**EXECUTIVE SUMMARY**

- **Proposal:** To enclose a portion of an outdoor roof deck on the 3rd floor and convert it to 1,985 SF of additional office space (via Heritage Density transfer) for this existing office tenant at #300-550 Robson St in this building.

  See Appendix A - Standard Condition
  - Appendix B - Standard Notes and Conditions of Development Permit
  - Appendix C - Plans and Elevations
  - Appendix D - 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. DE416314 submitted, the plans and information forming a part thereof, thereby permitting an addition to enclose the existing commercial roof deck and create additional office space, using a Heritage Density Transfer of 1,985 SF from donor site at 133 Keefer Street, 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:

<table>
<thead>
<tr>
<th></th>
<th>PERMITTED (MAXIMUM)</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size</td>
<td></td>
<td>120.0 ft. x 143.0 ft.</td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td></td>
<td>17160.0 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Floor Area¹</td>
<td>85,800.0 sq. ft.</td>
<td>90,520.0 sq. ft.</td>
<td>92,505 sq. ft.</td>
</tr>
<tr>
<td>FSR²</td>
<td>5.00 (total)</td>
<td>5.28</td>
<td>5.39</td>
</tr>
<tr>
<td>Parking</td>
<td>59 (minimum) 65 (maximum)</td>
<td>117 (non-conforming)³</td>
<td>117 (non-conforming)</td>
</tr>
</tbody>
</table>

¹ Floor Area: Under Section 3.14 of the DODP, an additional 10 percent heritage density transfer (maximum 5.5 FSR or 165,000.0 sq. ft.) may be considered by the DP Board.

Note: Original permitted floor area was calculated based on the site area before dedication. Permitted floor area shown is based on the current site size. 320 SF of Heritage Density has been transferred to the site to date (see Background)

² FSR: The existing building has previously obtained additional FSR through heritage density transfers. See further discussion under Background, page 5.

³ Parking: Parking requirements for development in DD have decreased since the original construction of this building.
- **Legal Description**
  Lot A, Block 64, District Lot 541, BCP 1877

- **History of Application:**
  12 11 06 Complete DE Submitted
  13 02 25 Development Permit Board Meeting

- **Site:** The site is located at the corner of Robson and Seymour across the lane from an undeveloped parking lot site.

- **Context:** Significant adjacent development includes:
  a) 833 Seymour St. – Capitol Residences
  b) 555 Robson St. – Telus Gardens
  c) 535 & 565 Smithe St. – Symphony Place
  d) 480 Robson St. – R & R

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### LEGEND

- **North:**
- **Scale:**
- **Site:** 550 Robson Street
- **Date:** January 24, 2013

- M: Multiple Dwelling
- O: Office
- R: Retail
- H: Hotel
- P: Parking
- T: Theatre
- #: No. of Storeys

- DD: Zoning District
- DD: Zoning Boundary

City of Vancouver Planning Department
Background: DE406340, issued November 22, 2002 approved the construction of a 13 storey, mixed use commercial/residential building, containing ground floor retail, second and third floors commercial office and fourth through thirteenth floor (10 storeys) residential use, containing a total of 82 dwelling units, all atop of three levels of underground parking accessed from the rear lane.

DE408776, issued January 13, 2005 approved interior and exterior alterations to combine two penthouse units into one unit, and to add a new stairwell to access a new roof deck, using 190 SF of Heritage Density transferred from the site at 48-56 Water Street.

DE411631, issued July 25, 2008 approved interior alterations to add 130 SF of floor area in suite no. 1206, by expanding the upper floor, thereby granting an increase in the Floor Space Ratio using a Heritage Density Transfer.

The current Development Application seeks a total of an additional 1,985 SF, out of 3,860 SF still remaining in the total of 4,180 SF of heritage density eligible for this site. The applicant has indicated the purchase of heritage density is from 133 Keefer St (Two by Four Developments).

Standard Condition A1.1 requires that the documentation necessary to confirm the purchase of qualifying density be submitted.

Applicable By-laws and Guidelines:

1. Downtown Official Development Plan (DODP)

   The site is within area C3 of the Downtown District. Section 3.1 of the DODP states, in part:

   C3 in the area denoted by the letter ‘C3’, the total density for all permitted uses must not exceed a floor space ratio of 5.00, and, for new construction, an addition to an existing building that increases the residential floor area, or a change of use in an existing building that increases the residential floor area, the total density for non-residential uses must not be less than a floor space ratio of 2.00;

   Section 3.14 of the DODP states, in part, the following:

   Notwithstanding subsections 1, 3 and 4, the Development Permit Board may permit an increase in 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.

2. Downtown (Except Downtown South) Design Guidelines

3. Metropolitan Core Jobs and Economy Land Use Plan (2005), and Issues and Directions Report: Metropolitan Core Jobs & Economy Land Use Plan

   The Metro Core Jobs and Economy Land Use Plan seeks to ensure that there is sufficient job space within the City’s zoning to allow for job and economic growth over the next 25 years. The site is located in the Shoulder Area of the Central Business District, as identified in the Issues and Directions Report. Commercial space including offices is encouraged in the area. There are minimum amounts of commercial space that must be provided in new development, specified for the area.

Response to Applicable By-laws and Guidelines:

1. Downtown Official Development Plan
FSR: The By-law allows up to a maximum of 5.00 FSR for all permitted uses, plus up to 10 percent additional heritage density transfer allowed under Section 3.14.

The proposed floor space addition under this application is 1,985 SF, thereby increasing density transfers for this site from 320 SF to 2,305 SF or 0.13 FSR, which equates to 26.8 percent of the maximum 10 percent heritage density transfer eligible for this site. The proposal meets the density and FSR provisions of the DODP.

Land Use: Office is a permitted land use in the area.

Height of Buildings: The height of the building and View Cones are not affected by this addition.

2. Downtown (Except Downtown South) Design Guidelines

Proposed exterior alterations are minor in the scale of the building. They are located in the less visible area of the building, which is south-east corner facing the lane, at level 3. It doesn’t affect livability of the building or the adjacent properties. An extensive green roof is proposed to replace currently existing open deck area removed. Therefore the views from above will not be diminished.

Small deck area, approximately 25% of the original deck, will remain as an amenity for the office use.

The proposed addition matches the existing building in materials in order to achieve a seamless transition.

3. Metropolitan Core Jobs and Economy Land Use Plan (2005), and Issues and Directions Report:
   Metropolitan Core Jobs & Economy Land Use Plan

Proposed addition improves and extends existing commercial office space in the area well served by transit. New work spaces will be possible in this new addition.

• Conclusion: Staff support this proposal for a small heritage density transfer with the conditions attached.
J. Greer  
Chair, Development Permit Staff Committee

A. Malczyk  
Development Planner

A. Wroblewski  
Project Coordinator
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 July 1, 2013, 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.
PROJECT DATA
PROJECT ADDRESS: 300-550 ROBSON STREET, VANCOUVER BC.
LOT A, EXCEPT PART IN AIR SPACE PLAN BCP 14921,
BLOCK 64, DISTRICT LOT 541,
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP 1877
PID: 025-512-668

PROJECT STATISTICS

<table>
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<tr>
<th>SITE SIZE:</th>
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<th>MINIMUM</th>
<th>PROPOSED</th>
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<tr>
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<td>LEVEL 1:</td>
<td>11,138 SF</td>
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<td>OCCUPANCY:</td>
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ARCHITECTURAL

DRAWING LIST

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STRUCTURAL

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<td>GENERAL NOTES, PLANS &amp; DETAILS</td>
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<td>A3.2</td>
<td>DETAILS</td>
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ASSEMBLY SCHEDULE

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<td>STEEL</td>
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<tr>
<td>GLASS</td>
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ONNI OFFICE EXPANSION - 550 ROBSON ST.
ISSUED FOR BUILDING PERMIT

VANCOUVER, B.C.
JANUARY 18, 2012
Schedule “A”

Letter “A” - Transfer of Heritage Density
(to accompany development application)

January 21, 2013 (date)

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

300-550 Robson St. (receiver site)
receiver site address

133 Keefer St. (donor site)
donor site address

This is to confirm that a conditional agreement has been reached between

Two developments with the registered owner of a heritage donor site at

133 Keefer St. (address), to sell 1,985
(amount) sq. ft. of heritage density to 505 5th Ave. Ltd., the registered
owner of the above receiver site at 300-550 Robson St.
(address), at a price of $33.44 per sq. ft. and total value of
$73,444.5. 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 fulfillment 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: Owner of Donor Site is responsible for ensuring data in table is correct.)*

<table>
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<th>Address of receiver site(s)</th>
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<td></td>
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<td>ft²</td>
</tr>
</tbody>
</table>

B. Total transfers approved to date  

C. Total density available for transfer \((A - B)\)  

D. Other transfer agreements not yet approved by the City  

E. Transfer amount proposed in this transaction  

\[ 1,985 \text{ ft}^2 \]

F. Total density available after proposed transfer \((C - (D + E))\)  

---

(Donor Site Owner – insert complete legal name)  

Two by Four Developments Ltd.

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

(Receiver Site Owner – insert complete legal name)  

6059 B.C. Ltd.)