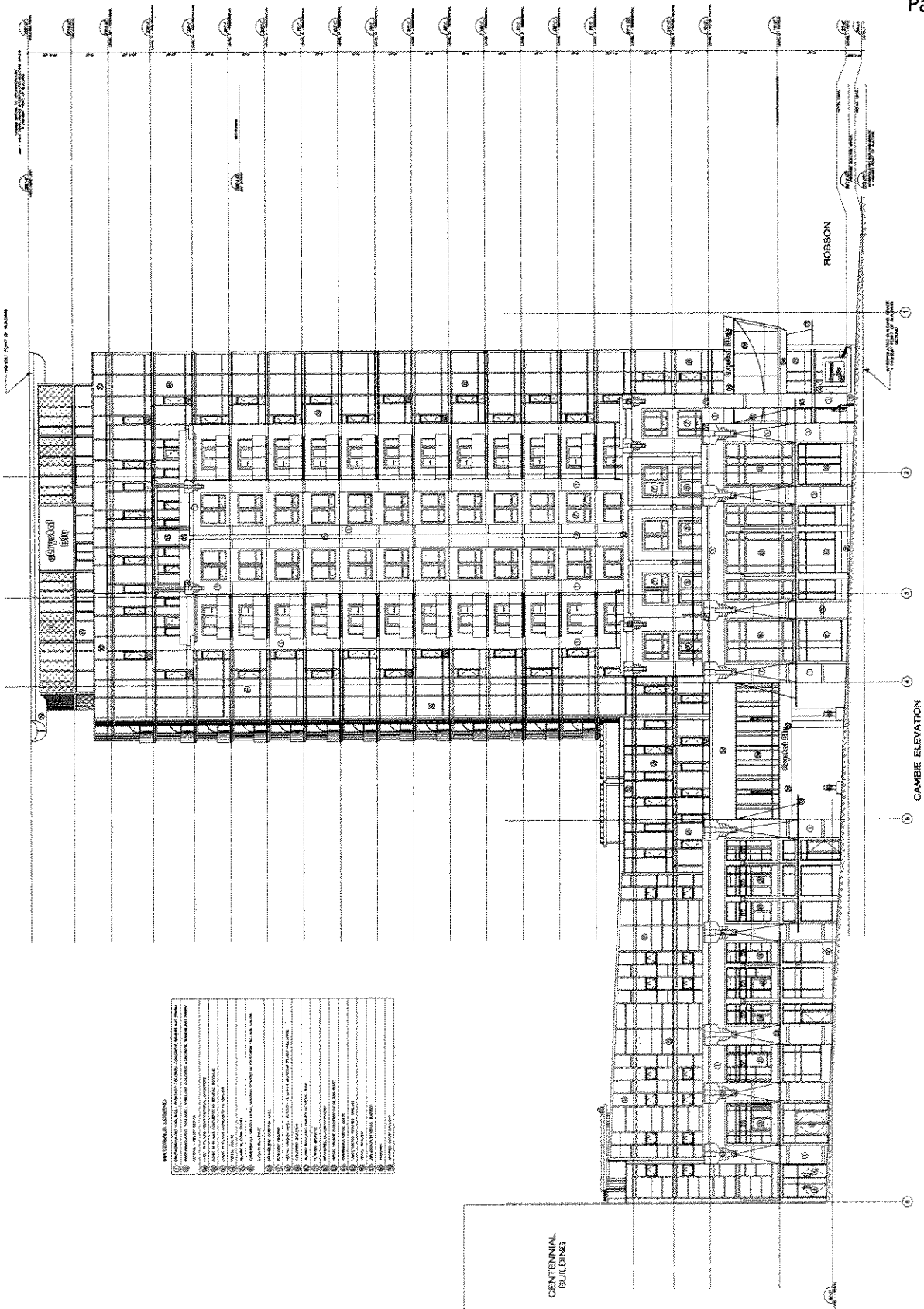
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DATE: 01/11/11

BY: [Name]

FOR: [Name]

A3.0



MATERIALS & FINISHES

1	CONCRETE
2	EXTERIOR WALLS
3	GLASS CURTAIN WALL
4	GLASS
5	ALUMINUM CLADDING
6	STEEL
7	BRICK
8	WOOD
9	PAINT
10	ROOFING
11	MECHANICAL
12	ELECTRICAL
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DE415323



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DATE: 01/15/14

ORIGIN: BU
 TITLE: Elevations

BY: Robert S. Vaccaro
 FOR: Ayrta Properties
 EA

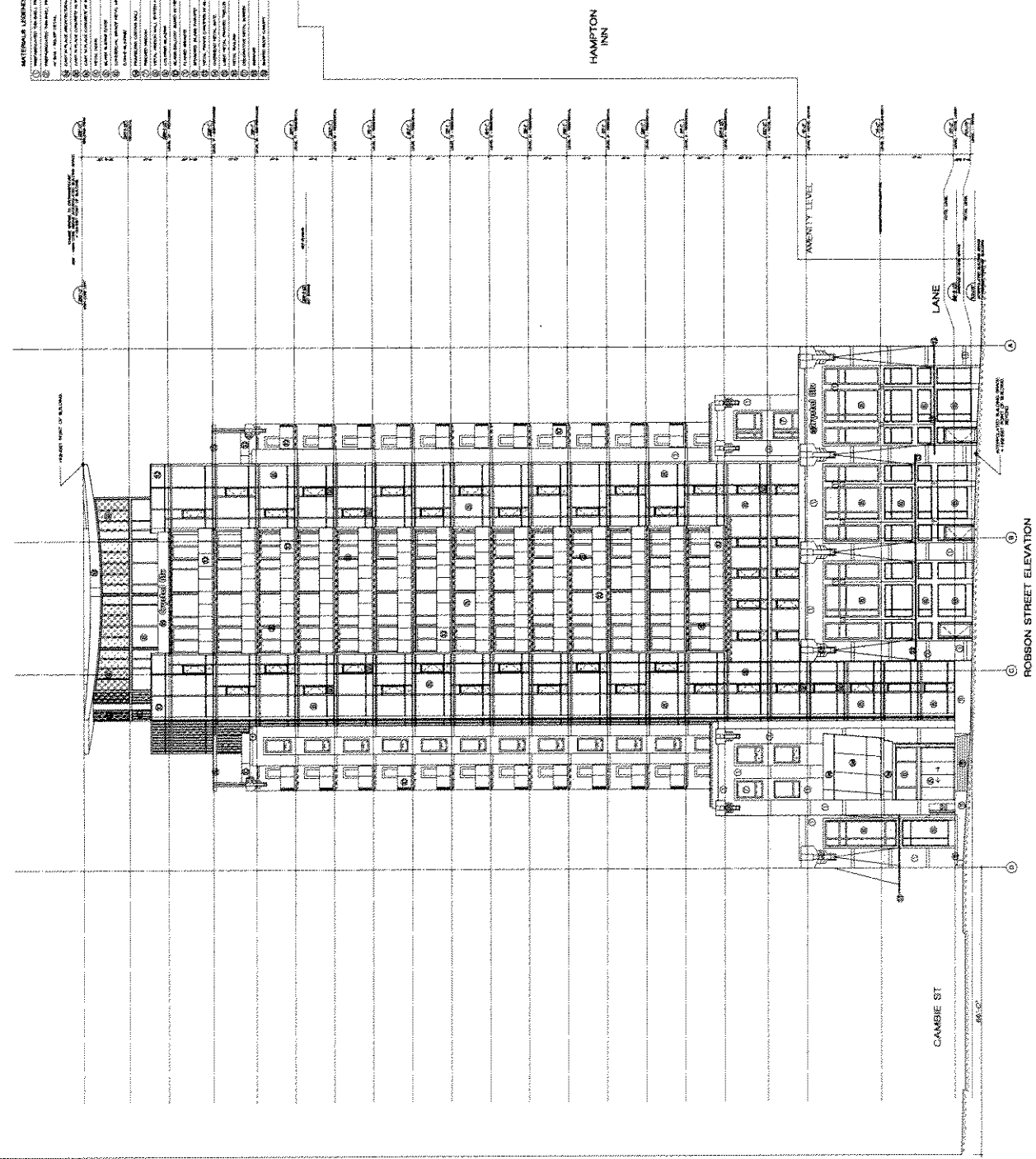
ROBSON STREET
 ELEVATION

SCALE: 1/8" = 1'-0"

A3.1

MATERIALS LEGEND

1	CONCRETE
2	BRICK
3	GLAZED TERRAZZO
4	GLAZED CERAMIC TILE
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100	GLAZED CERAMIC TILE



TV TOWERS

Letter "A" - Transfer of Heritage Density

February 13, 2012

City of Vancouver
Development Services
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Project Facilitator

Dear Sir or Madam:

Re: Transfer of Heritage Density

798 Cambie Street / 155 Robson Street / 762 Cambie Street, Vancouver, BC
(receiver site) receiver site addresses

640 West Pender Street, Vancouver, BC (donor site)
donor site address

This is to confirm that a conditional agreement has been reached between Bontebok Holdings Ltd., the registered owner of a heritage donor site at 640 West Pender Street, Vancouver, to sell 4,096 square feet of heritage density to 4266 Investments Ltd., the registered owner of the above receiver site at 798 Cambie Street / 155 Robson Street / 762 Cambie Street in Vancouver, BC, at a price of \$ 53 per sq. ft. and total value of \$ 217,088.00 plus 12% HST. This agreement is subject to the City's approval of the Development Application for the receiver site.

The Donor Site Owner and the Receiver Site Owner both agree that the City has no responsibility to ensure payment or the fulfilment of any condition of our agreement. We also agree that the City has no obligation to effect the transfer. The decision to transfer is within the City's discretion to refuse or approve, as it will, without recourse by any party.

Both the Donor Site Owner and the Receiver Site Owner are aware that the City cannot, and will not, effect a density transfer until all conditions for release of the density from the donor site have been fulfilled including:


- the donor site is possessed of the density which is the subject of this agreement (that is, that the rezoning by-law is enacted, or the Heritage Agreement is enacted and registered on title and the related Development and Building Permits are issued); and
- the density from the donor site is available for sale to the Receiver Site Owner; and
- the Donor Site Owner has completed the rehabilitation of the heritage building, or given the City a letter of credit therefore, or completed sufficient donor site rehabilitation to warrant a partial release of density, and fulfilled any other requirement as set out in the legal agreements with City; and
- submission of a fully executed Letter B in the form acceptable to the City.

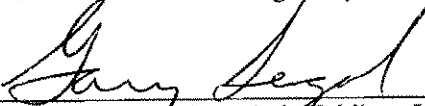
Donor Site Table

(Note: Donor Site Owner is responsible for ensuring data in table is correct.)

A. Total transferable density awarded to the Donor Site by the		135,000	ft ²
Heritage Agreement or Rezoning			
Transfers approved to date (that is, receiver site's Development Permit or Rezoning approved with conditions)			
Address of receiver site(s)	DE# / RZ#	Amount transferred	
1200 West Hastings Street, Vancouver, BC		26,460 ft ²	
520 – 550 West 8 th Avenue, Vancouver, BC	DE408752	26,497 ft ²	
1104 – 1238 Seymour Street, Vancouver, BC	DE410075	77 ft ²	
1012 – 138 Seymour Street, Vancouver, BC	DE411186	110 ft ²	
833 Homer Street, Vancouver, BC	DE410566	13,075 ft ²	
PH6 – 1188 Richards Street, Vancouver, BC	DE411443	76 ft ²	
505 – 1188 Richards Street, Vancouver, BC	DE411933	56 ft ²	
1206 – 822 Seymour Street, Vancouver, BC	DE411631	130 ft ²	
175 Robson Street, Vancouver, BC	DE411173	6,504 ft ²	
777 Thurlow Street, Vancouver, BC	DE411833	569 ft ²	
806 – 1238 Seymour Street, Vancouver, BC	DE412352	135 ft ²	
1006 – 1238 Seymour Street, Vancouver, BC		66 ft ²	
1007 – 1238 Seymour Street, Vancouver, BC		62 ft ²	
906 – 1238 Seymour Street, Vancouver, BC		159 ft ²	
1201 – 1215 Bidwell Street & 1702 – 1726 Davie Street, Vancouver, BC		5,714 ft ²	
B Total transfers approved to date		79,690 ft ²	
C Total density available for transfer (A - B)		55,310 ft ²	
D Other transfer agreements not yet approved by the City		26,692 ft ²	
E Transfer amount proposed in this transaction		4,096 ft ²	
F Total density available after proposed transfer (C - (D + E))		24,522 ft ²	

Yours truly,


Receiver Site Owner – 4266 Investments Ltd.
Zack Bhatia – Authorized Signatory


Donor Site Owner – Bontebok Holdings Ltd.
Gary Segal – Authorized Signatory

cc: Heritage Planning Analyst, Heritage Group
Development Officer, Real Estate Services