
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

FOR THE DEVELOPMENT PERMIT BOARD
FEBRUARY 25, 2013

300-550 ROBSON STREET (COMPLETE APPLICATION)
DE416314 - ZONE DD

AM/AW/LH

APPLICANT:
Onni Group
Attention: Brendan Yee
#300 - 550 Robson Street
Vancouver, BC
V6B 2B7

PROPERTY OWNER:
605559 BC Ltd.
300-550 Robson Street
Vancouver, BC
V6B 2B7

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:**

	PERMITTED (MAXIMUM)	EXISTING	PROPOSED
Site Size		120.0 ft. x 143.0 ft.	
Site Area		17160.0 sq. ft.	
Floor Area ¹	85,800.0 sq. ft.	90,520.0 sq. ft.	92,505 sq. ft.
FSR ²	5.00 (total)	5.28	5.39
Parking	59 (minimum) 65 (maximum)	117 (non-conforming) ³	117 (non-conforming)

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

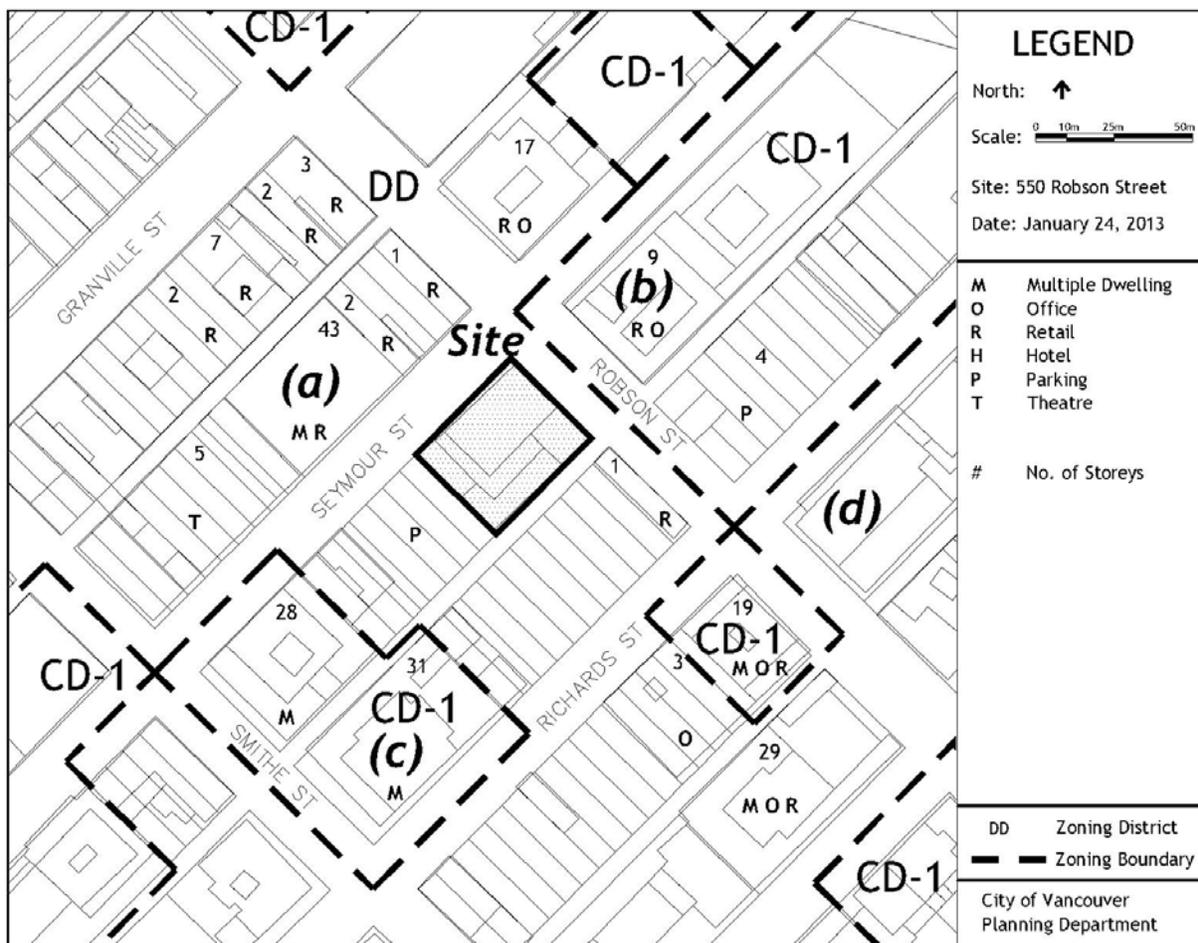
• **History of Application:**

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



● **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.
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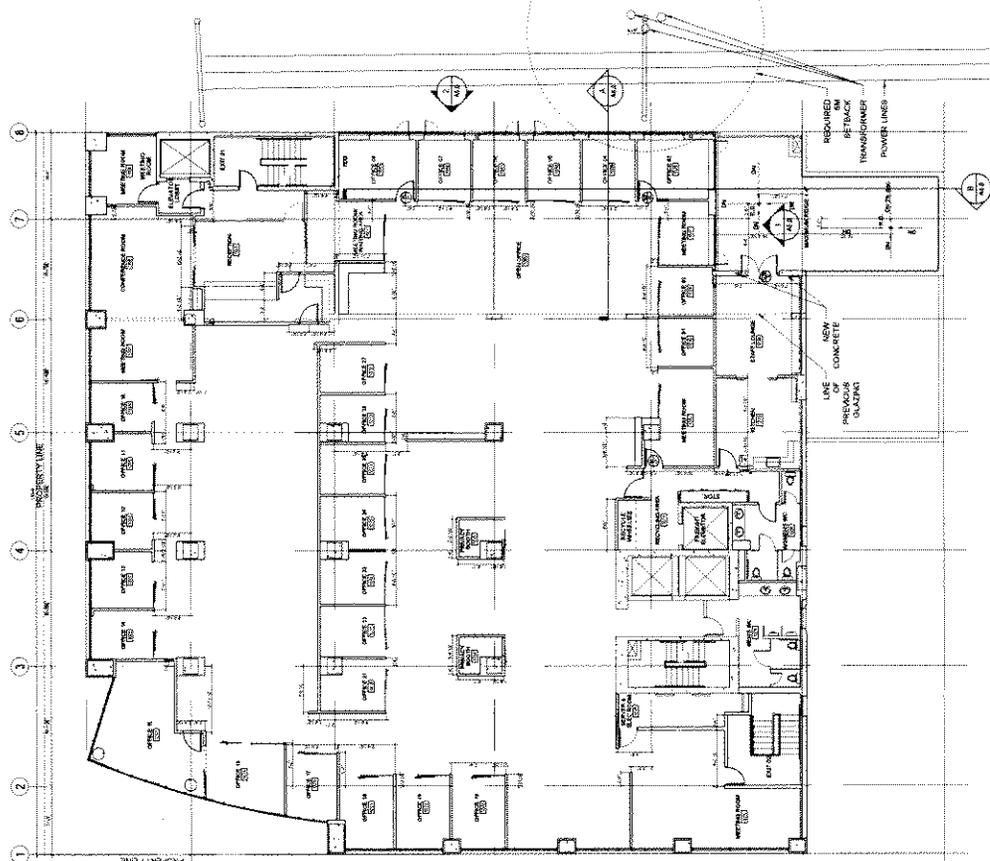
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2. PROJECT NAME	580 ROBSON ST. VICTORIA
3. PROJECT LOCATION	580 ROBSON ST. VICTORIA
4. PROJECT TYPE	OFFICE
5. PROJECT PHASE	CONSTRUCTION
6. PROJECT STATUS	IN PROGRESS
7. PROJECT START DATE	2014-02-01
8. PROJECT END DATE	2014-02-01
9. PROJECT OWNER	ONNI OFFICE
10. PROJECT ARCHITECT	ONNI OFFICE
11. PROJECT ENGINEER	ONNI OFFICE
12. PROJECT CONTRACTOR	ONNI OFFICE
13. PROJECT SUBCONTRACTOR	ONNI OFFICE
14. PROJECT DESIGNER	ONNI OFFICE
15. PROJECT DRAWING NO.	2014-021-001-001
16. PROJECT DATE	2014-02-01
17. PROJECT SCALE	1/8" = 1'-0"
18. PROJECT SHEET NO.	001
19. PROJECT SHEET TOTAL	001
20. PROJECT REVISIONS	

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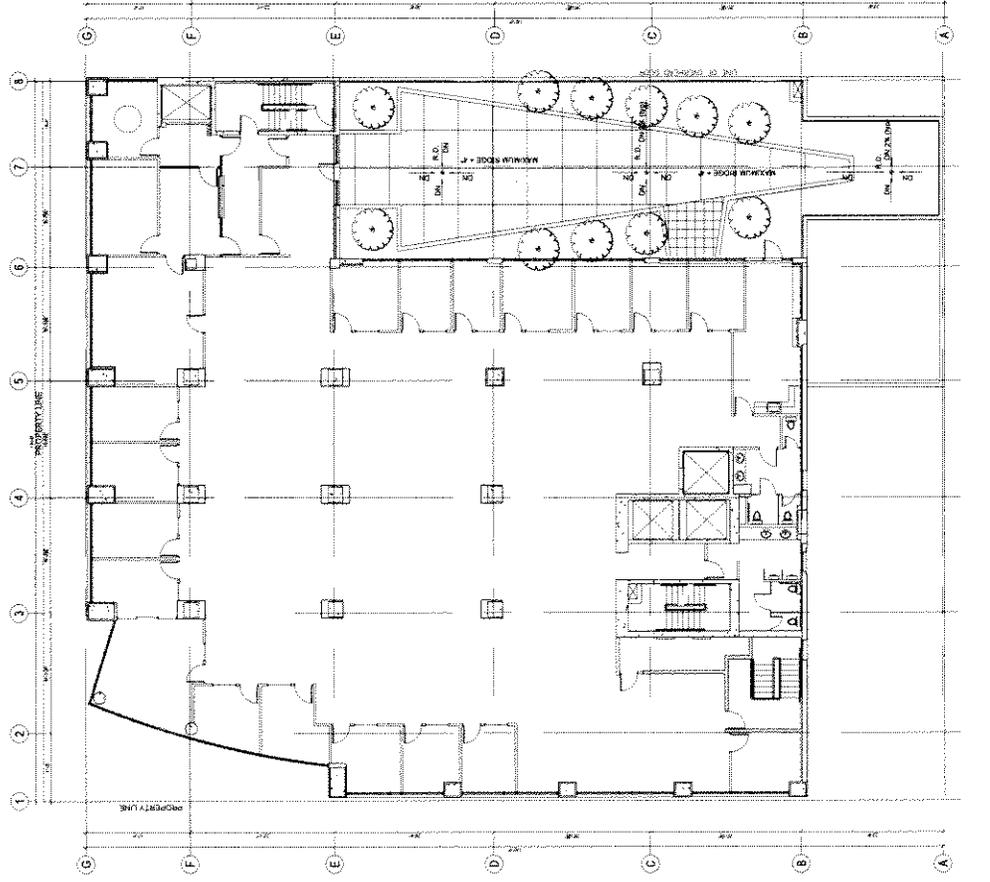
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LEVEL 03 - PROPOSED
SCALE: 1/8" = 1'-0"

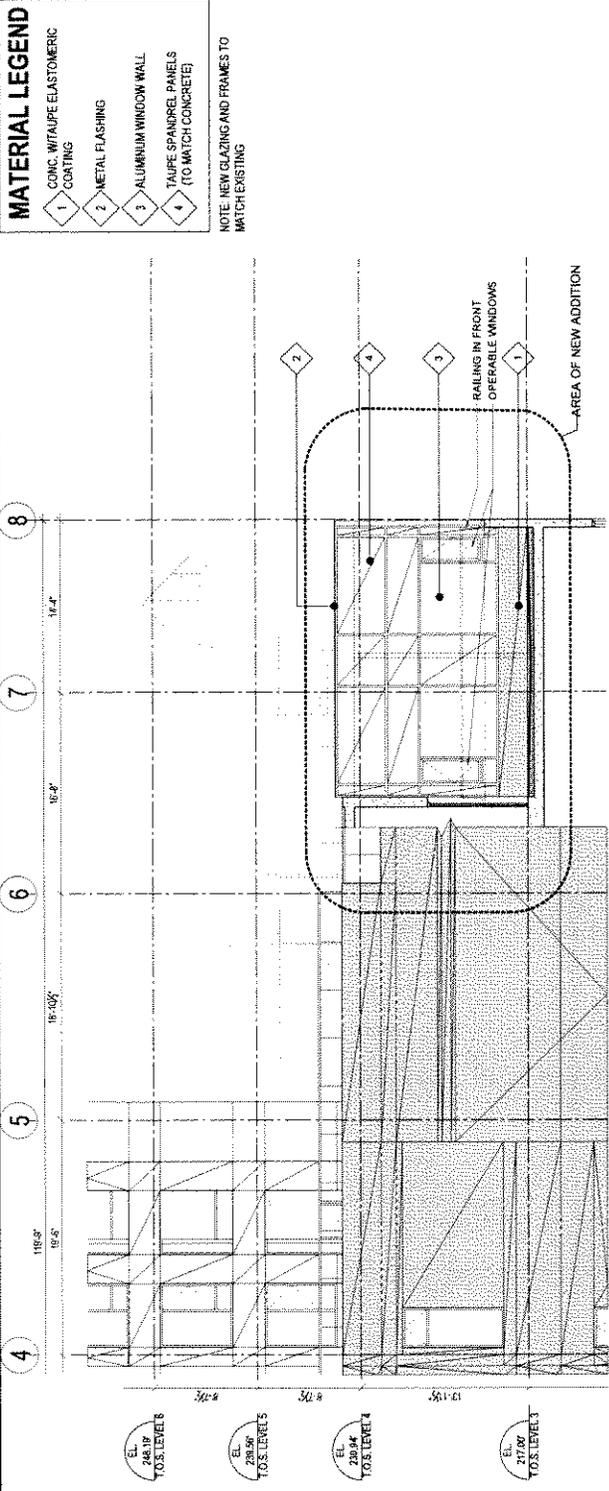


LEVEL 03 - CURRENT
SCALE: 1/8" = 1'-0"

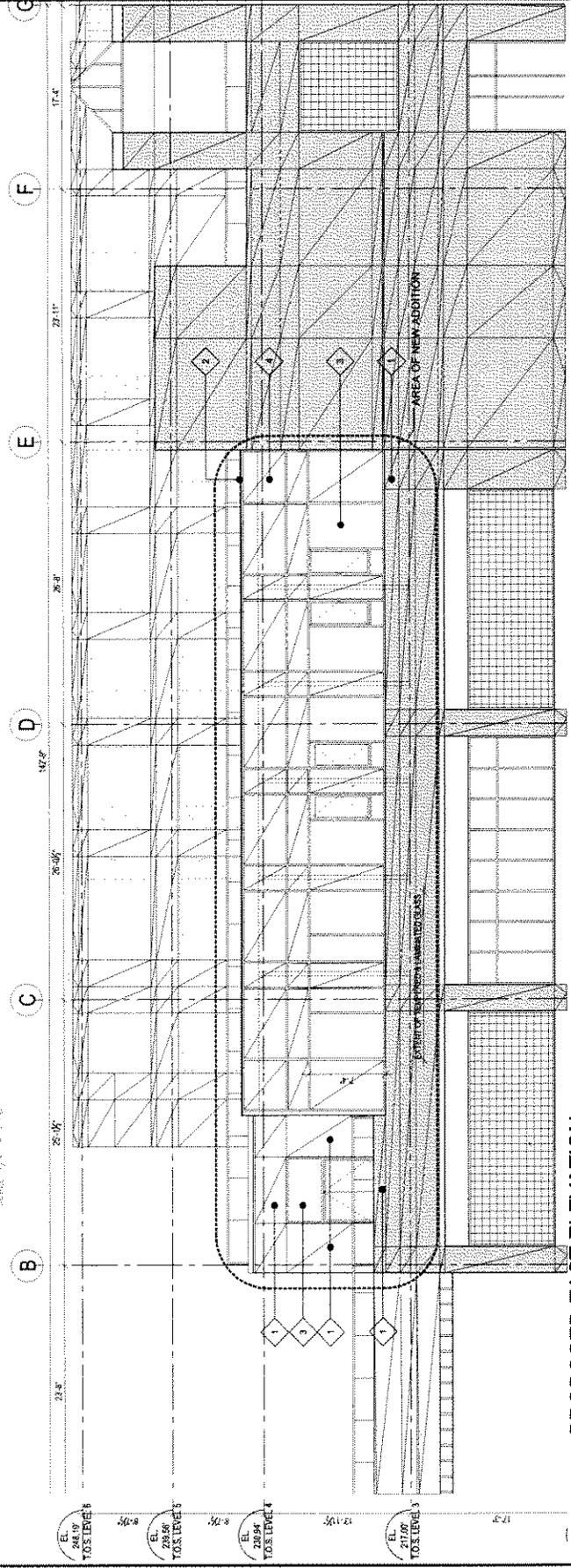


1	CONC. WITH TAUPE ELASTOMERIC COATING
2	METAL FLASHING
3	ALUMINUM WINDOW WALL
4	TAUPE SPANDREL PANELS (TO MATCH CONCRETE)

NOTE: NEW GLAZING AND FRAMES TO MATCH EXISTING



PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

IBI
INTERNATIONAL BUILDING DESIGN

PROJECT NO. 15156
DATE: 05/11/11
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN
SHEET NO. 02 OF 03

ONNI OFFICE
550 Robson St., Vancouver

PROJECT NO. 15156
DATE: 05/11/11
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN
SHEET NO. 02 OF 03

PARTIAL SOUTH & EAST ELEVATIONS

PROJECT NUMBER: A5.0



1	PROJECT NO.	2018-001
2	PROJECT NAME	ONNI OFFICE
3	PROJECT ADDRESS	55 FURUSH S. HIGHWAY
4	PROJECT CITY	HOUSTON, TX
5	PROJECT STATE	TX
6	PROJECT ZIP	77057
7	PROJECT DATE	2018.03.21
8	PROJECT DRAWN BY	MM
9	PROJECT CHECKED BY	MM
10	PROJECT DATE	2018.03.21
11	PROJECT SCALE	AS SHOWN

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1	NO.	DATE	DESCRIPTION

1	NO.	DATE	DESCRIPTION

1	NO.	DATE	DESCRIPTION

1	NO.	DATE	DESCRIPTION

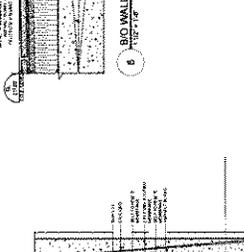
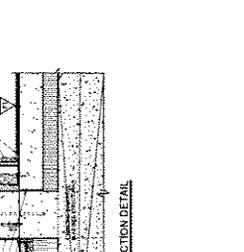
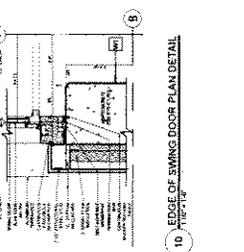
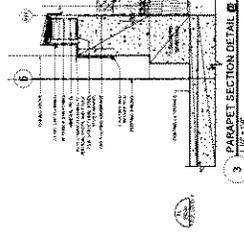
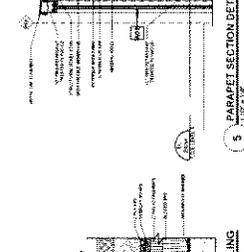
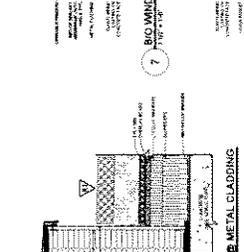
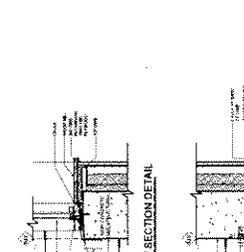
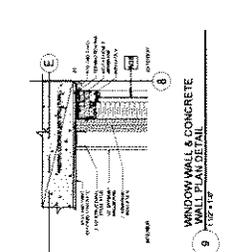
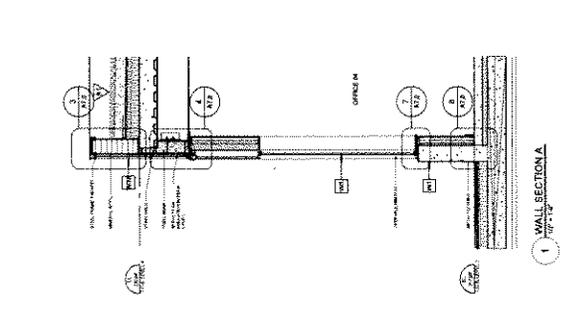
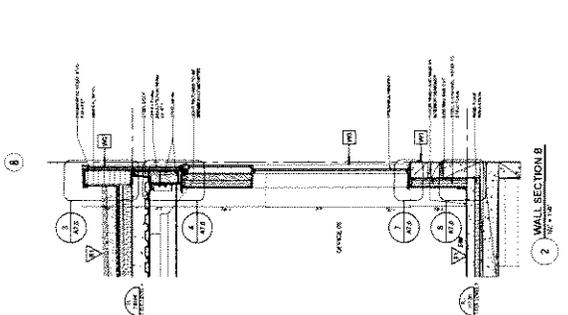
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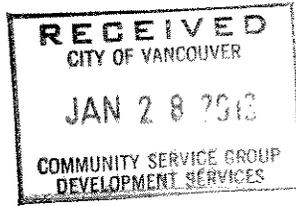
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1	NO.	DATE	DESCRIPTION




ONNI OFFICE
 55 FURUSH S. HIGHWAY
 HOUSTON, TX 77057
 PHONE: 281.441.1111
 FAX: 281.441.1112
 WWW.ONNIARCHITECTS.COM



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} by Four Developments Ltd. the registered owner of a heritage donor site at 133 Keefer St. (address), to sell 985 (amount) sq. ft. of heritage density to 605559 B.C. Ltd. the registered owner of the above receiver site at 300-550 Robson St. (address), at a price of \$37 per sq. ft. and total value of \$73,445. 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.

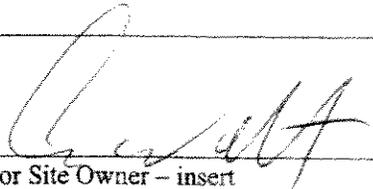
Both the Donor Site Owner and the Receiver Site Owner are aware that the City cannot, and will not, effect a density transfer until all conditions for release of the density from the donor site have been fulfilled including:

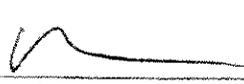
- the donor site is possessed of the density which is the subject of this agreement (that is, that the zoning by-law is enacted, or the Heritage Agreement is enacted and registered on title and the related Development and Building Permits are issued); and
- the density from the donor site is available 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.)

A. Total transferable density awarded to the Donor Site by the Heritage Agreement or Rezoning			◆ ft ²
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	
◆	◆	◆ ft ²	
◆	◆	◆ ft ²	
◆	◆	◆ ft ²	
◆	◆	◆ ft ²	
◆	◆	◆ ft ²	
B. Total transfers approved to date			◆ ft ²
C. Total density available for transfer (A - B)			◆ ft ²
D. Other transfer agreements not yet approved by the City			◆ ft ²
E. Transfer amount proposed in this transaction			1,985 ◆ ft ²
F. Total density available after proposed transfer (C - (D + E))			◆ ft ²


 (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)
 60559 B.C. Ltd.