
520 WEST GEORGIA STREET (COMPLETE APPLICATION)
DE415285 - ZONE CD-1 (Pending)

AM/TC/DA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
D. Naundorf, Social Infrastructure
T. Driessen, Park Board

Also Present:

A. Molaro, Urban Design & Development Planning
D. Drobot, Current Planning
T. Chen, Development Services
D. Autiero, Development Services
A. Law, Development Services
J. Bosnjak, Development Services

APPLICANT:

Henriquez Partners Architects
Attention: Peter Wood
402 West Pender Street
Vancouver, BC
V6B 1T6

PROPERTY OWNER:

Vancouver (City)
C/O City of Vancouver Real Estate
453 West 12th Avenue
Vancouver B.C.
V5Y 1V4

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 22-storey mixed-use building (commercial and office uses) over four levels of underground parking having vehicular access from Richards Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit
Appendix C Processing Centre - Building comments
Appendix D Plans and Elevations
Appendix E Applicant's Design Rationale

● **Issues:**

1. Architectural interface between the horizontal office bar and office tower
2. Quality of the public plaza
3. Tower relationship with adjacent future development

- **Urban Design Panel:** Support
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE415286 submitted, the plans and information forming a part thereof, subject to Council approval of the Form of Development and enactment of the CD-1 By-law, thereby permitting the development of a 22 storey mixed-use building (commercial and office uses) over 4 levels of underground parking having vehicular access from Richards Street, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to the strengthen the legibility of the horizontal office **extrusion** as a physical insertion through the office tower;

Note to Applicant: Definition between the two glazing systems and building forms where they interrelate is needed.

- 1.2 clarification that the lighting feature proposed integrated within the soffit area cantilevered over both Richards and Seymour Street will be observable during daylight hours;

- 1.3 design development to expand opportunities for pedestrian engagement and improved circulation flow into/through the plaza from Georgia and Seymour Streets;

Note to Applicant: Reducing the amount of physical barriers/elements defining the plaza edge from the public sidewalk is desired.

- 1.4 design development to better integrate and transition the plaza surface treatment with the required Georgia Street public realm treatment;

Note to Applicant: Consideration for a lighter palette of paving materials should be given, noting the northerly aspect of this public open space.

- 1.5 design development to improve the relationship between the southerly skybox at level 10 thru 12 and a potential future development of the Kingston Hotel site by raising the skybox by two floors to level 12 thru 14;

- 1.6 design development to the Georgia Street tower's structural components to more closely reflect the V-configuration, as illustrated through the rezoning process, but maintain the structural steel materiality, if possible;

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis - Sub-area C

	PERMITTED (MAXIMUM)	REQUIRED (MINIMUM)	PROPOSED																								
Site Size ¹	-	-	irregular																								
Site Area ¹	-	-	4 000 m ²																								
Floor Area	Sub-area C: 46 412 m ²	-	Office: 42 881 m ² Retail/Service: <u>3 010 m²</u> Total: 45 891 m ²																								
FSR	-	-	11.47																								
Height ²	Sub-area C: 91.5 m View cone: 86.4 m	-	89.70 m																								
Parking ³	Office: 373 Retail: 26 - Small car: 79 (25% max)	Office: 296 Retail: 21 Disability: 19 -	Office: 336 Retail/Service: <u>44</u> Total: 380 Disability: 19 Small car: 110 (35%)																								
Loading ⁴	-	<table><tr><td></td><td><u>Class A</u></td><td><u>Class B</u></td></tr><tr><td>Office:</td><td>7</td><td>5</td></tr><tr><td>Retail:</td><td><u>0</u></td><td><u>3</u></td></tr><tr><td>Total:</td><td>7</td><td>8</td></tr></table>		<u>Class A</u>	<u>Class B</u>	Office:	7	5	Retail:	<u>0</u>	<u>3</u>	Total:	7	8	<table><tr><td></td><td><u>Class A</u></td><td><u>Class B</u></td></tr><tr><td>Office:</td><td>6</td><td>3</td></tr><tr><td>Retail/Service:</td><td><u>2</u></td><td><u>1</u></td></tr><tr><td>Total</td><td>8</td><td>4</td></tr></table>		<u>Class A</u>	<u>Class B</u>	Office:	6	3	Retail/Service:	<u>2</u>	<u>1</u>	Total	8	4
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Office:	92	6																									
Retail/Service:	<u>6</u>	<u>6</u>																									
Total	98	12																									

¹ **Note on Site Size and Site Area:** The proposed site size and site area are based on the subdivided properties, and includes a portion of the lane, which has now been included as part of the subdivided parcels.

² **Note on Height:** The height of the building is below the maximum permitted in the draft CD-1 By-law; however, the building encroaches into the view cone by 3.3 m. The Development Permit Board may permit an intrusion into this view cone (in Sub-area C) of no more than 4% (or 89.86 m maximum height). Staff support this proposed building height and are satisfied that the additional height requested does not compromise the view cone. (see commentary on page 5)

³ **Note on Parking:** The proposed retail parking is beyond the maximum permitted in the draft CD-1 Parking By-law, and Standard Condition A.1.1 seeks a reduction to the total number of retail parking spaces. Standard Condition A.1.1 seeks additional clarification with respect to potential parking of fleet vehicles for the office (Telus) use, and how this would affect the minimum parking requirements for the office use. Engineering Services staff support the increase to the maximum number of small car parking spaces. It is intended that of the five car share spaces and vehicles required as a condition of the rezoning, there be two located in this development, with the other three being located in the residential tower. Standard Condition A.1.2 seeks this requirement on the plans.

⁴ **Note on Loading:** Standard Engineering Condition A.2.18 seeks revision to the design of the loading spaces, and Standard Engineering Condition A.2.16 seeks the provision of a Loading Management Plan in order to assess the requested request for loading relaxation.

• **Legal Description**

Lot 1 Plan 15050 ; Lots 34 and 35 Plan 8259;
Lots 32 and 33 Plan 210; and Closed Lane;
Included in Plan BCP _____ (Dedicated by the
the Deposit of Plan 210); All of Block 54, DL 541

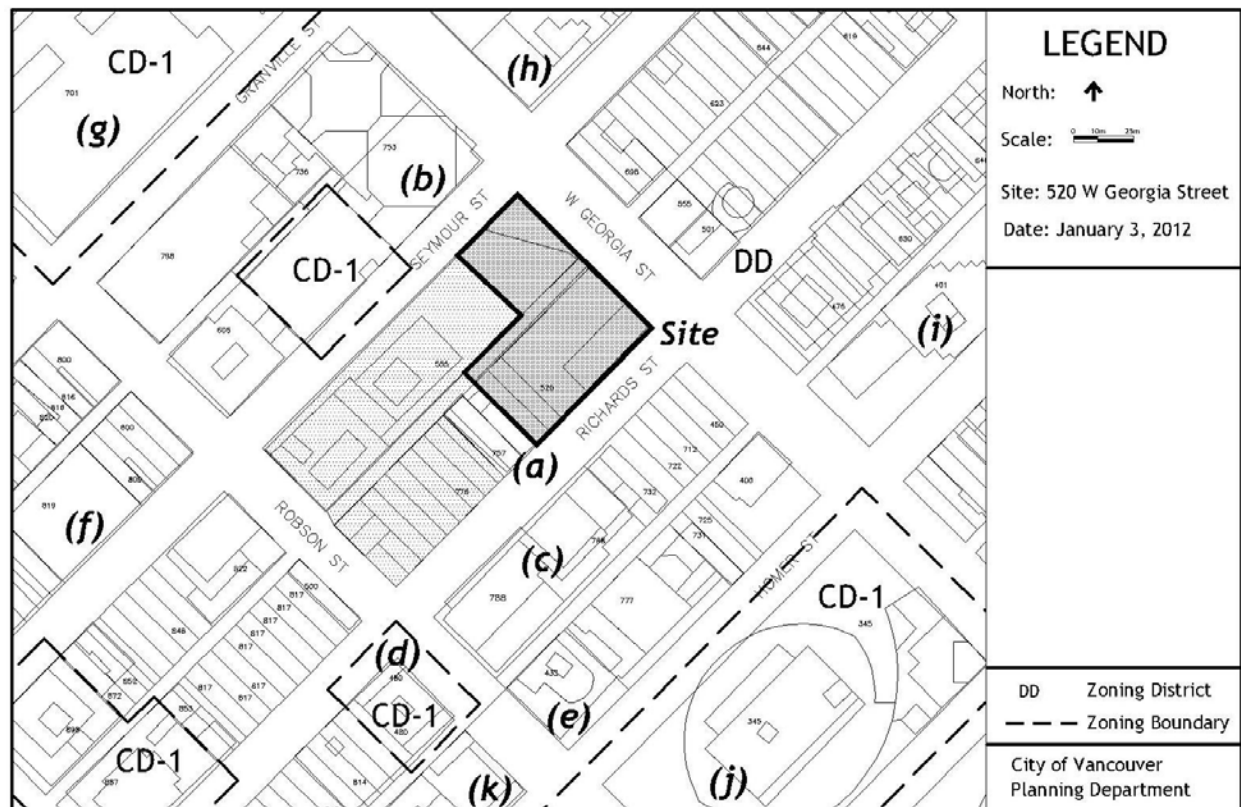
• **History of Application:**

11 11 04 Complete DE submitted
12 01 11 Urban Design Panel
12 02 08 Development Permit Staff Committee

• **Site:** The site is located between Georgia and Robson, Richard and Seymour Streets.

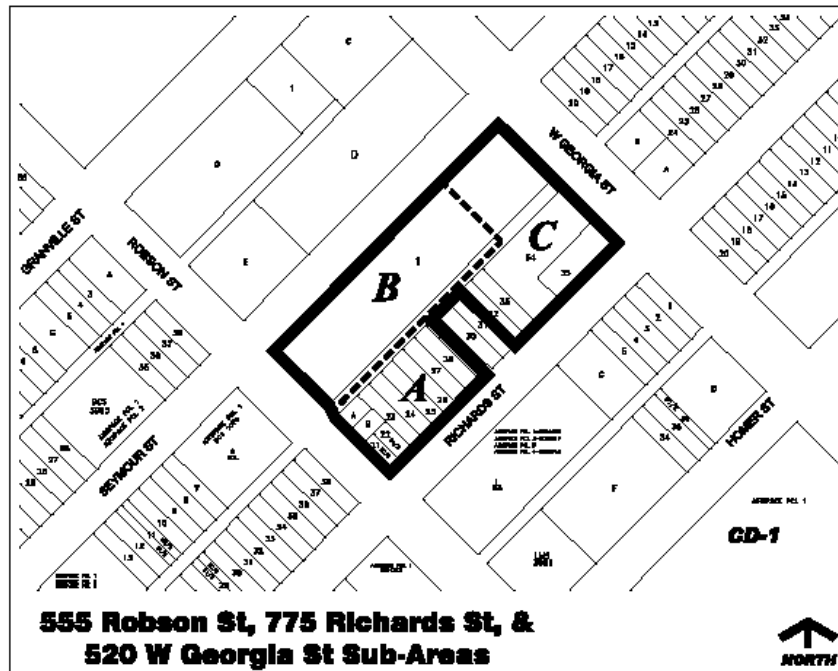
• **Context:** Significant adjacent development includes:

- a) Kingston Hotel: 757 Richards Street - 4 storey hotel
- b) Scotia Tower: 650 West Georgia - 34 storey office
- c) L'Hermitage: 788 Richards Street - 22 storey residential/hotel
- d) R and R: 480 Robson Street - 17 storey retail/office/residential
- e) Westin Grande : 433 Robson --26 storey hotel
- f) Capital Residences: 833 Seymour - 41 storey residential
- g) Pacific Centre: 701 West Georgia - 30 storey office
- h) Hudson Bay: 674 Granville Street - 6 storey retail (heritage)
- i) Bank of Montreal: 401 West Georgia - 18 storey office
- j) Library Square - library and 9 storey office
- k) Atelier - 833 Homer Street - 29 storey residential



● **Background:** The pending CD-1 By-law for this site, along with the form of development was approved by Council, subject to a series of conditions, following a Public Hearing in October 2011.

The CD-1 by-law contains 3 sub-areas. This application within Sub-area C is for a commercial office retail building. Sub-area A, allows for a retail-residential building, is currently being considered under a separate development application (DE415286). Sub-area B, which contains the existing TELUS facility (William Farrell Building), located at Robson Street along the Seymour frontage, will be upgraded and expanded in the future, under a separate development application.



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

1. CD-1 By-law (pending)
2. Rezoning Conditions

● **Response to Applicable By-law:**

1. CD-1 By-law (pending)

Use and Density: The proposed use of commercial-office and commercial-retail density generally conforms to the provision of the CD-1 By-law Sub-area C, subject to Standard Condition A.1.1.

Height: The CD-1 By-law Sub-area C specifies a maximum height of 91.5 m (300 feet, measured to the top of the parapet wall on the uppermost habitable floor from the site's base surface, which is higher than the view cone height of 86.4 m (283.5 ft.) (view cone 9.1 - Cambie Street to North Shore Mountains). However, the by-law permits the development permit Board may by-law to increase the height of the building through the view cone height limit with a maximum increase in height of 4% to (89.86 m), which is within the total allowable height limit of 91.5 m, after it considers all applicable Council policies and guidelines.

Staff are satisfied that the additional height requested, that accommodates the upper portion of the elevator along with the photovoltaic panels does not negatively impact the view corridor and is within

the height limit as permitted under the by-law will not compromise the visual quality of the view cone and support the height as requested. See further commentary under RZ Condition 5 - page 8, Urban Design Panel Minutes - page 11, and Sustainability - page 11.

● **Response to Rezoning Conditions:**

(italicized Conditions and numbering taken from Rezoning Report)

- 1) *Design development to further refine the detailing of the office tower facade to fully demonstrate the design intent of the horizontal and vertical solar shade fins in combination with the mullion details, glass color and transparency, fritting and expected energy performance.*

Note to Applicant: Superior detailing and execution of the facades details are critical to achieving the proposed building aesthetic. Glass samples along with full performance specifications are required.

Applicant's Response: The Consultant Team is working with a Curtain Wall Manufacturer in a Design Assist, so that that the design intent is fully realized in the execution of the work. The envelope performance used as the basis of design for the Energy Modeling for ASHRAE 90.1 will be re-modeled by the Curtain Wall Manufacturer to confirm the overall performance of the specific product.

A sample of the glass, along with the Performance Criteria will be submitted.

Staff Assessment: The applicant has provided detailed information describing the triple glazed curtain wall system, vertical laminated glass sunshades, horizontal aluminum sun shades and tempered glass panels for the architectural frame system. Staff are satisfied that both the quality and execution of the palette of materials proposed achieves the desired architectural and energy performance. See also commentary under Sustainability, page 11.

- 2) *Design development to refine the overall relationship between the various massing components (office tower, horizontal office building, plaza roof structure) to enhance the overall built form composition while remaining distinguished from each other.*

Note to Applicant: Staff strongly support innovative, bold architecture utilizing high quality material treatments given the prominence of this proposal within the downtown context. Aspects to review include; the relationship between the plaza roof structure and the office tower above; the connection between the office tower and the lower tower bar; the exposed soffit treatments of both the cantilevered components and the underside of the tower.

Applicant's Response: The design has been developed to both unify and distinguish the various massing components. The office tower tectonic of glass and concrete is different from the steel and glass construction of the horizontal office, or "Extrusion."

The different colored glass tints that expressed the various components have changed from the original rezoning application; these differences are now replaced by much subtle variations of spandrel, frame and sealant color.

The plaza roof structure - or "Pavilion," of wood, steel and glass and the Retail Podium of aluminum fins, glass and oynx have been developed to be very different in tectonic from the Office and Bar above.

Staff Assessment: Design development has addressed the overall relationship between the key components, including an improved relationship between the plaza roof structure and the office tower. However, the Urban Design Panel noted that the interface of the glazing system between the tower facades and the cantilevered horizontal bar still needed refinement. Staff are recommending design development to address this concern. See Recommended Condition 1.1

- 3) *Design development to further enhance those portions of horizontal office building that cantilever (encroaches over City streets) with increased transparency and visual interest including containing an aspect of semi-public use.*

Note to Applicant: Generally the proposed cantilevered over Richards Street in a supportable approach as a semi-public space within the building. The proposed cantilever over Seymour Street should employ a use other than general office space only. To increase its visual transparency a reduction in the number of internal floors occupying this space should be provided.

Applicant's Response: The Seymour Street cantilever which was four (4) storeys of office space as submitted in the Rezoning, is now a four (4) storey open space housing semi-public office functions. The lower fourth storey utilizes the full cantilevered area as communal space for TELUS workers, while individual "pods" project into the space in a series of meeting rooms.

The reduction in the number of floors in this area, combined with the programming of the spaces to semi-public social areas will make the cantilever both transparent and animated as viewed from the public realm.

Staff Assessment: This condition has been satisfied.

- 4) *Design development to enhance and provide special signification as part of the building's interface with the public realm, including its soffit treatment, where those portions of the horizontal office building cantilevers over City Street(s).*

Applicant's Response: The Office "Extrusion" is designed as a distinct element from the Office Tower. It penetrates through the Tower uniting Richards Street with Seymour Street, ending in dramatic cantilevers over the public realm. This distinction is reflected in the Extrusion's external steel structure as opposed to the Office Tower's cast-in-place concrete, and in the different colored spandrel glass. To emphasize this distinction at night, the underside of the Bar's glass soffit will glow with integrated programmable colored LED lights.

Staff Assessment: Staff area satisfied that the introduction of glass panels with an integrated programmable colored lighting system achieves the desired special signification for these elements cantilevering over the public realm. Staff are seeking confirmation that that the lighting feature will be observable during daylight hours. See Recommend Condition 1.2.

- 5) *Design development to further refine and architecturally integrate rooftop mechanical penthouse, elevator override service volumes, photovoltaic panels and other service equipment including window washing infrastructure to minimize any incursion into the public view cone.*

Note to Applicant: The proposed cell tower and antennae elements are not a supportable incursion into the public view cone.

Applicant's Response: Considering the high speed of the Elevator, the overrun is the lowest possible in the industry. The extensive Mechanical equipment is consolidated to the North end of the building behind a louvered screen, away from the Office Amenity areas to the South.

The visible and sculptural PV arrays are the unifying element that floats above the Mechanical equipment, around the Elevator Machine rooms and over the outdoor Amenity, transforming into clear glass canopies over the roof deck. Although a visible commitment to sustainability the PV arrays, also act as screening elements for the surrounding buildings. The one visible roof that is not covered by the PV arrays is an extensive Green Roof.

Temporary davit arms will be used for platform or bosum chairs for the majority of Building maintenance.

Staff Assessment: This condition has been satisfied. See also commentary on Height, page 5.

- 6) *Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold.*

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Confirmation of LEED® registration is also required. The applicant's desire to pursue LEED® Platinum for the office building is strongly encouraged.

Applicant's Response: Identification of building elements that contribute to the Office Tower's sustainability performance for LEED Platinum are outlined in Section 4.4 of the Report, including the LEED Scorecard and confirmation of registration

Staff Assessment: This condition has been satisfied including registration with the Canadian Green Building Council (ID#14256). See also commentary under Sustainability, page 11.

Public Realm and Plaza

- 7) *Design development to refine the public plaza site design and surrounding public realm to engage and enhance the public experience utilizing high quality materials.*

Note to applicant: Aspects to review include, making the public plaza open and inviting from both West Georgia and Seymour Street; optimize solar access; a stronger destination and activation of use that contributes to the ceremonial nature of West Georgia Street, integration with the West Georgia public realm; and increasing seating and landscaping opportunities.

Applicant's Response: The Plaza has been refined to engage and enhance the pedestrian experience through the visual and physical connectively of public and private spaces, exterior and interior space.

The thin strips of basalt Plaza paving in a herringbone pattern extend seamlessly into the lobby, onto the sidewalk, and down the lane in one unified ground plane. The division of the indoors and outdoors is furthered blurred by the frameless structural glazing that forms the Lobby enclosure, and the arcing wood pavilion that transform from Plaza canopy to Lobby roof. Solar access in the pLaza is optimized by the abundant use of glass.

The plaza design has developed a series of water and soft landscaping features in order to engage the pedestrian and reflect the building's commitment to sustainability. Accessible scrims of water, which echo the geometry of the wood pavilion above, extend westward and eastward into reflecting pools. The western reflecting pool cascades over the edge into a waterfall that defines the entry to the sub-Plaza Retail, and the eastern reflecting pool provides a soft buffer between Georgia Street and the Lobby. Both pools have oyster shell bottoms with deer fern islands.

In the Lobby, two circular at -grade planters express seasonal change through curated plantings

Staff Assessment: While design development has addressed many aspects desired including activation of its building edges ,the proposed treatments of the plaza street edges, particularly the extent of the water treatment as they relate to the public sidewalk creates limitations to the pedestrian flow into and through the plaza. In addition the proposed herringbone surface treatment extends fully into the public realm of the sidewalk, diminishing any evidence of the required Georgia Street Public Realm. Staff are recommended design development to expand opportunities for pedestrian engagement and improved circulation flow into the plaza from Georgia Street while also better integrating and responding with a surface treatment that better integrates and acknowledges the Georgia Street public realm treatment. See Recommended Conditions 1.3 and 1.4

- 8) *Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of the tenancies along Robson, Richards, and Seymour Streets frontages and lane.*

Applicant's Response: The Retail Podiums for both the Office and Residential Towers have a similar treatment of glass, aluminum fins and onyx panels. The randomly placed onyx panels provide pedestrian interest and variety. The system transfers seamlessly into weather protection, and formally responds to various tenancies to aid in wayfinding.

Staff Assessment: This condition has been satisfied.

- 9) *Provision of a conceptual lighting strategy to ensure appropriate lighting levels, and CPTED performance, while minimizing glare for nearby residents. Careful attention to public realm lighting, including all street frontages and lane, is required.*

Applicant's Response: A conceptual Architectural Lighting strategy is illustrated in Section 4.8. A more detailed execution of these concepts will be developed further for the Building Permit application.

Media Facades have been included as Architectural Lighting, but could also be considered as Signage by the CoV. For clarity it has been left out of the Comprehensive Signage Plan.

Staff Assessment: In general the proposed architectural lighting strategy is supportable. Staff note that the retractable projection Media Façade, located on the levels 16 through 18 of the office tower's Seymour facing skybox will have to undergo a separate process and assessment, including proposed content, neighbourliness impacts and hours of operation, as it will require an amendment to the Sign By-law.

- 10) *Provision of a conceptual retail signage strategy to ensure a well conceived, and disciplined, approach to announcing tenancy.*

Note to applicant: The strategy should confirm general signage hierarchy, location and type. Back-lit box signs are not supported. Further clarification of finer grain, and more creative approaches, to announcing ground-oriented tenancy is required.

Applicant's Response: A Comprehensive Signage Plan has been provided in Section 4.12. It outlines hierarchy, location and type of signage for not only the Office and Residential Tower sites, but also the entire TELUS Block, to ensure better integration of signage into the Development at large and the Architecture specifically.

Staff Assessment: This condition has been satisfied. See commentary below under Other Issues - Media Screen.

● **Other Issues:**

Interface with Kingston Hotel: The adjacent building located mid-block at 757 Richards Street is an existing four storey building containing restaurant uses at grade and hotel rooms on the upper three floors. Staff have been in discussions with this property owner about the potential redevelopment of this site under the current zoning provisions of the ODP. An assessment of possible massing options indicates that this site could be developed with a potential building height that would result in a compromised proximity between a potential new Kingston Hotel site development and the proposed south facing skybox (level 10 thru 12) of the office building. See illustration below. Staff are recommending, to preserve developability of the Kingston Hotel site, as well as address the awkward proximity of the skybox with a future development, that the skybox element be raised by two floors to preserve the integrity of both buildings (See Recommended Condition 1.5).

Staff note, as per a condition of rezoning, the applicant has provided for knock out panels within the lower levels of the parkade to allow for future parking access onto the Kingston Hotel site, if this site pursues redevelopment (See Standard Engineering Condition A2.3).

Architectural expression of structural components: While the overall architectural composition has been executed with a high degree of intricacy, the Urban Design panel commented that the north

Georgia Street façade, its form and character simple, the building's expression was served better by the structural configuration of the columns (V-formation) that had been illustrate through the rezoning. Staff concur and recommend that the applicant revise the current shaping of the columnar elements to more closely reflect the rezoning configuration, but maintain the structural steel materiality if possible (See Recommended Condition 1.1).

Georgia Street Skybox: Subsequent to the rezoning, the proposal the westerly facing skygarden has transformed and shifted to the northwest corner of the building, cantilevering beyond the property line along Georgia Street. In addition, the design of this skybox is intended to incorporate a media screen function. See commentary below under media screen. At the time of the rezoning, only two cantilevered elements had been considered, the extensions of the horizontal office bar over both Seymour and Richards Street.

Staff are prepared to support this additional cantilevered element, as it provides a visual presence to Gerogia Street and contributes to the overall architectural composition of the building. This element was also supported by the Urban Design Panel. Staff note that provisions to permit this will require Council approval (See Standard Engineering Condition A.2.2).

Media Screen: The projection screen between the 14th and 17th floors is located on the west façade of the office building. The display would be predominantly visible from the North side of Georgia Street when approaching the building from the west, and based on this technology only available from dusk until dawn. It is anticipated the screen would be retractable, and might only used in the evening and nighttime hours with a shut-off time to be determined after further evaluation. The screen would provide interest and animation to the building façade, and allows for a unique place-making opportunity for Telus in this location. While this screen would require an amendment to the Sign By-law (subject to public hearing), staff are prepared to support the location of the screen in principle based on its integration with the building architecture. Further analysis is required to ensure minimal impact on adjacent residential properties, and regulate the time and amount of use, as well as content.

- **Sustainability:**

This re-zoned site is subject to both the rezoning Policy for Greener Buildings and the Rezoning Policy for Greener Larger Sites (EcoCity Action A-2).

The Rezoning Policy for Greener Buildings, based on the time of its application, requires that the buildings achieve a minimum LEED Gold, with minimum required target points for energy performance (6), water efficiency (1) and storm water management (1). The policy also requires the project be registered with the Canada Green Building Council. The applicant is proposing LEED Platinum for this office building.

The application includes a preliminary LEED scorecard, which conforms to the Rezoning policy, indicating that the project could attain 82 points, and therefore, would be eligible for a LEED Platinum rating. A rezoning condition was provided requiring the applicant to demonstrate, through the development permit stage, that the project is on track to achieve the required LEED Gold target. The submitted documentation provided has satisfied this requirement.

This site is also subject to the Rezoning Policy for Larger Greener Sites as the new development parcels combined with the existing Telus building site exceeds the 2 acre threshold for policy application. The policy is designed to achieve higher sustainability outcomes on site developments through the exploration and implementation of district and renewable energy opportunities, sustainable site design, green mobility and clean vehicles strategies, sustainable rainwater management, solid waste

diversion strategies; and, strategies to ensure housing affordability & housing mix. The continuums of these rezoning objectives and requirements, as part of the detail design are summarized below.

Sustainable Site Design: The proposal incorporates a number of landscaped areas, including portions of the Georgia Plaza, corporate amenity roof terraces at levels 8 and 22 and an extensive green roof on the uppermost roof of the tower. In addition, the building incorporates passive design treatments including sunshades responding to their unique orientation and requirement of each façade.

Sustainable Housing Affordability and Housing Mix: Not applicable for this commercial development.

Green Mobility and Clean Vehicle Strategies: A Green Mobility and Clean Vehicle Strategy has been provided and Staff are currently reviewing the applicant's strategy to prioritize sustainable modes of transportation and will continue to work with the applicant on meeting the objectives of the EcoCity Action A-2 Policy. The project is also providing a number of cycling support facilities such as a public drinking fountain, bicycle pumping station, infrastructure for a public bike share station, and enhanced end-of-trip facilities as required by rezoning. These deliverables are also a contribution in meeting the goals associated with this policy (See Standard Engineering Condition A.2.4).

Sustainable Rainwater Management: Site design has provided a high efficiency irrigation system and Engineering has worked with the applicant to provide target goals for the post development runoff water quality levels and volumes that will be discharged into the City's storm water infrastructure (See Standard Engineering Conditions A.2.28 and A.2.29).

Solid Waste Diversion Strategies: Staff are awaiting the applicant to provide a Solid Waste Strategy Plan to propose sustainable options and alternatives in solid waste management. Staff will continue to work with the applicant to provide direction on meeting the goals of EcoCity Action A-2 (See Standard Engineering Condition A.2.5).

District and Renewable Energy Opportunities: The applicant has incorporated design provisions for a central energy plant and extensive low-grade heat recovery within the development to maximize energy sharing between buildings and further reduce thermal energy demands of the development. The applicant anticipates that roughly 95% of the thermal energy demands of the development will be met through internal heat recovery. Additionally, to satisfy the requirement under EcoCity Action A-2 to assess and support district energy opportunities, the central energy plant will be designed to be compatible with and connectable to a hot water distribution district energy system. Provisions requiring district energy connectable design are included in Appendix C.

• **Conclusion:** Staff recommend approval of this carefully considered proposal, subject to further design development of the building material treatments and interface with adjacent building, and the public realm, including plaza treatments.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 11, 2012, and provided the following comments:

EVALUATION: SUPPORT (10-0)

- **Introduction:** Ms. Molaro, Development Planner, introduced the proposal for just under one million square feet of a mixed-use office and residential project. She described the context for the area noting the existing Telus facility and other highrise and office buildings in the area. The development will replace the two existing parkades along Richards Street with a 21-storey office tower on West Georgia and a 46-storey residential tower and retail podium on Robson Street

wrapping around Richards Street. The existing White Spot restaurant on the north end of Seymour Street will also be replaced by an extension of the office block over the lane creating a covered plaza with some retail functions oriented onto it.

The existing Telus building (William Farrell Building) on the Seymour Street frontage will be upgraded and expanded. That proposal will proceed later under a separate development application.

The lane was also reconfigured through the rezoning to divert onto Richard Street allowing for its closure at the north end at Georgia Street for an expanded plaza. The lane is also envisioned as an active pedestrian animated area with active uses as well required service functions. The Kingston Hotel, on Richards Street will remain as it is, separately owned.

This application is a development permit application following the Rezoning that Council approved at a Public Hearing last September. The Panel reviewed and supported the proposal noting a few items needing improvement.

Office Building:

The office building consists of slightly more than 46,400 square meters of floor area. The ground floor uses are retail with the office lobby. There will also be below grade retail accessed via a stair and elevator in the plaza.

The height of the building is restricted by the view cone limiting the building to 289 feet. However, there is a slight incursion proposed of 7.5 feet into the view cone. The slight overage will accommodate the elevator overrun and the photovoltaic appurtenances on the roof of the project. The by-law permits this increase in height subject to the design performance and impact this incursion may have on the view cone.

Ms. Molaro described the changes that the proposal has undergone since the rezoning. The basic composition of the tower component has been retained and is still punctuated with sky gardens. However, their design has evolved to emphasize their distinction between them and the upper tower facades and horizontal bar that penetrates through the building. The westerly sky garden has been transformed and relocated to the northwest corner of the building providing a visual presence to Georgia Street. The southerly sky garden has been moved towards the lane away from the Kingston Hotel and the residential tower.

As a condition of rezoning, there was to be an increase in the transparency and visual interest for the cantilevered spaces over city streets, including an aspect of semi-public use for them. The proposal has revised both sides of the cantilevered spaces and they have been programmed with semi private office functions. While in the rezoning the version on Richards Street contained a stair to allow for circulation between floors with vegetation including trees, it now has projecting pods of meeting rooms within the 4-storey volume. The cantilevered space over Seymour Street was four levels of general office space and now similarly, incorporates projecting pods of meeting rooms within a 4-storey volume minus the garden aspect.

Ms. Molaro noted that the applicant is proposing to go beyond what is required (LEED™ Gold) to achieve LEED™ Platinum. The applicant has provided a detailed sustainability analyses along with a very clear graphic representation on how the building design was addressed regarding achieving LEED Platinum.

The proposed materials of the office building is comprised of triple glazed curtain walls with venting windows with double glazed spandrel, vertical glass fins (east and west sides) and horizontal metal fins on the south. There will be steel structures to support the photovoltaics.

Integrated within the building are a number of landscaped roof areas and internal sky gardens. There will be an extensive green roof on the tower with corporate amenity terraces.

Treatment of the lower massing and the plaza include retail and office which has been revised to introduce a playful order of onyx panels with numerous doors opening out onto the plaza space. The plaza canopy has been lowered to float underneath the underside of the tower soffit. The spine of the plaza canopy is metal with wood Glulam beams. Water is introduced with both a waterfall and reflecting pool. The ground plane material treatment on the plaza is extended internally through the tower lobby.

As part of the building composition and technologies, the application is proposing a number of architectural lighting elements integrated into the design. The office building components are predominantly monochromatic, yet also include more vibrant elements, such as, non-programmable light elements clad with onyx panels. The programmable colour lighting components are in the roof line, soffit of the horizontal bar and the plaza water feature and skylights. A media panel is also proposed to be integrated into the upper sky garden through a separate permit.

Advice from the Panel on this application is sought on the following:

Office Building:

- Is the resolution of the height incursion into the view cone supportable based on the design response to further refine and architecturally integrate the rooftop mechanical penthouse, elevator override, photovoltaic panels?
- Do the proposed materials of the office tower achieve the design performance for superior detailing and execution of detail in addition to their expected energy performance (proposing LEED Platinum)?
- Resolution of the horizontal office building cantilevered spaces (over the streets) as having increased transparency and visual interest containing an aspect of semi-public use
- Proposed additional encroachment over Georgia Street - does this element contribute to the architectural composition and to ceremonial aspect of Georgia Street.
- Proposed lighting concepts as an integrated component of the building's architecture including
 - Architectural non-color lighting
 - Architectural colored programmable lighting
- Is the special signification provided (colored lighting treatment for) the exposed soffits for the cantilevered elements(over the city streets) a supportable approach, or is there something else that should be considered for other times of the day
-

Plaza/Public Realm and landscape Treatments:

- design response to the rezoning condition to refine the design of the public plaza site and surrounding public realm to engage and enhance the public experience
- design resolution of the plaza treatments and canopy, including its interface with the office tower
- green roof and sky gardens landscape treatments
- integration of the lane with active uses as part of an expanded public realm as a connection between Robson Street and Georgia Street

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Gregory Henriquez, Architect, further described the proposal. He noted that the base of the office building will now have onyx panels and a cantilevered bridge which penetrates through the office building and which projects over the street with a series of office and meeting space and a restaurant in this area over the street. Another one of the big changes is adding natural light into the basement area. They are looking at adding a glass floor in the plaza which would allow natural light into the retail spaces below. The boxes that protrude have been adapted for their specific uses and location on the site. They also did a lot of tectonic development in terms of the way in which the building meets the ground and the sky. They have a steel vocabulary, which is the truss structure that goes sliding through the entire building, and the office tower also has a series of "legs" that allows the building to meet the ground. The entrance canopy has been made more subservient to the dominate truss structure with a west coast wood structure. In terms of the lane, the decorative paving will be brought done the lane with a series of lights to create an intimate pedestrian environment. They are planning to activate the lane with retail as well, which will be part of a separate application.

Kelty McKinnon, Landscape Architect, described the landscape plans. She noted the over all strategy for the plaza is to bring in a sense of the west coast. There will be basalt paving across the entire site in contrast with the highly reflective thin sheet of water as well as some native plantings within the water features. There are two amenities decks on the office tower and they are meant to be seen from the street in terms of their vegetation. They are meant to be programmable from large to small gatherings. The materials will include basalt paving, crushed oyster shell and boardwalks. Raised planters with native plantings are also proposed.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the cantilevered horizontal box to make it more distinct where it joins and penetrates the tower;
 - Consider additional colours to the materials to enliven the overall monochromatic palette of the building;
 - Design development to the Plaza on Georgia Street.
- **Related Commentary:** The Panel supported the proposal and thought it had advanced since the rezoning.

The Panel though the office component was the strongest part of the project and supported the intrusion into the view cone. They liked the canopy expression but thought it might be crowding the ground plane a bit. One Panel member suggested lifting it a bit while another Panel member thought there was a pinch point on the Seymour Street side in relation to the retail behind. The Panel also thought the Georgia Street façade could use some work. One Panel member said it felt like any other office building and wanted to see something that would animate the façade such as expressing the concrete (or steel) "Y" column, to make it more powerful.

The Panel liked the cantilevered horizontal office building, but would like to have seen it move into the building more authentically as a true penetration. One Panel member suggested that the glass façade above and below the box be different for of a distinct look, while another Panel member thought that how the glazing system meets the tower should be given another look. Several Panel members thought it is a bold architectural element expressing the steel trusses. They also liked that the end of the cantilevered spaces would have some active uses.

Most of the Panel members liked the lighting strategy and thought the media screen was an important addition to the project as it will enliven the building. One Panel member suggested that

the applicant ensure that the lighting elements have a refresh rate of 250 hrz for the lighting so it doesn't impact the residents in adjacent buildings.

Most of the Panel supported the materials but suggested the applicant broaden the range of grays in the colour palette. One Panel member noted that how the onyx is back lit will be important, and that those areas where furniture abuts the backside of the panels requires careful consideration.

The Panel supported the public realm treatment in the plaza but thought it was a little restricted. One Panel member noted that there wasn't any gardens (only trees), and that the basalt paving might be too dark for the area. One Panel member suggested adding some reflection and greenery. They also thought the lane would be an interesting space and thought the added retail component would help to activate the space.

It was suggested that public art was going to be an important factor to the project and will bring a delightful element. One Panel member suggested some art be added to the cantilevered boxes for a more civic presence.

The Panel supported the sustainability strategy and commended the applicant for targeting LEED™ Platinum but one Panel member was concerned with the vertical sun shades on the southeast façade and thought they might be better on the west façade, or that other strategies be brought to the west façade to enliven it further.

- **Applicant's Response:** Mr. Henriquez noted that they are supportive on the issue and comments for improved detailing of the trusses.

ENGINEERING SERVICES

The 22 storey Telus Garden office building including commercial/retail uses at grade proposes a variety of projections and building appurtenances encroaching over City road. The CD-1 Rezoning application for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street originally contemplated three building projections referred to as 'sky gardens' with two encroaching over City road right-of-way. In November 2011 the General Manager of Engineering Services received City Council approval for the volumetric lease arrangements for the use of those portions of City road. The current development proposal has shown an additional projection over West Georgia Street on the third sky garden that originally had projections wholly contained on the subject site. Staff require arrangements to seek Council authority to close, stop-up, and lease the portion of West Georgia Street for the additional projections being sought (see Standard Engineering Condition A.2.2). Portions of the sky gardens that encroach over City road should not include any structures or measures as part of the requirements in meeting the Vancouver Building By-law.

To achieve adequate pedestrian space and an enhanced public realm, rezoning condition A(c)6 required a building setback of 2.4 m along Richards Street. This area is to provide 17 feet clear height above grade (see Standard Engineering Condition A.2.8). Staff also seek further information on a number of encroachments and require either clarification or compliance to the conditions of Rezoning (see Conditions A.2.9 and A.2.10).

The Kingston Hotel at 757 Richards Street is located mid-block on Richards Street and thus adjacent to both the residential and office building. To preserve the developability of the Kingston Hotel a number of provisions are required to ensure that access and services can be delivered to the site. Arrangements are required for knock-out panels and service needs for loading and garbage pick-up, subject to the Kingston Hotel's confirmation (See Conditions A.2.3, A.2.16, and A.2.23 refer, respectively).

The project site proposes vehicle and loading access from Richards Street which also serves as a downtown bike route. Staff support this access due to the high level of pedestrian conflicts at other possible access locations and note that the development of both the residential tower (775 Richards Street) and the office tower (520 W. Georgia Street) will reduce the number of overall vehicle crossings on the 700 block of Richards Street from 4 to 2.

To ensure that the proposed operations and vehicular movements around the site are safe and interface well with other anticipated activities, Staff seek further information regarding parking and loading. A Loading Management Plan is required by Staff to properly assess the demands of the site and to support the requested relaxation to the standards set by the Parking By-law (see Condition A.2.14). Additionally, further information is sought by updating sections relating to loading in the Transportation Study (rezoning condition 32) for further clarity (see Condition A.2.15). Specific improvements to the parking and loading design and in compliance with Engineering's Parking and Loading Supplement are required in Conditions A.2.16 & A.2.17.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

PROCESSING CENTRE - BUILDING

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 Processing Centre-Building 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 December 23, 2011, a total of four development application site signs were erected in various locations around the entire Telus Block which advised the public that both DE415285 and DE415286 have been submitted for consideration following the previous Rezoning approval.

On January 5, 2012 a total of 1727 notification postcards were sent to neighbouring property owners advising them of both applications(DE415285 and DE415286) and offering additional information on the city's website.

To date, three responses have been received which noted overall support for the proposal, but a general concern about the scale of architectural lighting proposed and the lack of parking in the area surrounding the site.

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 committee has considered this application and supports the proposal with the conditions contained within this report.

J. Greer
Chair, Development Permit Staff Committee

A. Molaro, MAIBC
Senior Development Planner

T. Chen
Project Coordinator

Project Facilitator: D. Autiero

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 reduction of the number of retail parking proposed, as it is beyond the maximum permitted;

Note to Applicant: The location of the security gate suggests 44 proposed retail parking spaces. A maximum of 26 spaces are permitted for retail uses. Relocation of the gate will be necessary to comply with the maximum number of retail parking spaces. Clarification and identification on the plans of any parking spaces intended parking or storage of Telus Fleet vehicles within the parking for the office tower or adjacent parking under the plaza as this is necessary to determine that parking compliance is within the maximum parking requirements.

- A.1.2 denotation on the plans of two car share spaces and vehicles;

Note to Applicant: Currently all five car share spaces and vehicles as required in the conditions of the rezoning approval, are denoted in the residential tower. Staff is seeking two of the five spaces and vehicles to be located in this development. Additional requirements regarding the securing of these spaces and vehicles will be required pursuant to the conditions of rezoning.

- A.1.3 provision of additional section details;

Note to Applicant: Several section and detail reference numbers do not match with the floor plans, plus, several sections are missing, as sheet A3.11, A7.01, A7.02, etc. have not been submitted. A complete set of sectional drawings are required

- A.1.4 provision of additional details of the proposed Sky gardens;

Note to Applicant: It is unclear as to whether or not the Sky gardens are open or enclosed. Additional section details are required. Further, additional details are required to determine if the roof spaces of the offices within the Sky gardens are accessible. Some detail references shown on the plans are not shown as section drawings. (See Engineering Condition A.2.2)

- A.1.5 provision of clothing lockers in accordance with Section 6.5 of the Parking By-law;

Note to Applicant: An insufficient amount of clothing lockers are proposed. Where Class A bicycle spaces are required for non-dwelling uses, shower and change facilities are also required in accordance with Table 3.7.2.11 of the Vancouver Building By-law. Although this is a Building By-law requirement, this space must also be shown in order to prevent further space challenges in the floor plans.

- A.1.6 details of bicycle rooms, in accordance with Section 6 of the Parking By-law, that demonstrate the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
 - a maximum of 30 percent of the bicycle spaces to be vertical spaces;
 - a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
-

- A.1.7 confirmation that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: <http://vancouver.ca/sustainability/EVcharging.htm>.)

- A.1.8 deletion of the proposed Class B loading space from the City lane;

Note to Applicant: Class B Loading space is indicated in the lane, which doesn't meet the requirements of on-site loading. Engineering will support two Class A's Loading spaces in lieu of one Class B loading space.

- A.1.9 provision of larger scale details demonstrating the minimum 4 m clearance for Class B loading spaces has been provided;

Note to Applicant: The included Section BB is too small to confirm clearances.

- A.1.10 clearly indicate the pedestrian area between the parking spaces shown as disability with hatching on the plans and on site;

- A.1.11 deletion of all references to signage on the plans as signs are governed by the Sign By-law and require separate approvals;

- A.1.12 provision of a sealed and signed letter from a Building Envelope Professional, as defined in the Building By-law, recommending the proposed wall types, noting the requested exclusion;

- A.1.13 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 impact on the building's open space and the Public Realm;

- A.1.14 provision of an acoustical consultant's report is to be submitted that indicates the follow:

- noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Medical Health Officer;

Note to Applicant: Assessment to include interface of residential air intake vent and impact on adjacent Kingston Hotel. Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer."

- the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - 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
-

Standard Landscape Conditions

- A.1.15 design development to expand opportunities for pedestrian engagement and improved circulation flow in the main plaza fronting Georgia Street;

Note to Applicant: This could be achieved by reducing the need to cross water, providing more pedestrian scale articulation at street level, expanded seating opportunities, increased soft landscape elements and the use of reflective and/or light materials.

- A.1.16 design development to comply with the public realm paving pattern outlined in the Georgia Street Design Guidelines, while allowing for a transition between public and private realms;

- A.1.17 provision of spot elevations and grading information at all changes in grade, including entries, stairs, seat walls, planters and other landscape features;

- A.1.18 provision of larger scale (1/2"=1') section/elevation details to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Typical sections through the planted areas to be dimensioned and scaled, showing tree rootballs growing in adequate depth of soil;

- A.1.19 provision of a Landscape Lighting Plan;

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown).

- A.1.20 provision of all landscape sheets in full-size submission package, including sheets provided in the Development Permit Report dated November 1, 2011;

Note to Applicant: All sheets should read clearly in black and white for future reproduction.

Crime Prevention Through Environmental Design (CPTED)

- A.1.21 design development to respond to CPTED principles, having particular regards for:

- a) theft in the underground parking;
- b) residential break and enter;
- c) mail theft; and
- d) mischief in alcoves and vandalism, such as graffiti.

A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made to the satisfaction of the Subdivision Approving Officer, the General Manager of Engineering Services and the Director of Legal Services for the subdivision of a portion of Lot 1 Plan 15050; Lots 34 and 35 Plan 8259; Lots 32 and 33 Plan 210; and Closed Lane Included in Plan BCP _____ (Dedicated by the Deposit of Plan 210); All of Block 54, DL 541 to form a single parcel;

- A.2.2 arrangements shall be made for the "Exterior Sky Garden" and terrace of the office building shown encroaching onto West Georgia Street at the 16th to 19th levels to the satisfaction of the General Manager of Engineering Services for these additional building encroachments;
-

Note to Applicant: These encroachments were not anticipated by the rezoning application and not included in the Council authority obtained for the Seymour Street and Richards Street encroachments approved on November 1, 2011. An additional application to the City Surveyor is required to seek Council authority to close, stop-up, and lease a portion of Georgia Street on similar terms and conditions to the Seymour Street and Richards Street arrangements.

- A.2.3 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure for Lot 31, Lot 30, and the North ½ of Lot 29 all of Block 54 District Lot 541 Plan 210 (the "Kingston Hotel"), upon future development thereof, access to and through the parkade;

Note to Applicant: Confirmation of the location of any proposed "knock-out" panel(s) on the subject site, residential tower site, or both sites is required.

- A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services to implement the Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), and prior to Development Permit Issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

- A.2.5 provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development;

Note to Applicant: The strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

- A.2.6 provision of additional cross-sections and elevations to confirm that both the overhead and below grade clearances in the closed lane area are to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: It should be demonstrated that the above grade clearances to the underside of the sculpted wood/glass canopy structure (or any other structure), and the below grade clearances to the parkade structure are within the proposed volumetric statutory right of way sought in Rezoning Condition A(c)2.

- A.2.7 provision of additional design detail to ensure adequate loading capacity of the parkade ceiling below the utility corridor through the closed lane and for the provision of a protective concrete barrier above the parkade envelope below the said utility corridor;

Note to applicant: The structure below the utility corridor must meet minimum vehicle loading to the satisfaction of the City's structural engineer. Minimum vehicle loading shall be CL-625 from S6-06 (Canadian Highway Bridge Design Code) and the BC-625 load case as well, for further details contact Dane Doleman, Structures Engineer.

- A.2.8 provision of the following related to the 2.4 m easterly statutory right of way area along Richards Street:
-

- indication of the correct 2.4 m Richards Street building setback required by Rezoning Condition A(c)6. Plans currently show only 2.2 m.
- deletion of those portions of the building (within 5.18 m (17 ft.) above grade) within the statutory right of way;
- reduction of the door swings shown over the Richards Street statutory right of way area to a maximum of 0.3 m (1 ft);
- provision of details showing the dimensions of the supply grille, shown within the statutory right of way area, and that it meets slip resistance standards;
- removal of the proposed stairs at the northeast corner of the site from within the 2.4 m setback from the property line;

- A.2.9 clarification regarding Rezoning Condition A(c)8, which seeks an overhead clearance of 7.62 m (25 ft.) for the Richards Street lane outlet;

Note to Applicant: Sheets A2.01 and A2.02 show that not all of the lane outlet will have a full 7.62 m (25 ft.) of clearance. Some areas are impacted by the building overhang and will only have approximately 5.33 m (17.5 ft.) of clearance.

- A.2.10 deletion of those portions of roof-top photovoltaic panels on the office building, shown encroaching onto West Georgia Street and Richards Street (Form of Development Condition A[b]29), or arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a standard encroachment agreement;

Note to Applicant: The solar panels must be demountable. An application to the City Surveyor is required.

- A.2.11 deletion of the vertical glass fins on the office building façade, shown encroaching onto Richards Street from the 2nd to 22nd levels (Form of Development Condition A[b]27), or arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a standard encroachment agreement;

Note to Applicant: The glass fins must be shown to be required for LEED® certification and be lightweight and demountable. An application to the City Surveyor is required.

- A.2.12 deletion of the portions of Vista switches shown encroaching onto Richards Street;

Note to Applicant: The switch and related works must be located entirely on private property.

- A.2.13 confirmation that all canopies on the existing Telus block building along Seymour Street are in compliance with City standards for overhead clearance, drainage and demountability, and if required, arrangements shall be made for the replacement, or modification of the canopy encroachment agreement registered on the title of Lot 1 as BK257666-668 (for a canopy along Seymour Street from Georgia Street to Robson Street);

Note to Applicant: It appears that a portion of the existing Seymour Street canopy (Georgia Street to Robson Street) is proposed to be removed.

- A.2.14 provision of a canopy application (for proposed new canopies) to the satisfaction of the General Manager of Engineering Services;
-

- A.2.15 clarification that there are no proposed alterations to the building ventilation cavity encroachment onto Seymour Street and Robson Street (as authorized by the encroachment agreement registered on the title of Lot 1 as BT390743 to BT390745).

Note to Applicant: If alterations are proposed, a separate application to the General Manager of Engineering Services is required, and it may be necessary to modify the registered agreement.

- A.2.16 provision of a Loading Management Plan for this office building and the adjacent CRU 1 in conjunction with the residential building to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: This plan should:

- a) identify a loading manager(s) or an employee position responsible for managing loading activities at each of the buildings on-site;
- b) consult with and manage the loading needs of the Kingston Hotel and identify where such loading is to occur, and if required, confirm which building (office/residential) the loading space will be provided within, and appropriate legal arrangements shall be made for access and use of the space.
- c) coordinate delivery schedules to ensure that the lane remains unobstructed and will allow adequate truck ingress to and egress from all buildings on site;
- d) ensure that the loading needs of the CRU's within the public plaza are met without requiring trucks to stop within the City lane;
- e) manage truck deliveries with regard to the shortfall in required Class B loading spaces.

- A.2.17 provision of an update to the Transportation Study (Rezoning Condition 32) to include:

- a) details of the loading which occurs at the existing Telus building on Seymour Street and in the lane;
- b) the adequacy and functionality of the existing loading spaces in the existing Telus building to accommodate all current and future deliveries and pick-ups from the building;
- c) a plan to downsize the existing Class C delivery and pick-up vehicles to Class B vehicles for the existing Telus building;

Note to Applicant: Restriction of truck size to a single-unit truck of a maximum 10 m length (MSU-TAC design vehicle);

- d) confirmation that all deliveries will fit within the loading facility of the existing Telus Building, or that the building can and will be retrofitted to accommodate all delivery vehicles;
- e) analysis to provide recommendations to improve loading functions, minimize impacts to vehicle traffic in the lane, and ensure that all loading activity is occurring within the on-site loading spaces;

Note to Applicant: Restrictions upon the use of the lane for loading and limiting truck size relate to the limitations of the lane network and regular use by pedestrians.

A.2.18 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- a) modify the design elevation 21.030 outside the elevator vestibule so that the slope does not exceed 5%;

Note to Applicant: The slope calculated using this elevation exceeds 17%.

- b) parking slab with a slope and crossfall not to exceed 5%;

Note to Applicant: The design elevations within the parking area located between grid lines E-H and 8-9 calculate at 5.7%.

- c) loading space slope not to exceed 5%;

Note to Applicant: The loading space located to the west of the parking entry ramp has a proposed slope of 6.9%.

Contact Rob Waite of the Parking Branch in Engineering Services at 604.873.7217 for more information.

A.2.19 provision of the following related to loading:

- a) modification of the parking slab to delete the change in elevation near grid lines 7/8 and A/B which obstructs access into the Class A Loading space;
- b) notation on the plans that all Class A loading will be clearly marked/signed on-site;

A.2.20 provision of the following cycling support facilities identified on the plans (Rezoning Enactment Condition 14), and arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision and ongoing maintenance of:

- a) a public drinking fountain to be located on site and accessible to cyclists and pedestrians;
- b) a bicycle pumping station to be located on site and accessible to cyclists;
- c) associated infrastructure, including adequate space and an electrical power source for the public bike share station;
- d) enhanced end-of-trip facilities and services for use by both the on site community and other members of the public;

Note to Applicant: These may be part of proposals submitted to satisfy the requirements pertaining to LEED® status and/or Green Mobility and Clean Vehicles.

A.2.21 identify on the plans the intended location of 5 shared vehicles and share vehicle parking spaces required as a condition of rezoning.

Note to Applicant: Confirmation of the location on the subject site, residential tower site, or both sites is required.

A.2.22 clarification regarding the garbage room at CRU 2;

Note to Applicant: Clarify the location of the compactor and the change in floor elevation in front of the room. Garbage pick-up operations shall be provided which includes written confirmation that a waste hauler can access and pick-up from the location shown. Pick-up operations should not require the use of public property for storage, pick-up or return of bins to the storage location.

A.2.23 clarification of discussions with the owners/operators of the Kingston Hotel regarding their garbage storage needs;

Note to Applicant: If space is required, then confirm which building (office/residential) the space will be provided within, and appropriate legal arrangements shall be made for access and use of the space.

A.2.24 provision of a separate application to the General Manager of Engineering Services for street trees, sidewalk improvements, and/or special surface treatment in the lane noting the following sidewalk treatments for public property:

- a) Council approved Georgia Street Public realm on Georgia Street;
- b) standard commercial treatments on Seymour Street and Richards Street;

A.2.25 deletion of curb returns and indication of a standard City crossing on Richards Street at the statutory right of way/lane entry;

A.2.26 provision of a crossing application to the satisfaction of the General Manager of Engineering Services;

A.2.27 provision of design elevations adjacent to all entrances, stairs and crossings;

A.2.28 confirmation that post development runoff is treated for 80% Total Suspended Solid (TSS) removal before discharging into the City's stormwater infrastructure;

Note to Applicant: The applicant is encouraged to use effective landscaping measures such as a water quality treatment pond, vegetated filter strip or other 'green' measures rather than using underground filtration systems or other mechanical forms.

A.2.29 confirmation of the post development runoff discharging into the City's storm water infrastructure to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The volume of development runoff discharged from the site should not increase from its former site use. If pre-development runoff volumes are not achievable, the applicant needs to provide sufficient information showing the feasibility and recommend targets to the satisfaction of the General Manager of Engineering Services.

A.2.30 consideration for better access for the cyclist user to the underground Class A bicycle parking;

Note to applicant: Cyclist access should not be required to travel on a ramp in excess of 12.5% slope. The ramp should also be designed with adequate width to reduce conflict for 2-way bicycle movements and signed appropriately.

A.3 Standard License & Inspections (Environmental Protection Branch) Conditions:

A.3.1 Confirmation of an environmental consultant shall be available during any subsurface work.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated February 8, 2012. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have 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.1.3 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.1.4 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.1.5 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 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings
 - B.2.4 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.5 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of 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.2.6 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.2.7 Notwithstanding compliance with the conditions of approval, the Development Permit for this application cannot be issued until Council has first approved the form of development and/or enacted the CD-1 By-law
- B.2.8 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development or enactment of the rezoning will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.
- B.2.9 Mechanical equipment (ventilators, generators, compactors and exhaust systems) shall be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555;
- (Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways and parking or loading areas
- B.2.10 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth.**
-

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings submitted for the proposed development. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law #9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions for FireFighting") of the Building By-law has also been completed.

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted for the proposed Development Permit.

- 1.* If your project requires compliance with ASHRAE 90.1 - 2007, then proof of compliance with ASHRAE 90.1 - 2007 will be required at the building permit stage.
 2. The means of egress via Stair 2 continues via an exit corridor at the mezzanine level (actually a storey) shown on sheet A1.05 which accounts for the provision of required vestibules between this exit and the adjacent rooms and spaces as per Sentence 3.4.4.4.(7) and (8) of the Building By-law. The exit must be separated from the remainder of the building by a fire resistance rated fire separation as per Article 3.4.4.1 of the Building By-law.
 3. The curved stair which serves as a required exit from the North end of CRU 2 must conform to Sentence 3.4.6.8.(2) of the Building By-law. This will be assessed further at the Building Permit application stage.
 - 4.* Stair 6 is required by Sentence 3.3.6.7.(3) of the Building By-law to terminate at Level P1 where the door from CRU 2 opens onto the stair. This creates non-conformity since ending the stair at that floor level will mean that it ceases to conform as an exit from parking levels P4, P3 and P2 below. Egress and exiting from parking levels P4, P3, and P2 will not then meet the requirements of Subsection 3.4.2 of the Building By-law as regards the minimum required number of exits, the maximum permitted travel distance to an exit, the minimum distance between exits, etc.
 - 5.* At floor levels 9 thru 20 the distance between exit stairs 1 and 2 is less than the minimum required 1/2 diagonal dimension of the floor areas, contravening Sentence 3.4.2.3.(1) of the Building By-law.
 6. There is an interconnecting stair and opening between levels 21 and 22 of the building. The building must conform to the requirements of Articles 3.2.8.3 to 3.2.8.9 of the Building By-law.
 7. Heavy timber construction used in the ground floor level of the building must conform to Article 3.1.4.6 of the Building By-law and must also meet the requirements of Article 3.2.2.49 of the Building By-law.
 8. The building must meet Subsection 3.2.6 ("Additional Requirements for High Buildings") of the Building By-law.
 9. The fire resistance rating and the structural capacity (design live load) of the glazed roof of CRU 2 which also serves as a walking surface at the ground floor plaza will need to be reviewed at the Building Permit application stage.
 10. Details of the type of appliances and the class of cooking operation at the level 22 kitchen will be reviewed at the Building Permit application stage.
-

11. Clarification will be required about the use and occupancy classifications of the spaces labeled as "Innovation Centre-West", "Innovation Centre-East", "Telus TV Studio", "Studio 1", and, "Studio 2". Will there be an audience or are these production spaces only?

* Items marked with an asterisk have been identified as potentially serious non-conforming Building By-law issues.

Engineering Services - Neighbourhood Energy Utility (NEU)

The following comment has been provided by the Neighbourhood Energy Utility Projects (Engineering Services) which shall be satisfied as part of the Building Permit process:

1. Arrangements shall be made to the satisfaction of the General Manager of Engineering Services for confirmation that the central energy plant and mechanical HVAC systems for the development meet the required detailed design and district energy compatibility provisions. Such arrangements may include, but are not limited to, completion and certification by the design engineer of record, at the time of building permit application, of the City of Vancouver *Confirmation of District Energy Connectivity Requirements* checklist.
-

ARCHITECTURAL DRAWING LIST

40 - GENERAL INFORMATION AND SITE PLANS

[illegible]

A? - BUILDING FLOOR PLANS

Label	Path	Length	Cost
A1,2	P1-P2	1	1
A1,3	P1-P3	1	1
A1,4	P1-P4	1	1
A1,5	P1-P5	1	1
A1,6	P1-P6	1	1
A1,7	P1-P7	1	1
A1,8	P1-P8	1	1
A1,9	P1-P9	1	1
A1,10	P1-P10	1	1
A1,11	P1-P11	1	1
A1,12	P1-P12	1	1
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A1,14	P1-P14	1	1
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A2-BUILDING SECTIONS

42, 43
42, 43
42, 43

A3 - BUILDING EXTERIOR ELEVATIONS

AS-01	WATER ELEVATION - W. SIDE 5826.657
AS-02	WEST ELEVATION - BRICKWORKS ST
AS-03	SOUTH ELEVATION
AS-04	EAST ELEVATION

LANDSCAPE DRAWING LIST

L - LANDSCAPE PLANS & SECTIONS

[illegible]

PROPOSED ESR

	REQUIRED	PROVIDED
Office Required		
43.421, 45 mm		
1 per 142 mm	2529	
diagram		
44mm	378	336
Non Residential - Retail Required		
3,070.4 mm		
1 per 745 mm	21	
diagram		
1 per 315 mm	26	44
total		
diagram		
340	320	
404		
Usability Stats:		
46, 534, 8 sec		
1st 500mm (1)	1	
520 mm		
43,952, 4mm	18	19
Every 1000mm (0.4)		
		(3 values are equal at 1)

OFFICE	RETAIL / RESTAURANT	TOTAL
GROSS AREA	3,387.7 sqm	47,138.4 sqm
SSR AREA	3,010.4 sqm	46,424.9 sqm
PERMITTED FSR AREA	Area Over	46,412.8 sqm
SITE AREA		18.1 sqm
		4,000.0 sqm

11.61

COMPARATIVE ZONING ANALYSIS

PROPOSED FSR

100 WEST GEORGIA STREET, GD-1

CAR PARKING DETAIL

LEVEL	USE	DISABLED	FULL SIZE	SMALL CAR	TOTAL
21	Office / Retail	6	29	7	42
22	Office / Retail	13	65	35	113
23	Office	0	65	36	121
24	Office	0	72	32	104
TOTAL		19	231	116	366

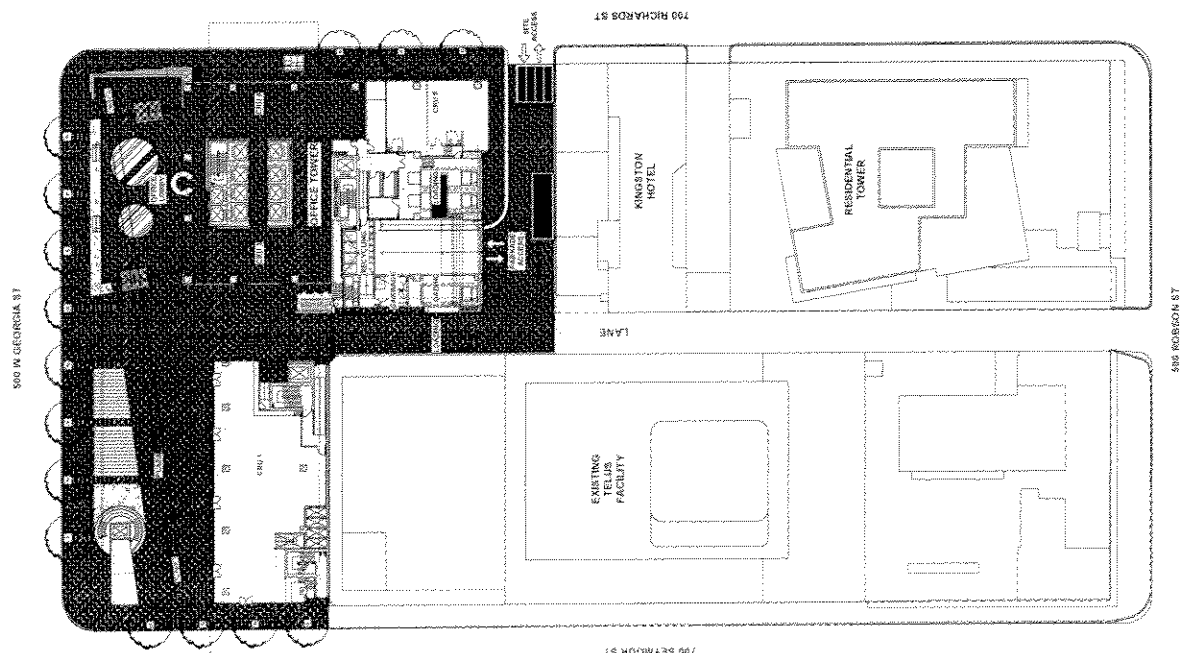
Small Car percentage in accordance with 6.1.7.2 (Twelve Six Four Events)

LOADING

	REQUIRED	PROVIDED
CLASS A		
Office Use		
Min. 4 stalls / 20-28,000 sqm	4	
Max. 1 stall / portion of additional	3	
27,500 sqm		
Retail Use		
Proposed substitute for Class B truck	0	
TOTAL CLASS A LOADING	7	7
CLASS B		
Office Use		
Min. 3 stalls / 10-26,000 sqm	3	
Max. 1 stall / portion of additional	2	
15,000 sqm		
Retail Use		
Min. 4 stalls / 10-26,000 sqm	4	
Max. 1 stall / portion of additional	1	
18,000 sqm		
TOTAL CLASS B LOADING	7	7

BICYCLES

CLASS A	CLASS B	Office Use	Office Use	Required	Provided
Min. 1 stalls / 500 sqm	Min. 1 stalls / 500 sqm	Min. 6 stalls / over 2,000sqm	Min. 6 stalls / over 1,000sqm	6	6
Retail Use	Retail Use				
Min. 1 stalls / 500 sqm	Min. 1 stalls / 500 sqm			6	6
				9.1	9.1
TOTAL CLASS A BICYCLE STALLS					
CLASS B	Office Use				
Min. 6 stalls / over 2,000sqm				6	6
Retail Use					
Min. 6 stalls / over 1,000sqm				6	6
TOTAL CLASS B BICYCLE STALLS				12	12



TELUS WESTBANK
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G9
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FAX: 604-681-1112
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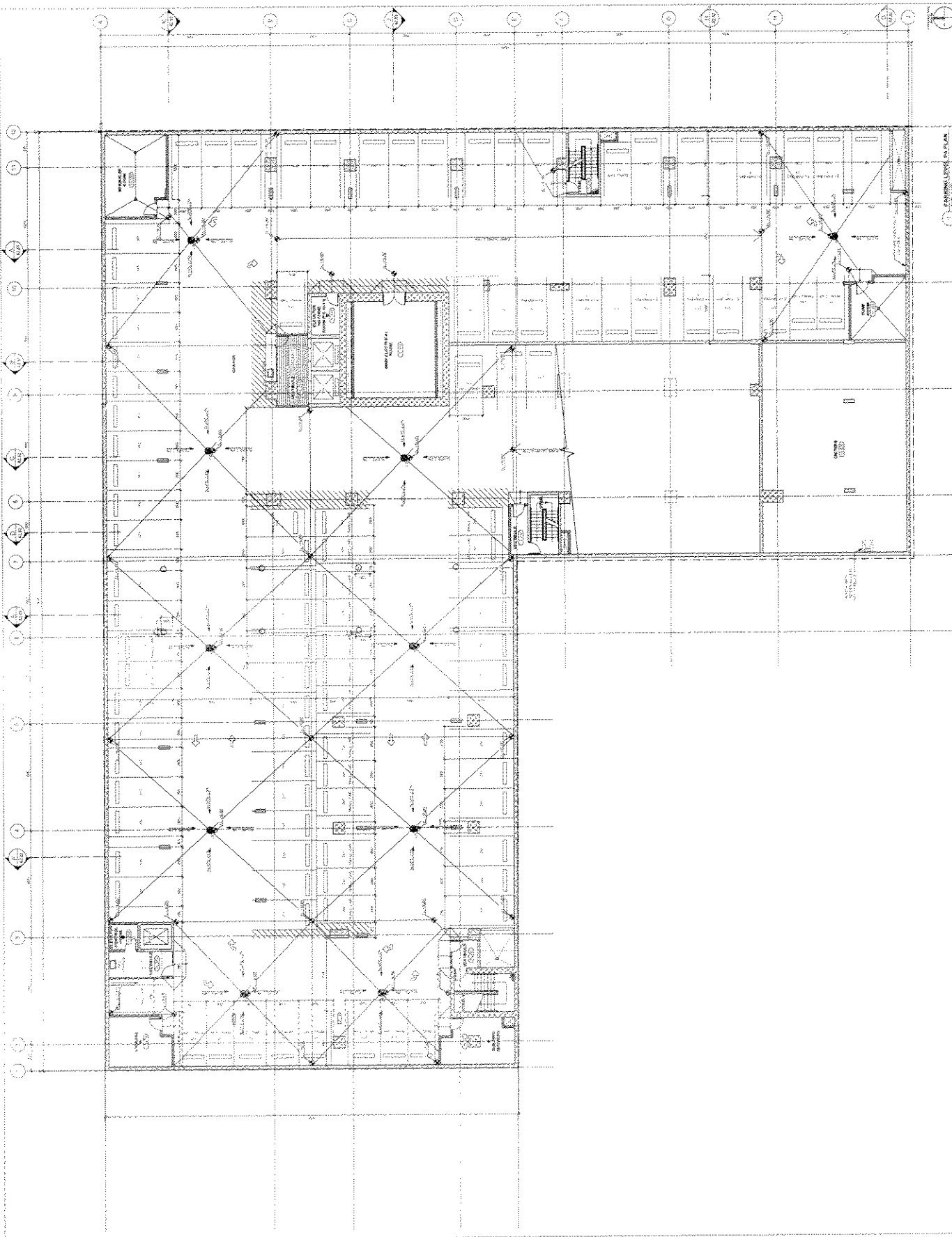
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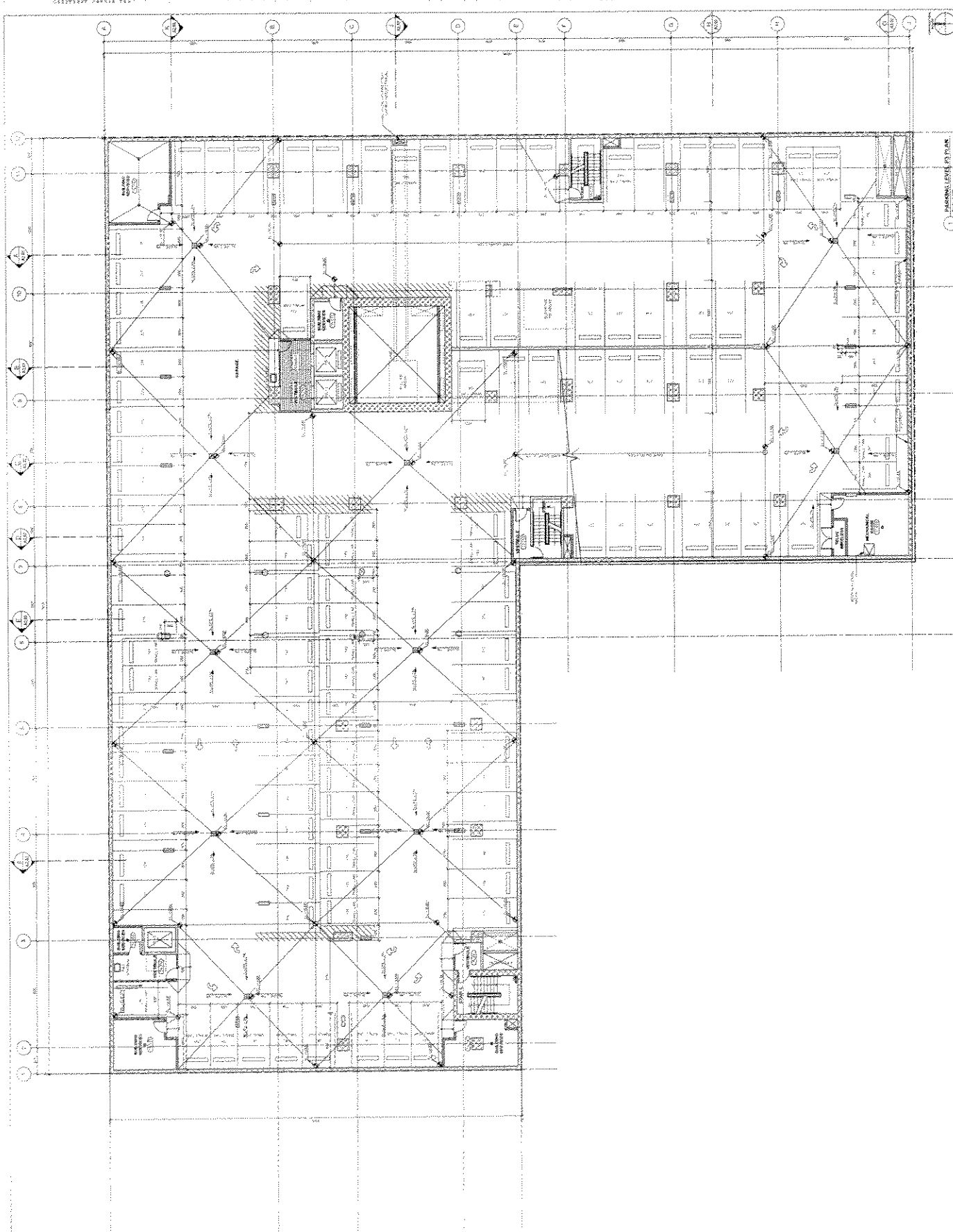
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1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G9
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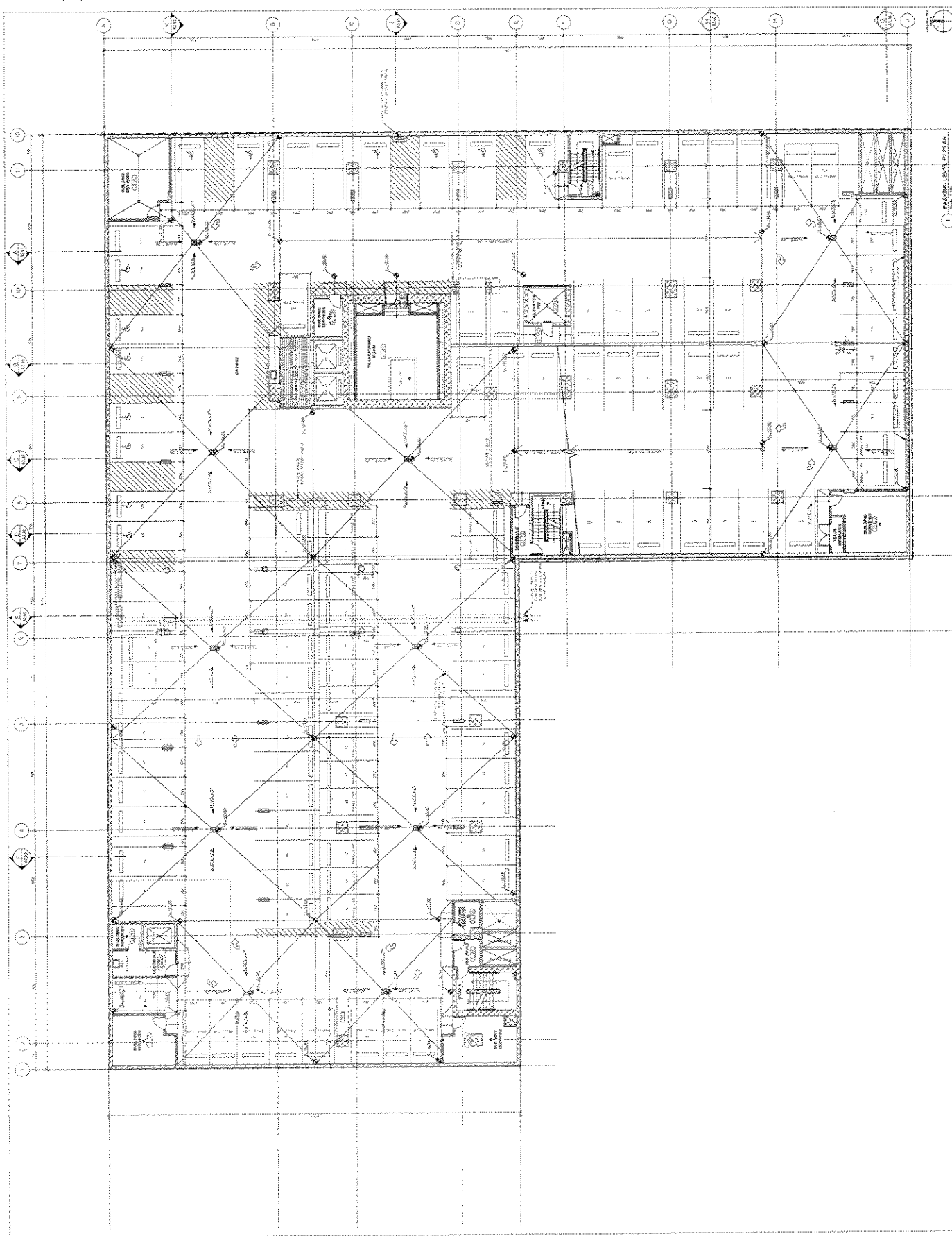
TELUS GARDEN OFFICE
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G9
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FAX: 604-681-1112
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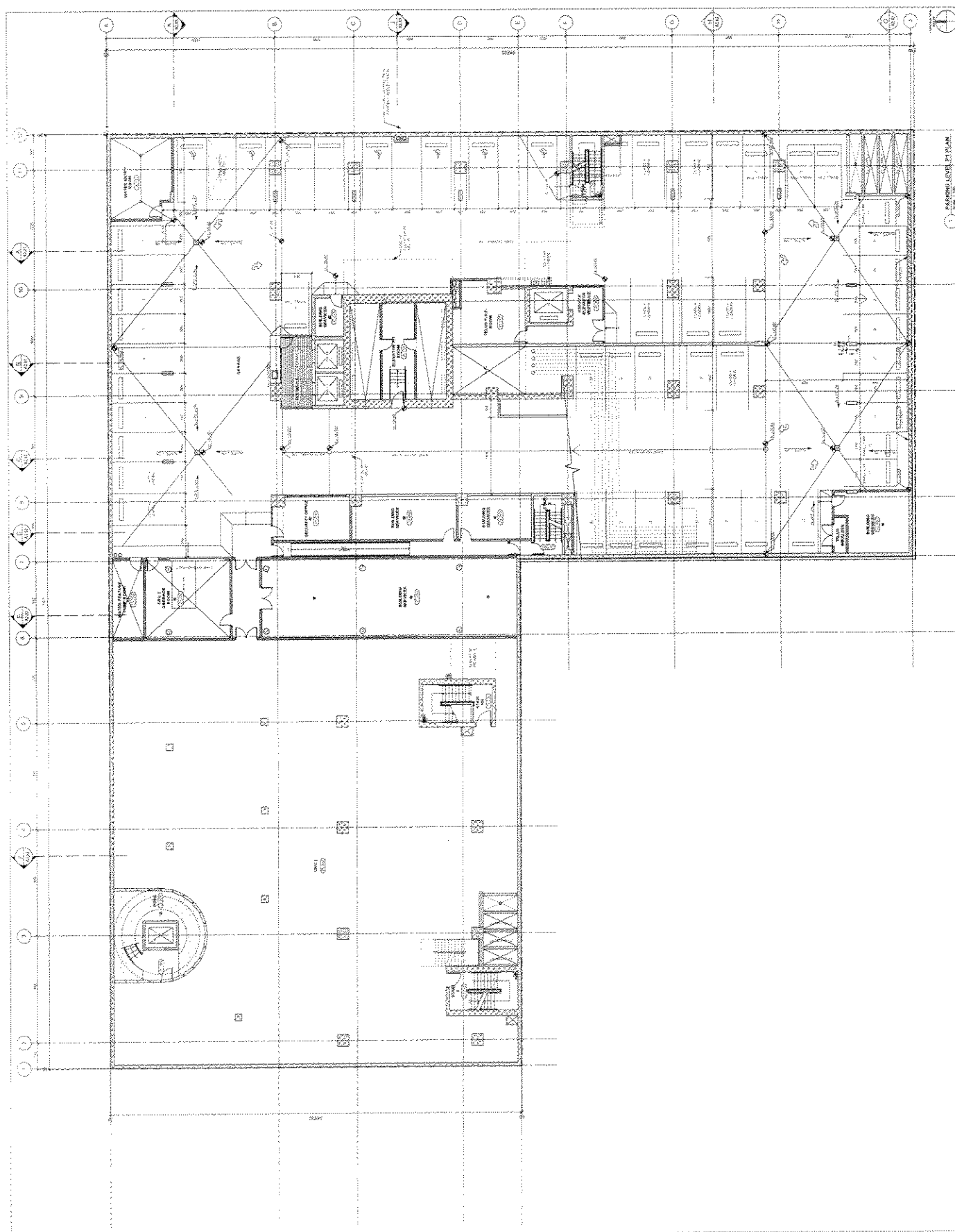
FLOORING LEVEL
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G9
TEL: 604-681-1111
FAX: 604-681-1112
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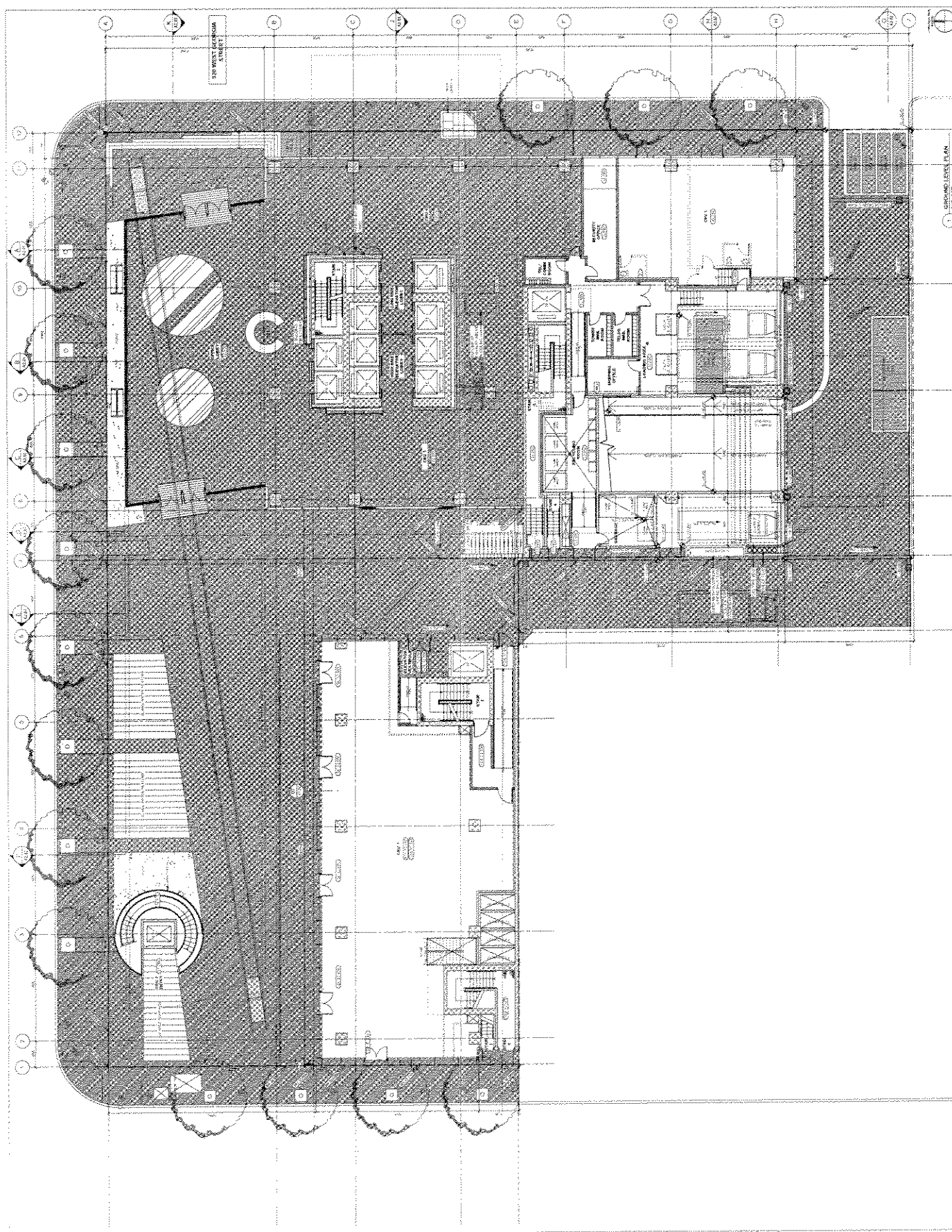
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1000 WEST BROADWAY
SUITE 1000
VANCOUVER, BC V6C 3E8
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FAX: 604-681-1112
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DESIGNED BY: TELUS WESTBANK
DRAWN BY: TELUS WESTBANK
CHECKED BY: TELUS WESTBANK
DATE: 10/10/07

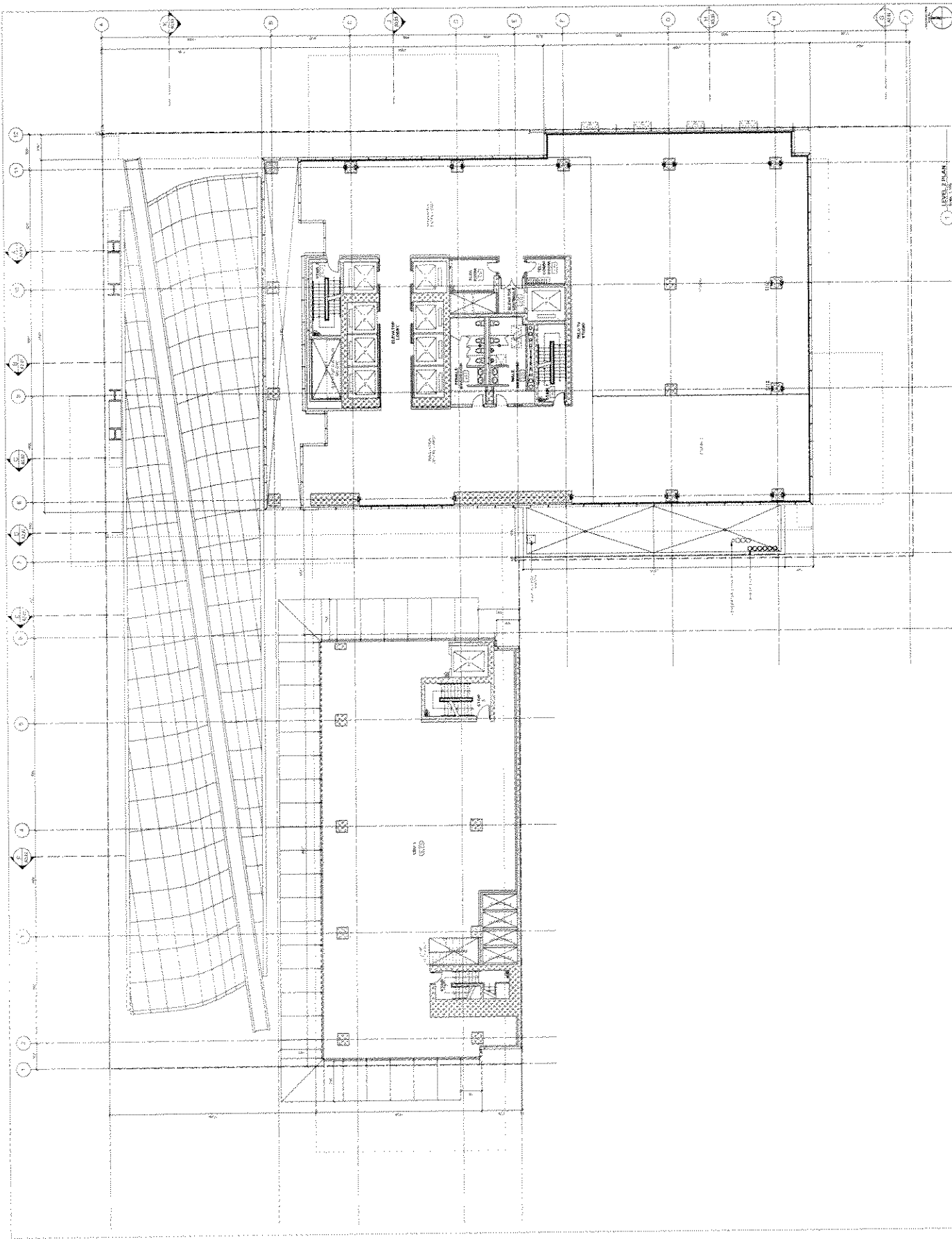
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1000 WEST BROADWAY
SUITE 1000
VANCOUVER, BC V6C 3E8
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LEVEL 2 PLAN

DATE: 10/10/07
BY: TELUS WESTBANK
CHECKED BY: TELUS WESTBANK
DATE: 10/10/07

A1.07



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350 WEST GEORGIA STREET
VANCOUVER, BC V6B 5E1
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FAX: 604.681.1001
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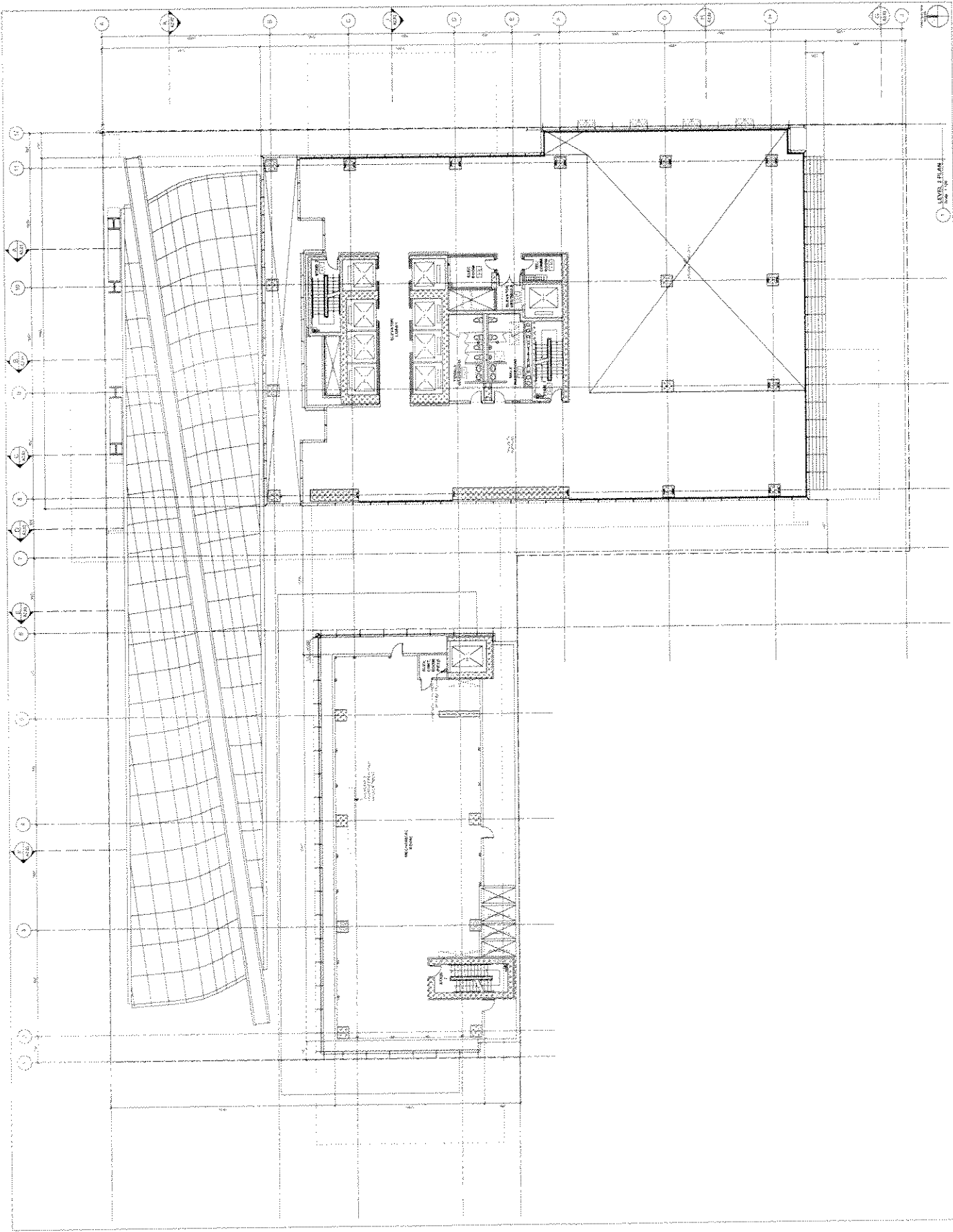
TELUS GARDEN OFFICE
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350 WEST GEORGIA STREET
VANCOUVER, BC V6B 5E1
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FAX: 604.681.1001
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LEVEL 3 PLAN

DATE: 01/17/2013
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8" = 1'-0"

A1.08



TELUS GARDEN OFFICE
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VANCOUVER, BC V6P 4C1
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TELUS GARDEN OFFICE
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VANCOUVER, BC V6P 4C1
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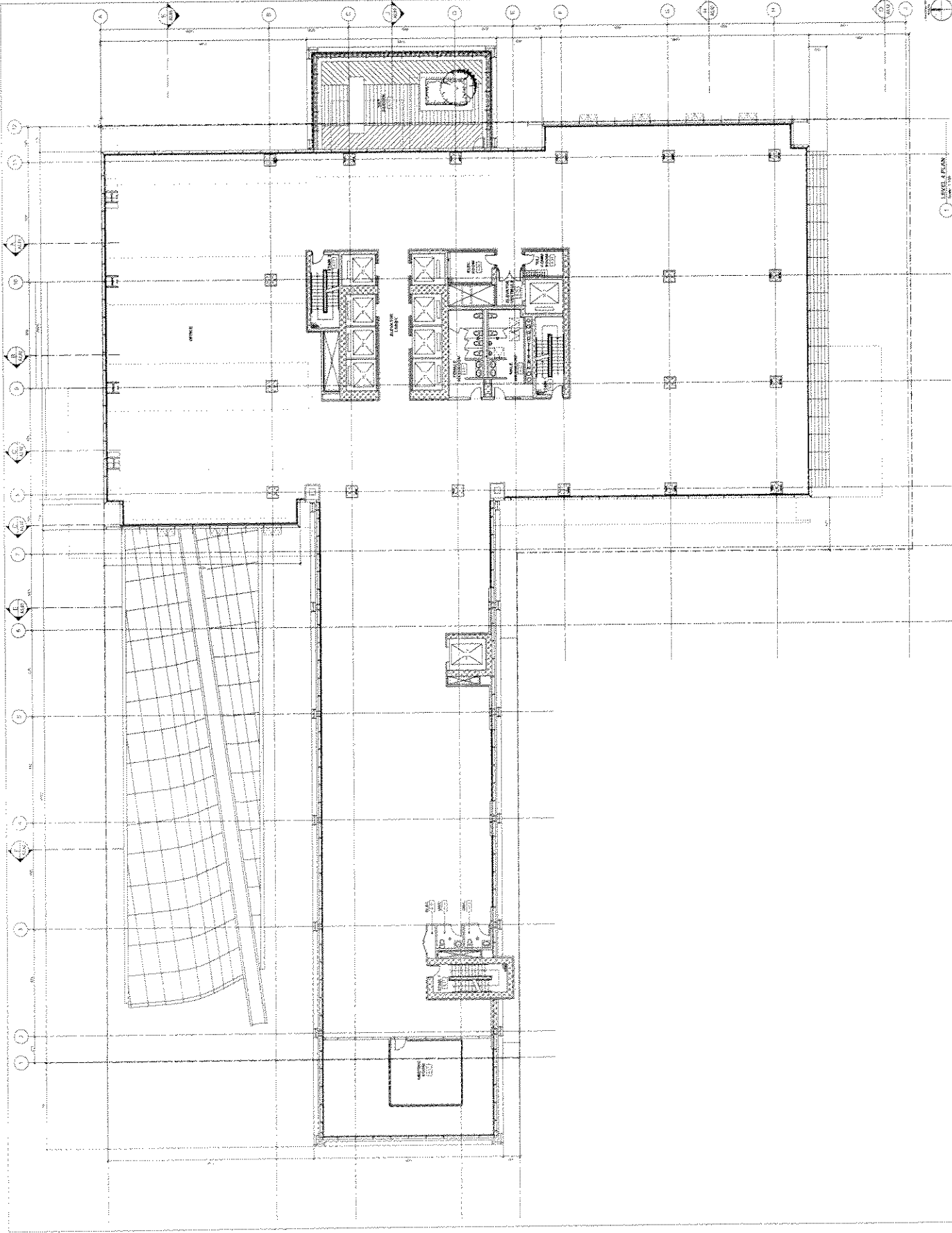
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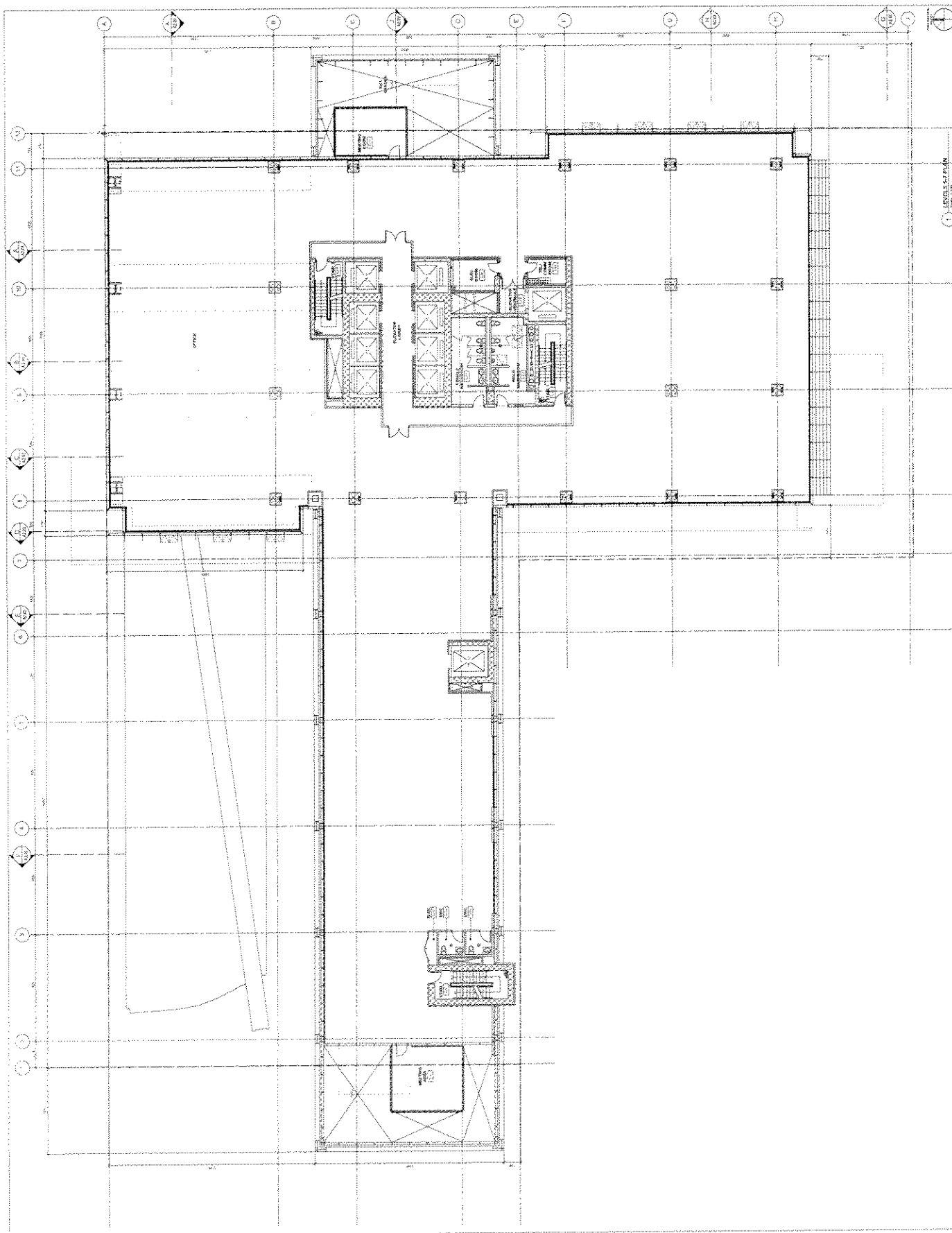
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500 WEST GARDEN STREET
VANCOUVER, BC V6P 4C1
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TELUS GARDEN OFFICE
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VANCOUVER, BC V6P 4C1
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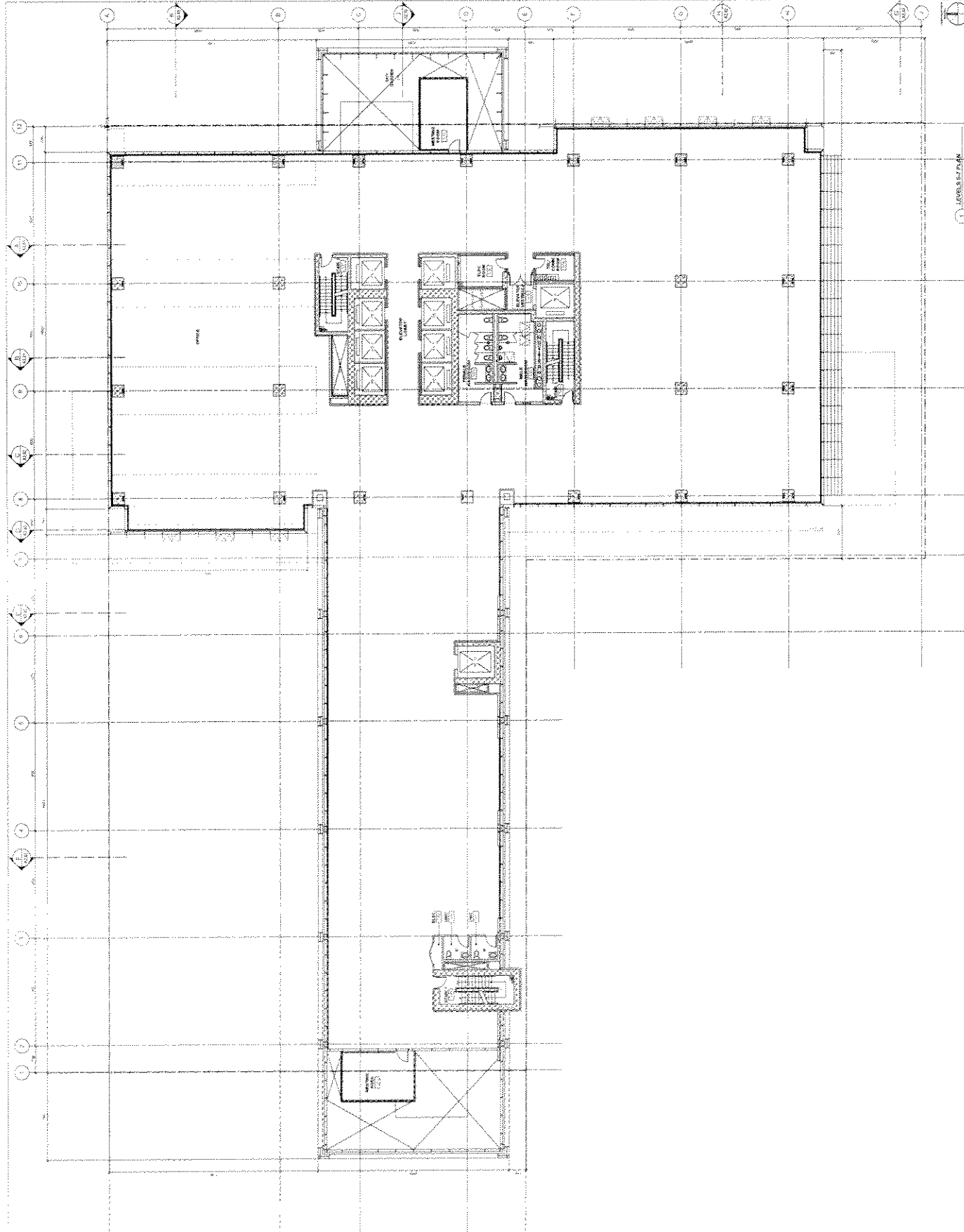
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500 WEST GARDEN STREET
VANCOUVER, BC V6P 4C1
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500 WEST GARDEN STREET
VANCOUVER, BC V6P 4C1
ARCHITECT: TELUS
DATE: 10/10/00
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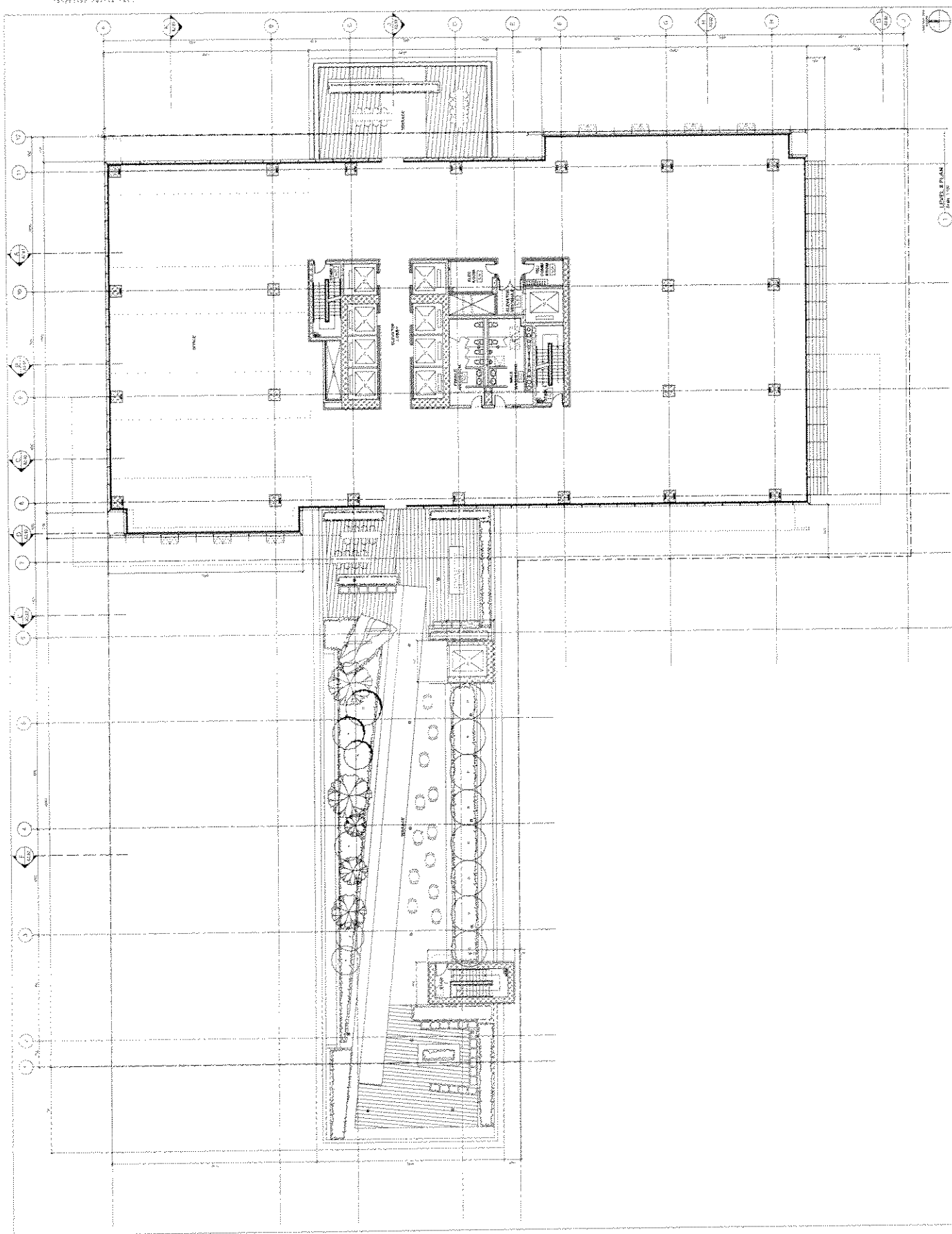
TELUS GARDEN OFFICE
100 WEST GARDEN STREET
VANCOUVER, BC V6P 1A1
TEL: 604.681.1000
FAX: 604.681.1001
WWW.TELUS.CA

ARCHITECT: TELUS
DATE: 10/10/00
PROJECT: TELUS GARDEN OFFICE
DRAWN BY: [signature]
CHECKED BY: [signature]
APPROVED BY: [signature]

TELUS GARDEN OFFICE
100 WEST GARDEN STREET
VANCOUVER, BC V6P 1A1
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LEVEL 8 PLAN

A1.13

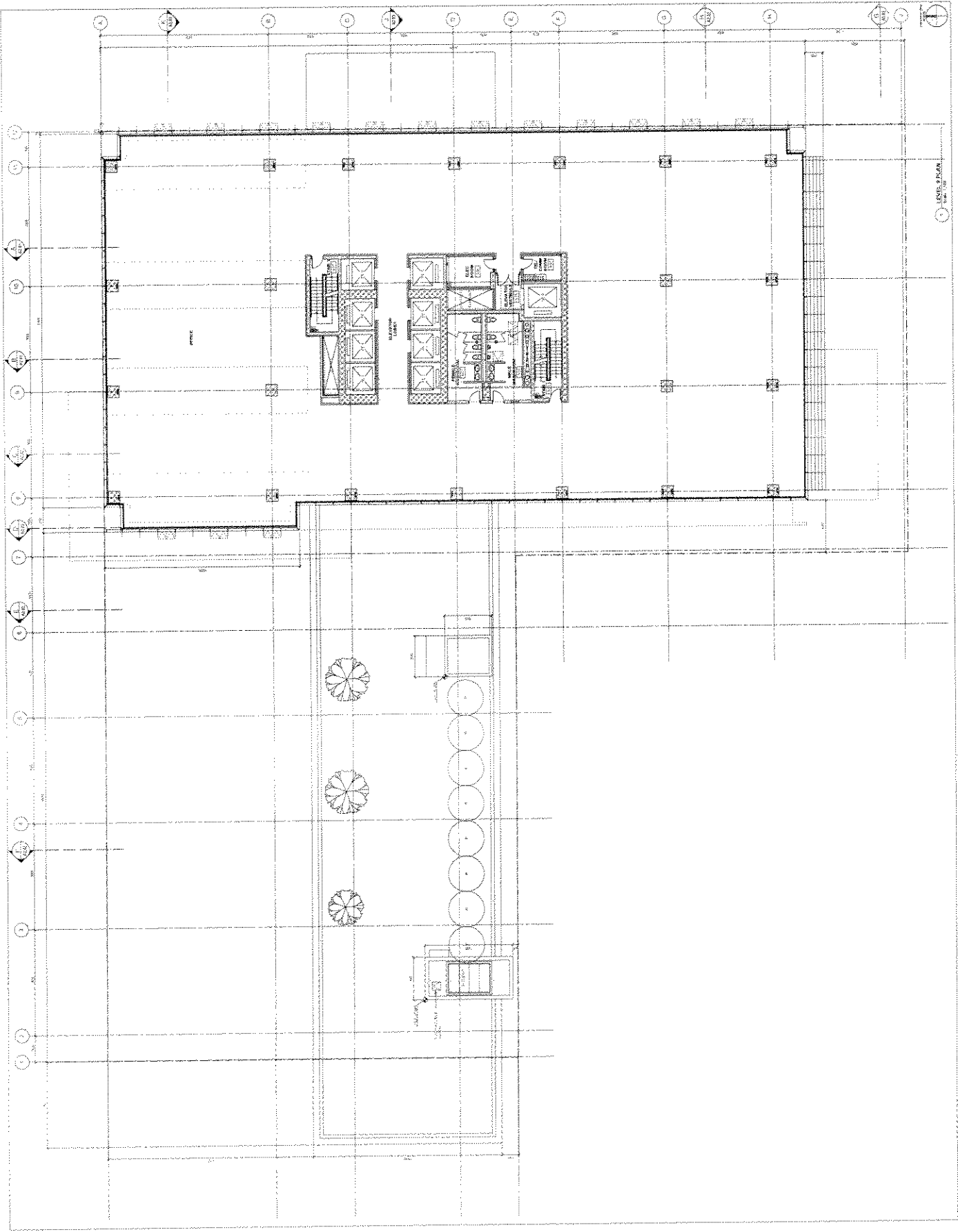


TELUS WESTBANK
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FAX: 604.271.1001
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LEVEL 9 PLAN
DATE: 05/11/01
SCALE: 1/8" = 1'-0"

A1.14



NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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TELUS GARDEN OFFICE
55 WEST GEORGIA STREET

LEVEL 10 & 11 PLANS

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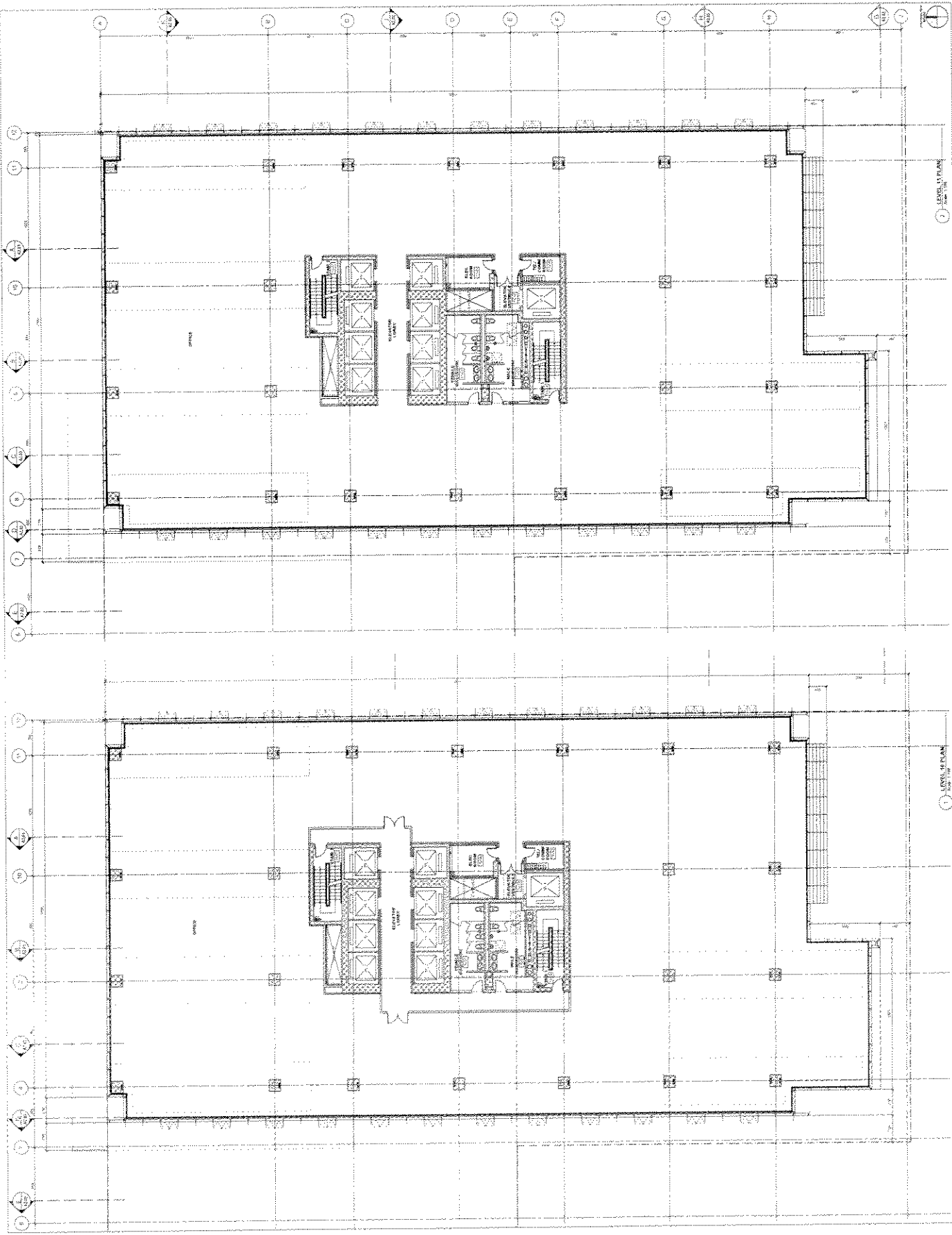
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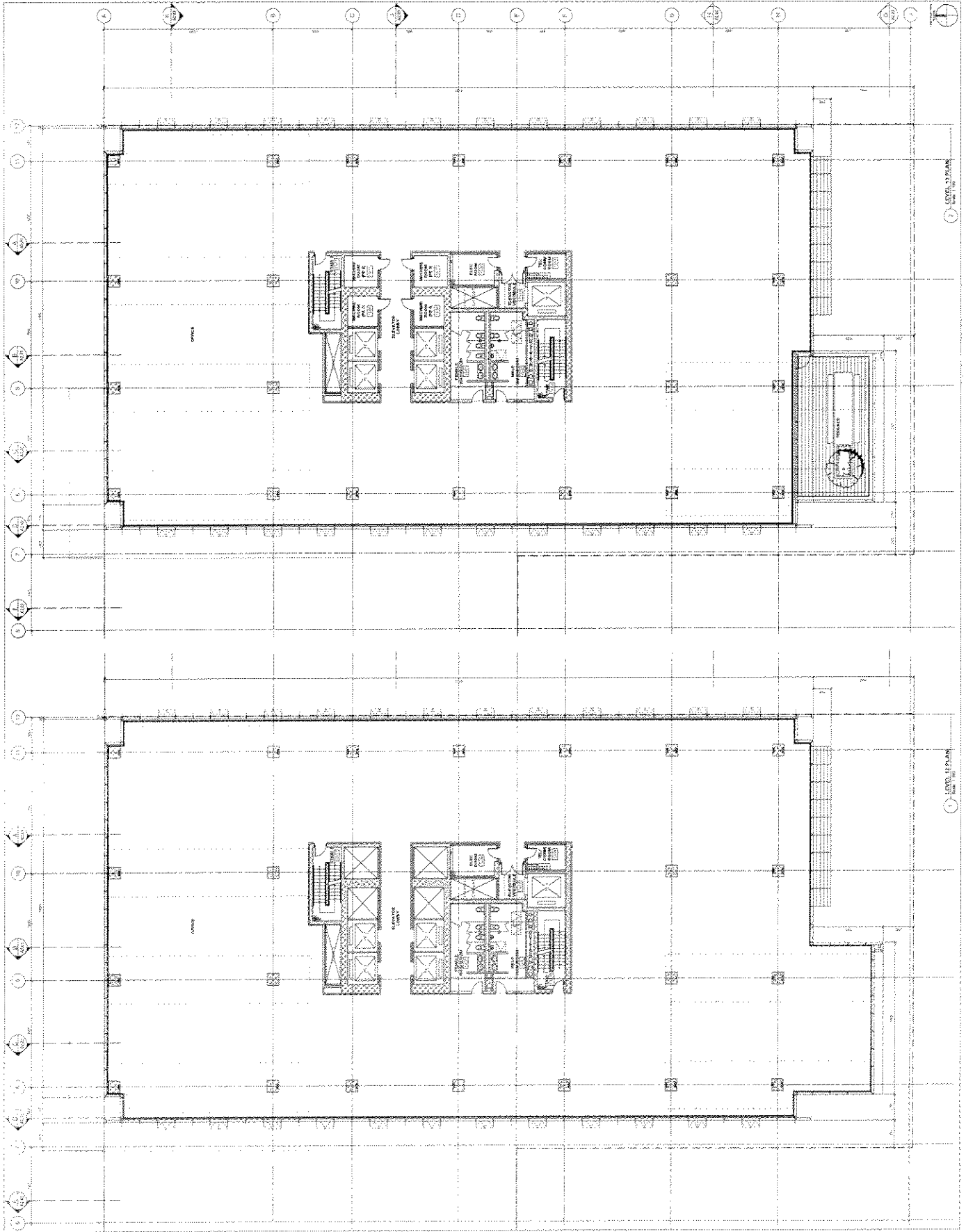
BY: [Signature]

PROJECT: TELUS GARDEN OFFICE

LOCATION: 55 WEST GEORGIA STREET

A1.15





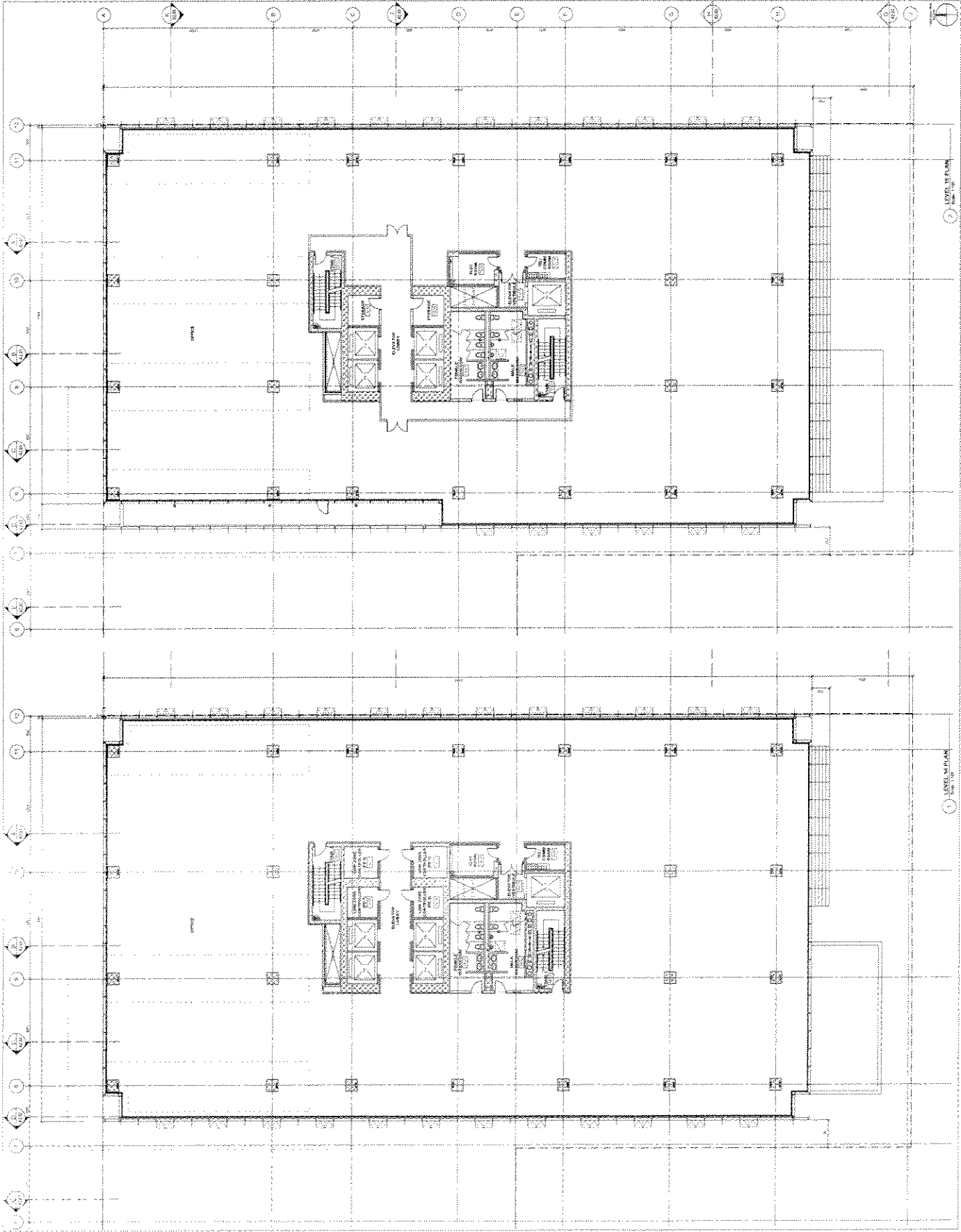
TELUS GARDEN OFFICE
100 WEST GARDEN STREET
VANCOUVER, BC V6P 1M7
TEL: 604.681.1000
FAX: 604.681.1001
WWW.TELUS.CA

TELUS GARDEN OFFICE
100 WEST GARDEN STREET
VANCOUVER, BC V6P 1M7
TEL: 604.681.1000
FAX: 604.681.1001
WWW.TELUS.CA

LEVEL 14 & 15 PLANS

DATE: 05/11/05
BY: J. P.
CHECKED: J. P.
APPROVED: J. P.

A1.17



Appendix D; page 19 of 34

TELUS GARDEN OFFICE
300 WEST GARDEN STREET
VANCOUVER, BC
V6C 1A5
TEL: 604.681.1000
FAX: 604.681.1001
WWW.TELUS.CA

TELUS GARDEN OFFICE
300 WEST GARDEN STREET
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V6C 1A5
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FAX: 604.681.1001
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VANCOUVER, BC
V6C 1A5
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FAX: 604.681.1001
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VANCOUVER, BC
V6C 1A5
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FAX: 604.681.1001
WWW.TELUS.CA

TELUS GARDEN OFFICE
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V6C 1A5
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V6C 1A5
TEL: 604.681.1000
FAX: 604.681.1001
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V6C 1A5
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300 WEST GARDEN STREET
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V6C 1A5
TEL: 604.681.1000
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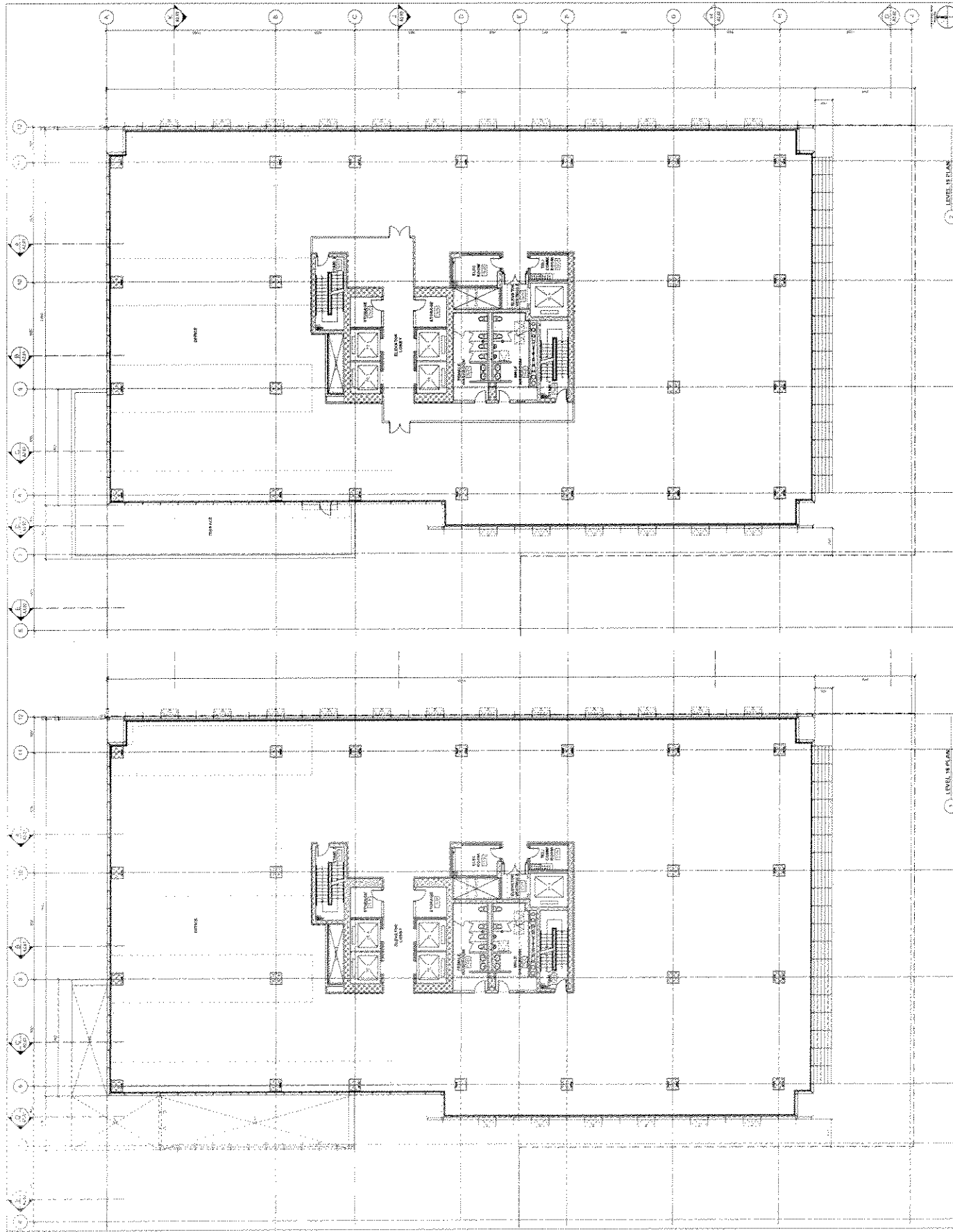
TELUS GARDEN OFFICE
300 WEST GARDEN STREET
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V6C 1A5
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V6C 1A5
TEL: 604.681.1000
FAX: 604.681.1001
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LEVEL 17 PLAN

LEVEL 17 PLAN

A1.18



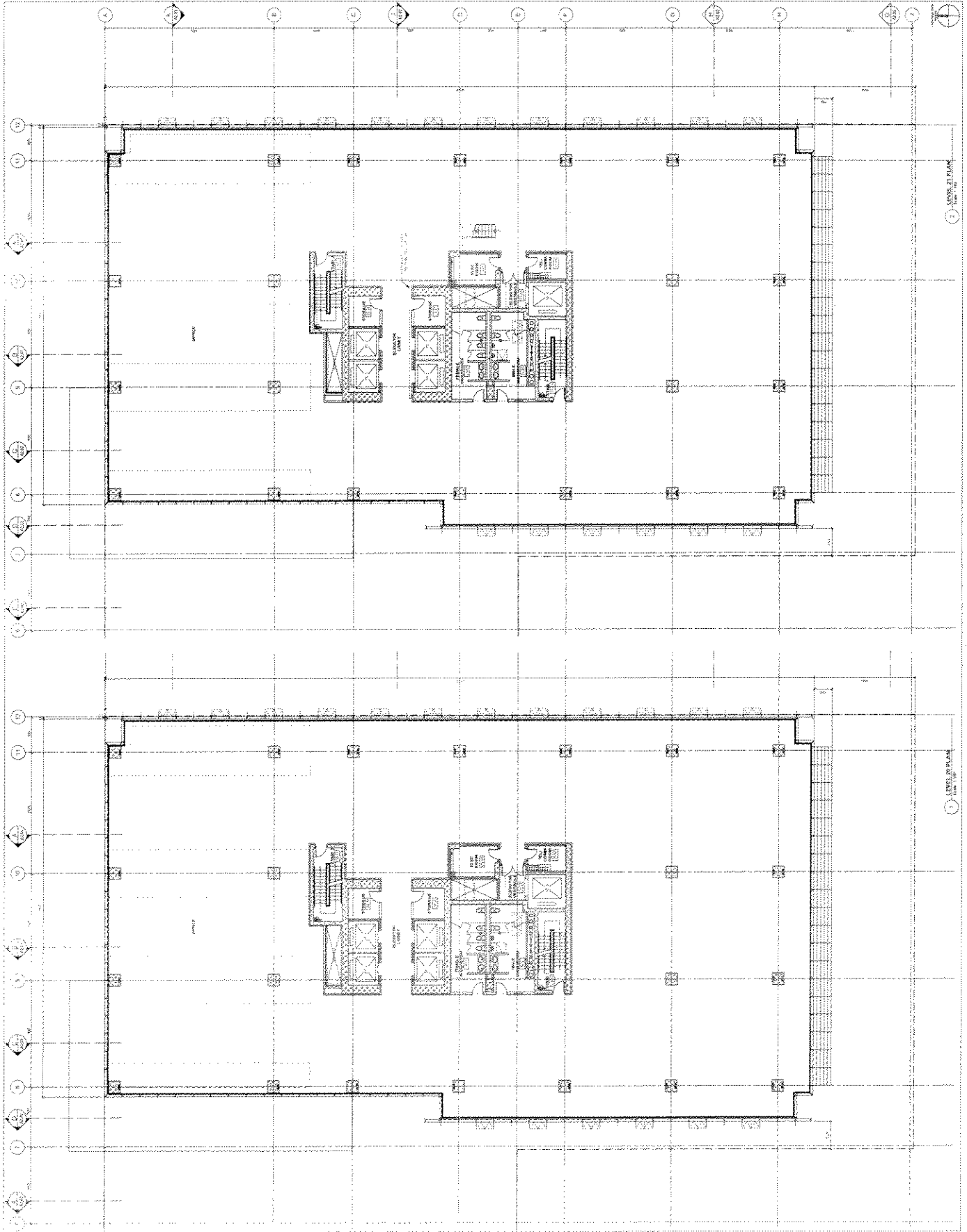
TELUS GARDEN OFFICE
200 WEST 100TH STREET
VANCOUVER, BC V6P 6C6
TEL: 604.261.1000
FAX: 604.261.1001
WWW.TELUS.CA

PROJECT: TELUS GARDEN OFFICE
DATE: 10/10/00
DRAWN: [signature]
CHECKED: [signature]
APPROVED: [signature]

TELUS GARDEN OFFICE
200 WEST 100TH STREET
VANCOUVER, BC V6P 6C6
TEL: 604.261.1000
FAX: 604.261.1001
WWW.TELUS.CA

LEVEL 20 & 21 PLANS
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APPROVED: [signature]

A1.20

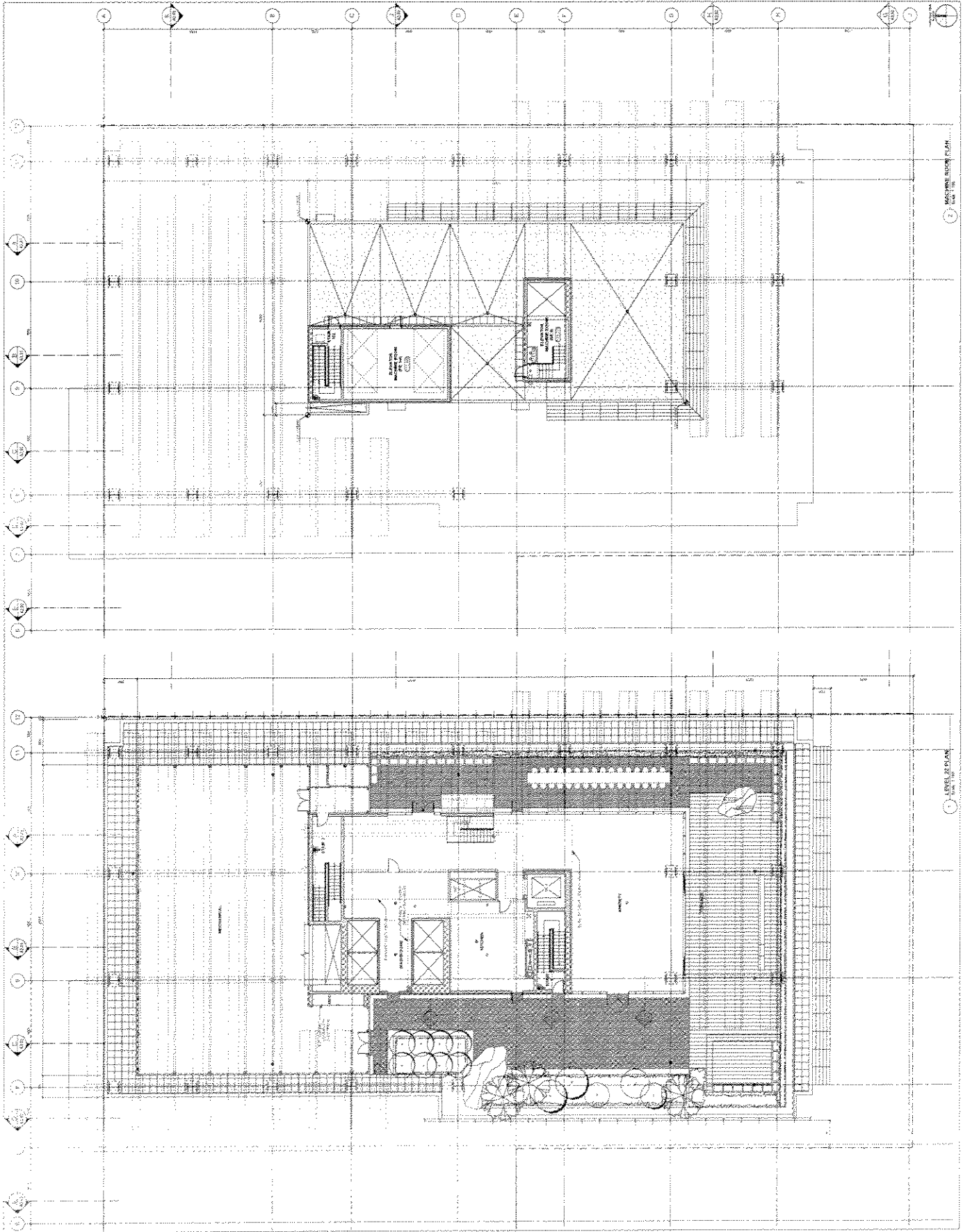


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LEVEL 22 & MACHINE
ROOM PLANS
1:12 SCALE
DATE: 10/10/07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

A1.21



TELUS WESTBANK
100 WEST GARDEN STREET
VANCOUVER, BC V6E 1A1
TEL: 604.681.1000
FAX: 604.681.1001
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PROJECT NO. 100-0000
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CHECKED BY: [Signature]

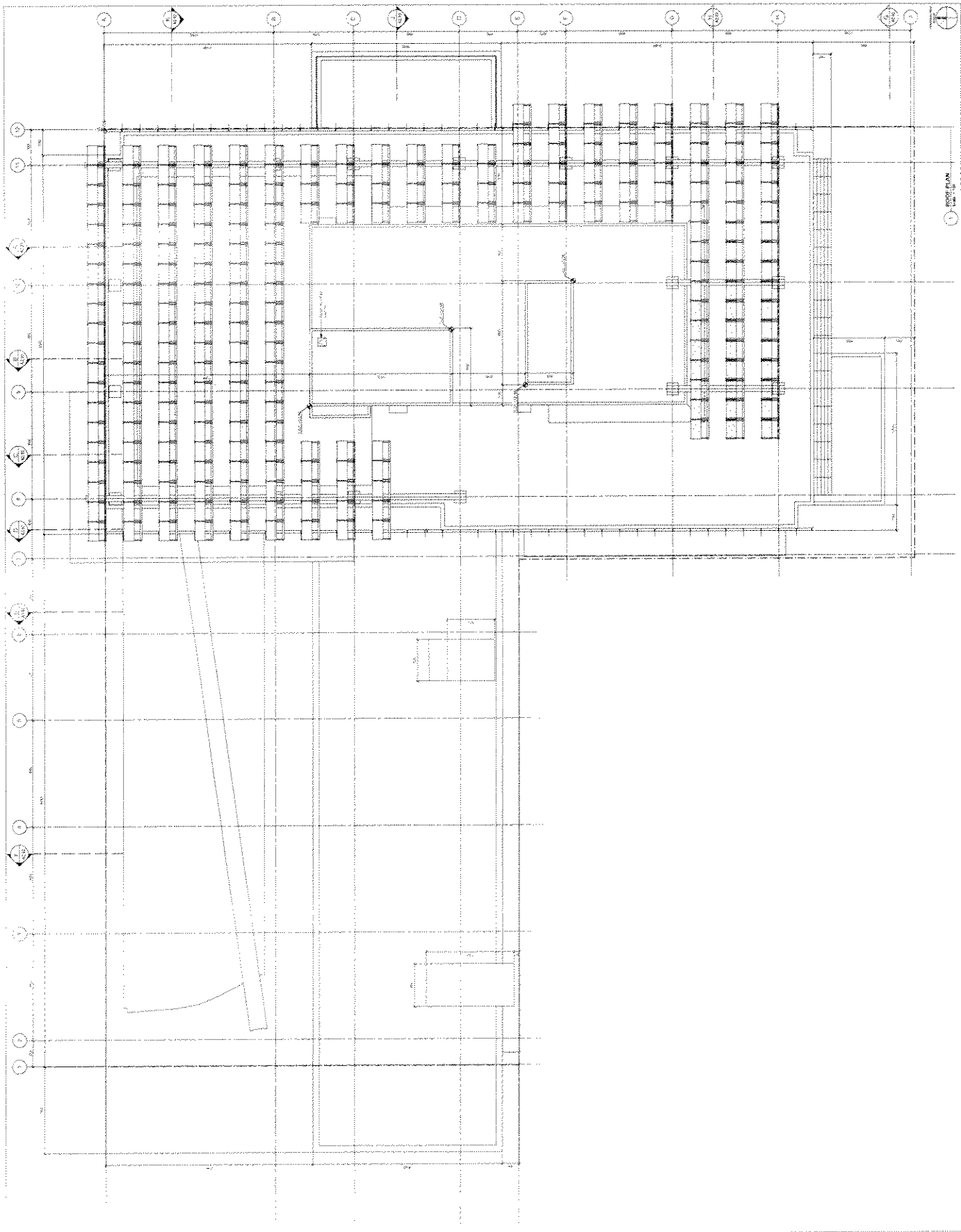
REVISIONS

TELUS GARDEN OFFICE
100 WEST GARDEN STREET
VANCOUVER, BC V6E 1A1
TEL: 604.681.1000
FAX: 604.681.1001
WWW.TELUS.CA

ROOF PLAN

DATE: 10/10/00
DRAWN BY: [Signature]
CHECKED BY: [Signature]

A1.22

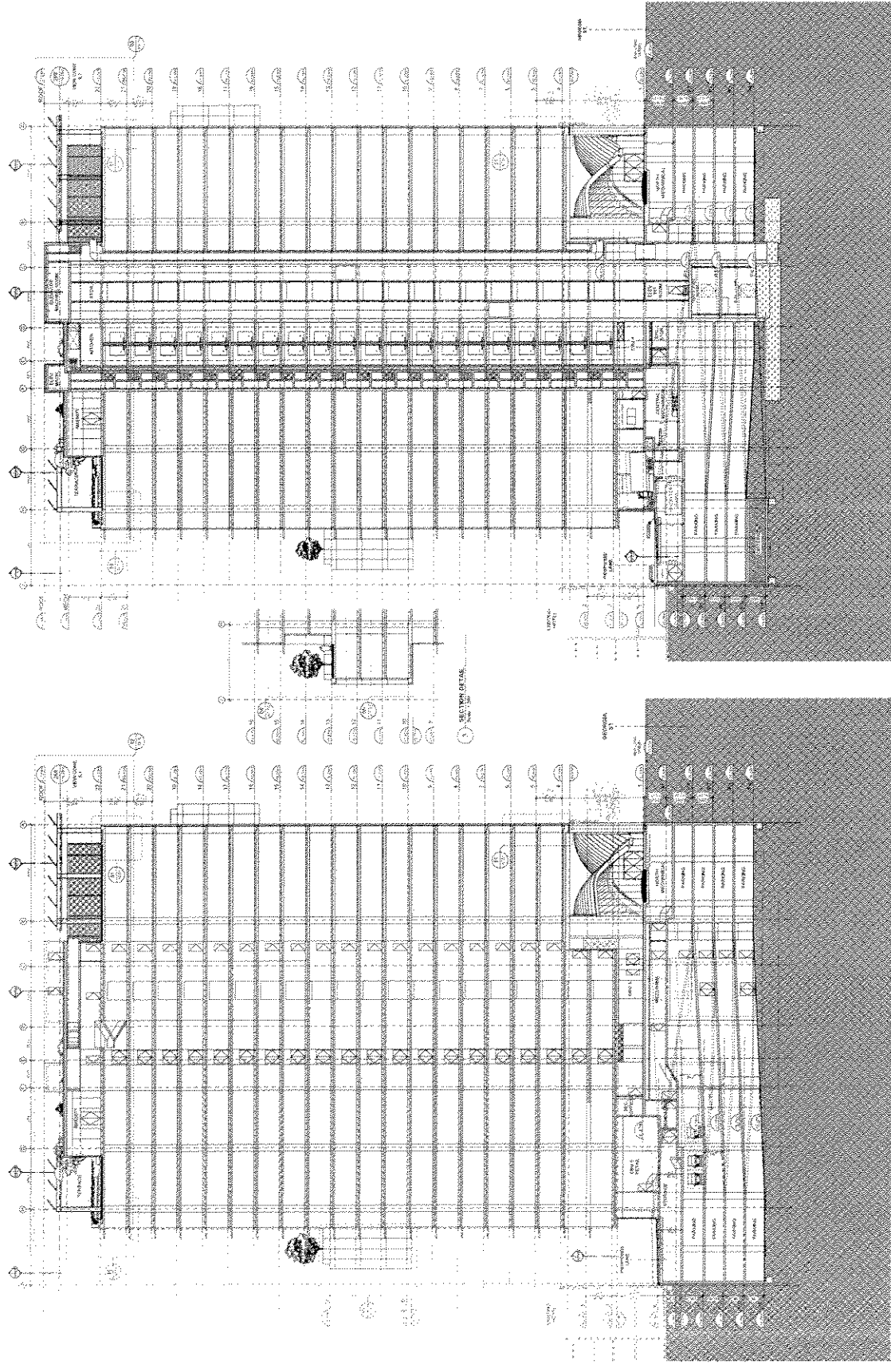


TELUS GARDEN OFFICE
330 WEST AVENUE, VANCOUVER, BC
ARCHITECT: TELUS ARCHITECTURE
DATE: 2011.01.11
PROJECT NO: TELUS-001

TELUS GARDEN OFFICE
330 WEST AVENUE, VANCOUVER, BC
ARCHITECT: TELUS ARCHITECTURE
DATE: 2011.01.11
PROJECT NO: TELUS-001

SECTIONS AA, BB

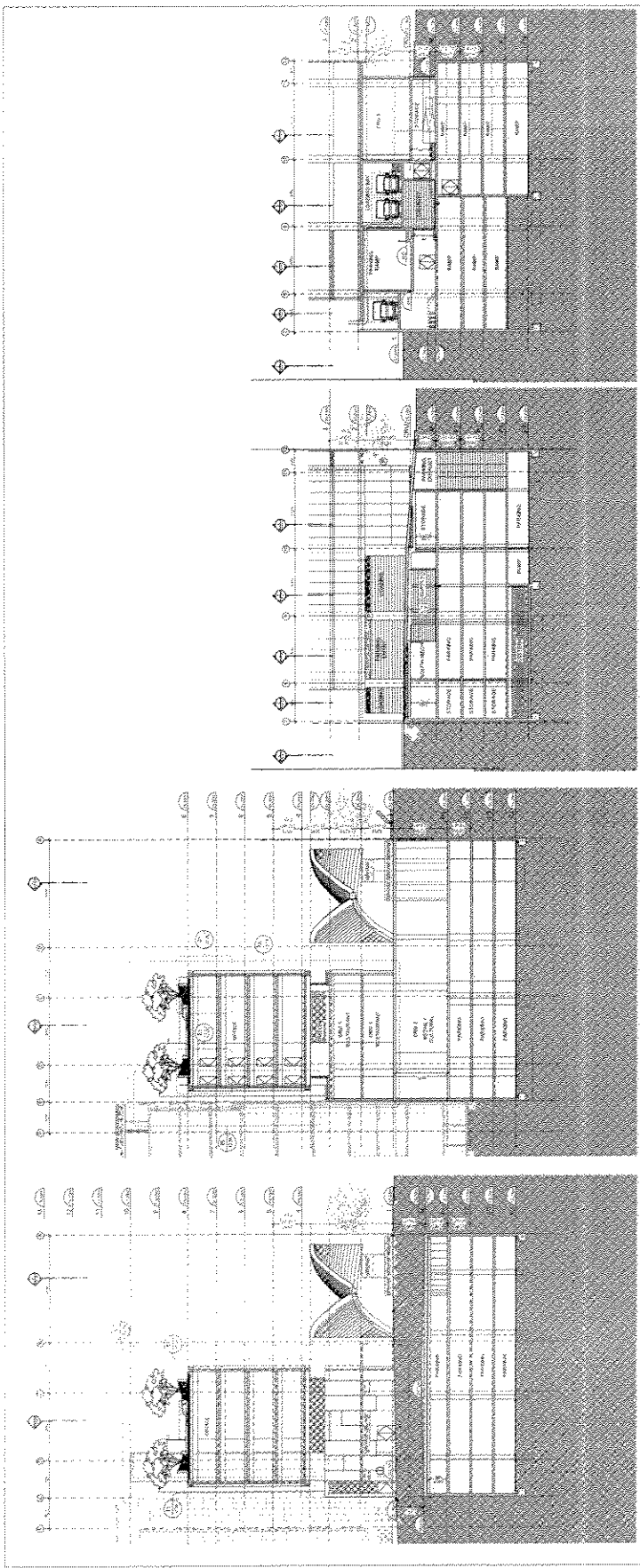
A2.01



SECTION BB
1/2" = 1'-0"

SECTION AA
1/2" = 1'-0"

TELUS GARDEN OFFICE
1000 WESTERN AVENUE
V6C 3E8
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FAX: 604-681-1112
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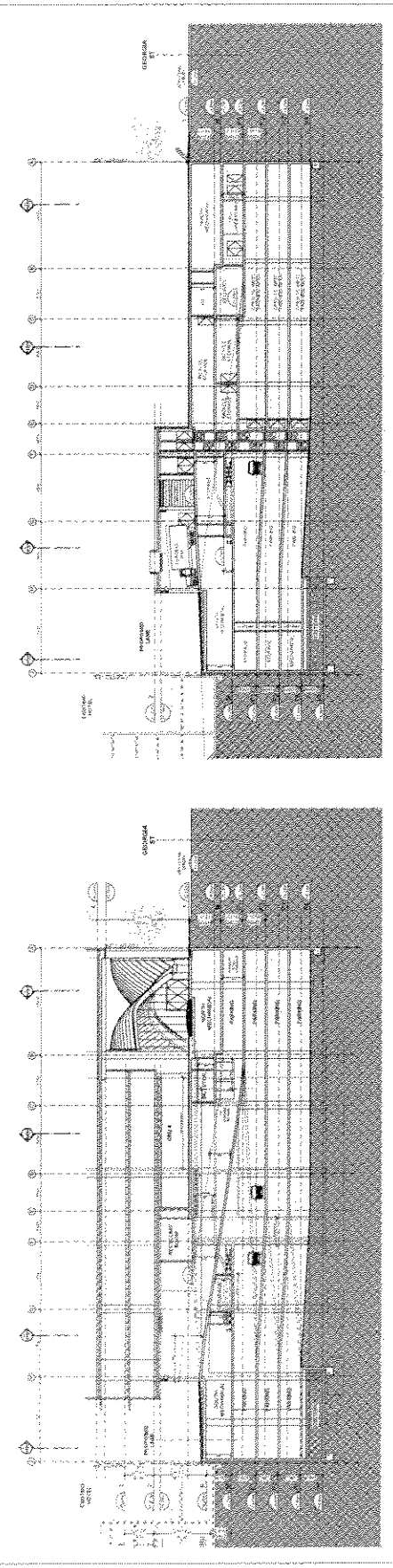
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SECTION 2
Scale: 1/8" = 1'-0"

SECTION 3
Scale: 1/8" = 1'-0"

SECTION 4
Scale: 1/8" = 1'-0"

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SECTION 5
Scale: 1/8" = 1'-0"

SECTION 6
Scale: 1/8" = 1'-0"

SECTION 7
Scale: 1/8" = 1'-0"

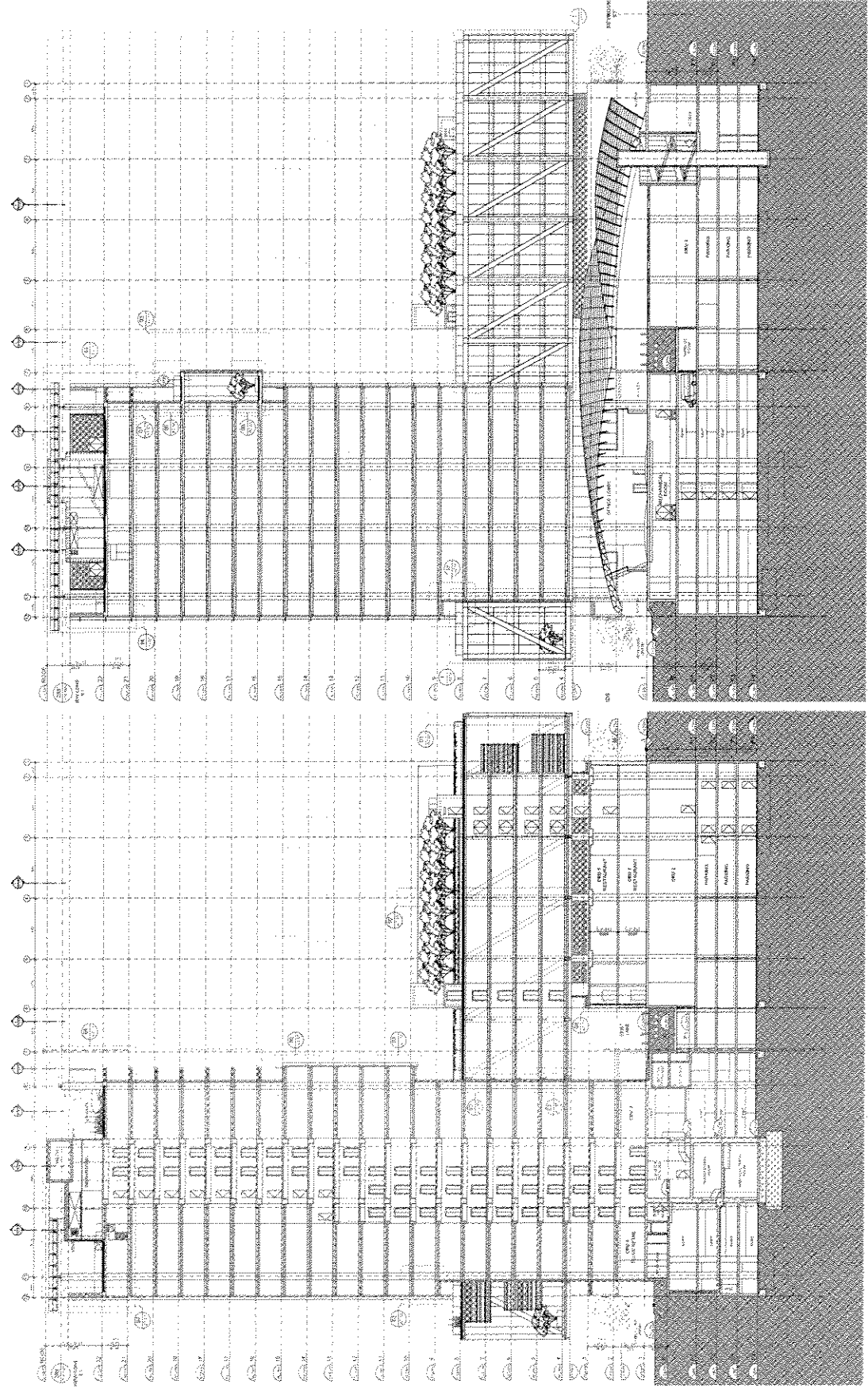
SECTION 8
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TELUS GARDEN OFFICE
120 WEST GARDEN STREET
VANCOUVER, BC V6E 1A1
ARCHITECT: TELUS ARCHITECTURE
DATE: 2007-01-15
PROJECT NO: TELUS-001

TELUS GARDEN OFFICE
120 WEST GARDEN STREET
VANCOUVER, BC V6E 1A1
ARCHITECT: TELUS ARCHITECTURE
DATE: 2007-01-15
PROJECT NO: TELUS-001

SECTIONS JJ, KK

A2.03



SECTION JJ
1/2" = 1'-0"

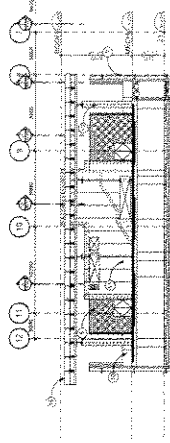
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1/2" = 1'-0"

Appendix D : page 27 of 34

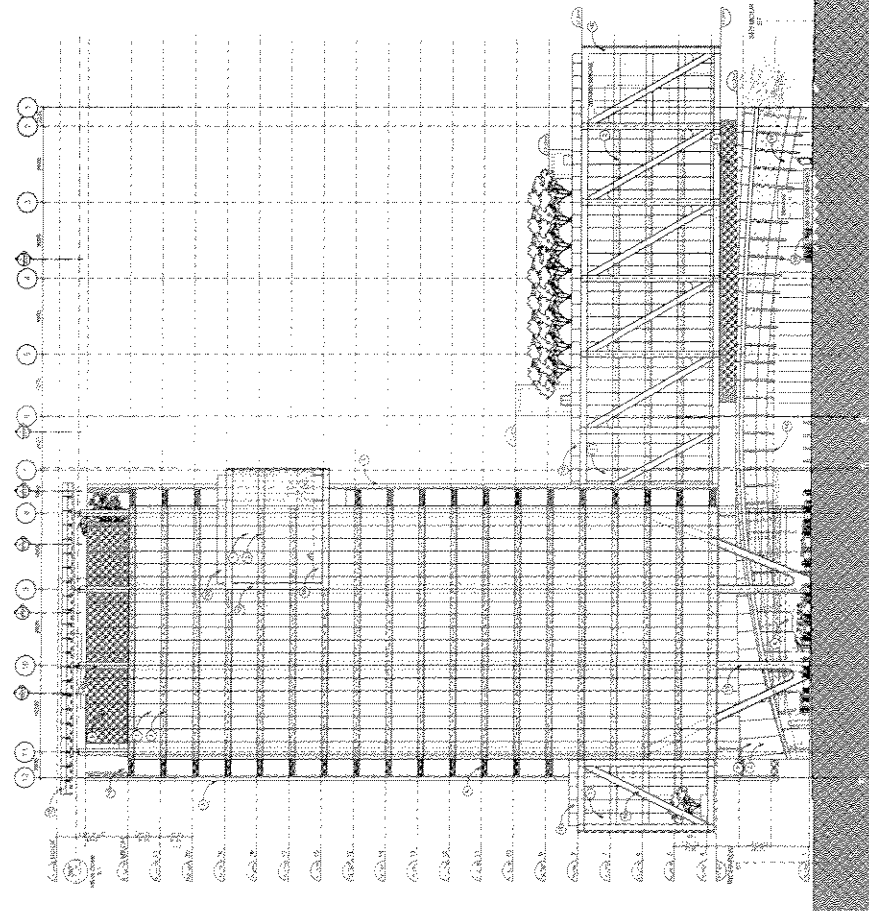
TELUS WESTBANK
ARCHITECTURAL
DRAWINGS
PROJECT NO. 1000000000
DATE: 10/10/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

LEGEND

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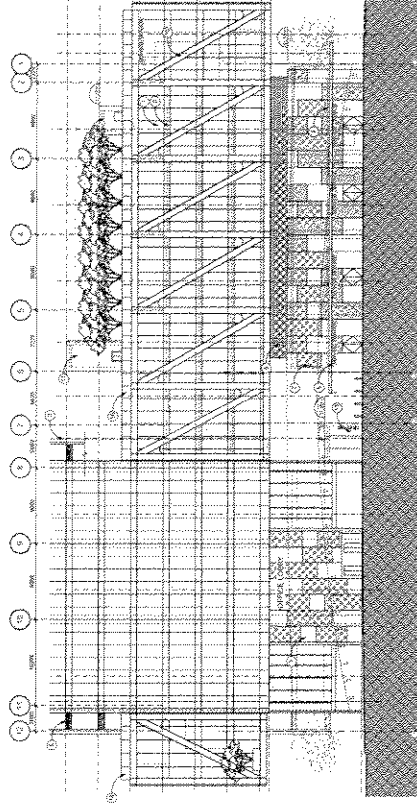


2 NORTH ELEVATION - AMENITY PERGOLA DETAIL
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION - PERGOLA DETAIL
Scale: 1/8" = 1'-0"

3 NORTH ELEVATION - DETAIL
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION - DETAIL
Scale: 1/8" = 1'-0"

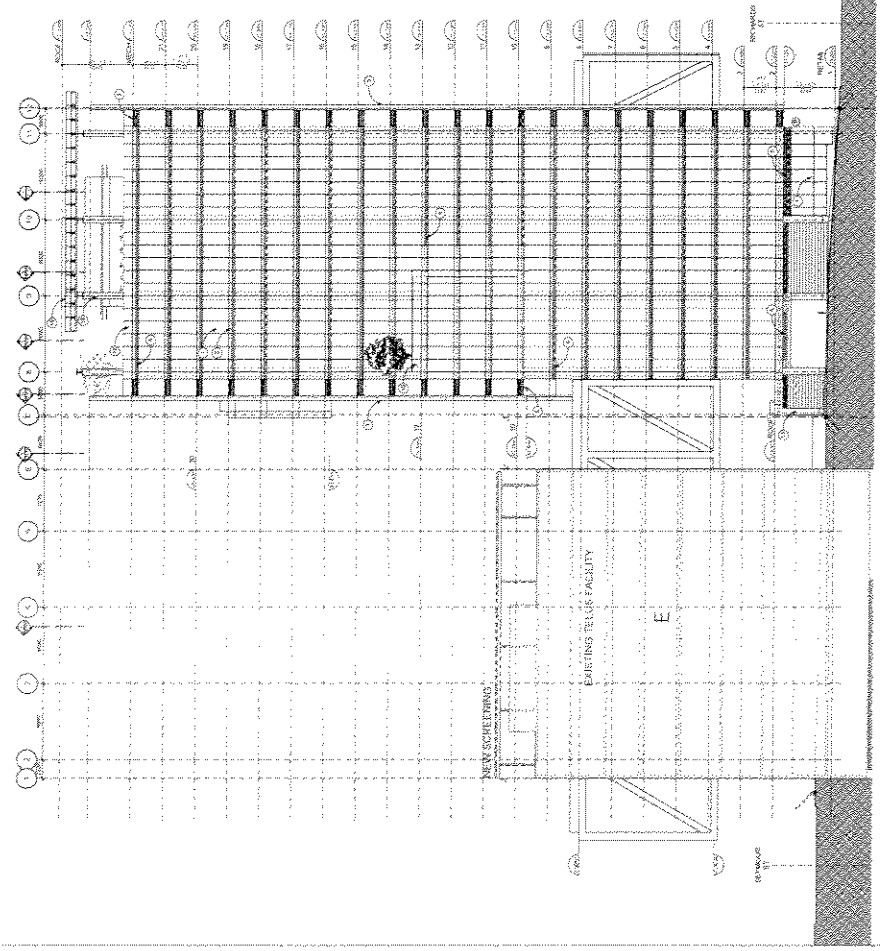
TELUS GARDEN OFFICE
500 WEST GERRARD STREET
NORTH ELEVATION
DATE: 10/10/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



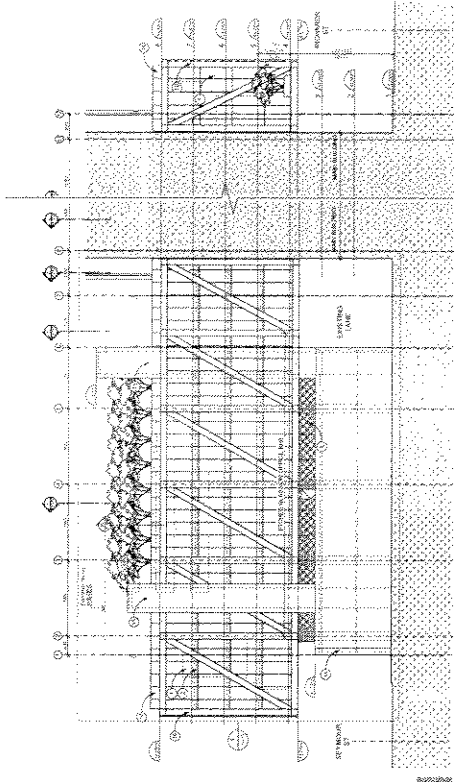
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120 WEST GEORGINA STREET
TORONTO, ONTARIO M5H 1A5
TEL: (416) 593-8800
FAX: (416) 593-8801
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LEGEND

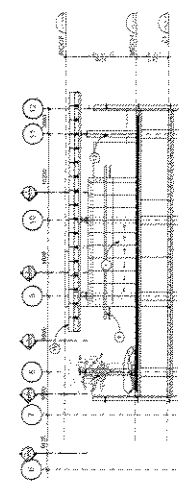
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27	EXISTING FIRE
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93	EXISTING REPUTATION
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95	EXISTING CREDIBILITY
96	NEW CREDIBILITY
97	EXISTING AUTHORITY
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1. SOUTH ELEVATION - PROPOSED PLANS



2. SOUTH ELEVATION - DETAIL



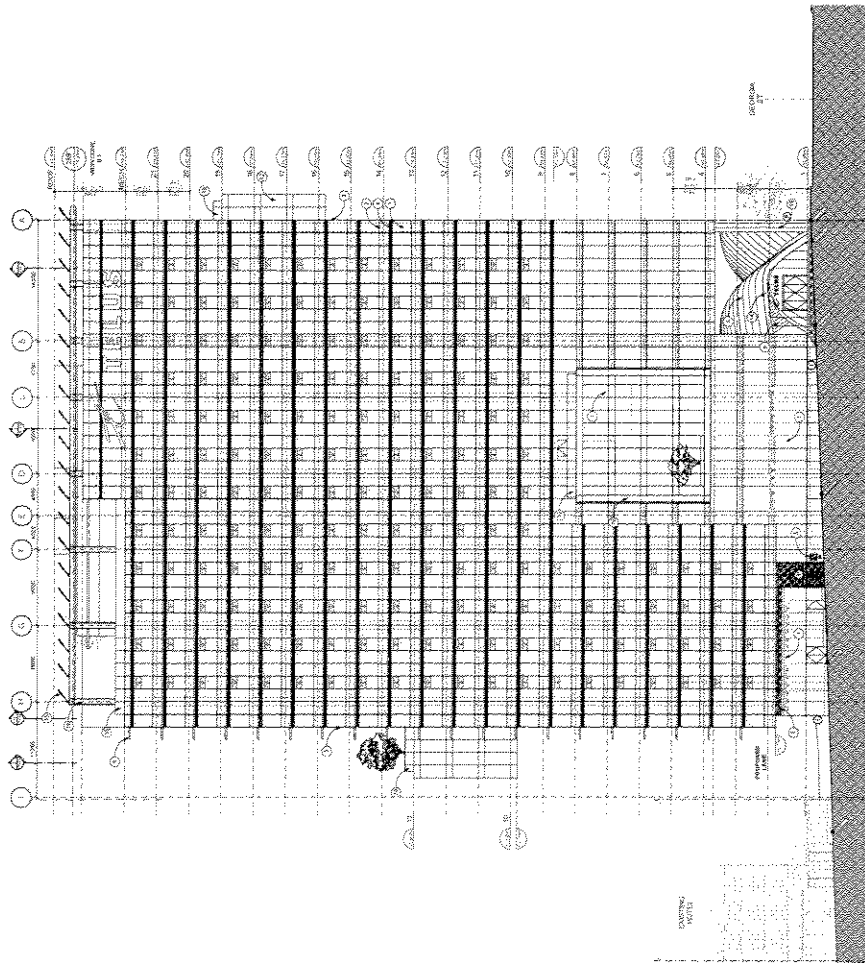
3. SOUTH ELEVATION - EXISTING PLANS

SOUTH ELEVATION
TELUS GARDEN OFFICE
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TORONTO, ONTARIO M5H 1A5
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FAX: (416) 593-8801
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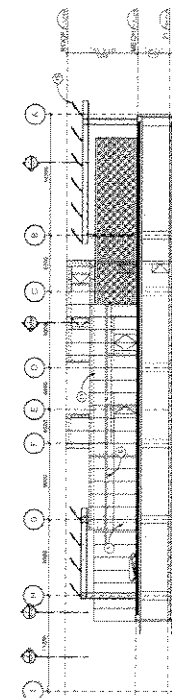
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100 WEST GEORGIA STREET
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V6C 2E6
TEL: 604.681.1111
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LEGEND

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100	GLASS CURTAIN WALL



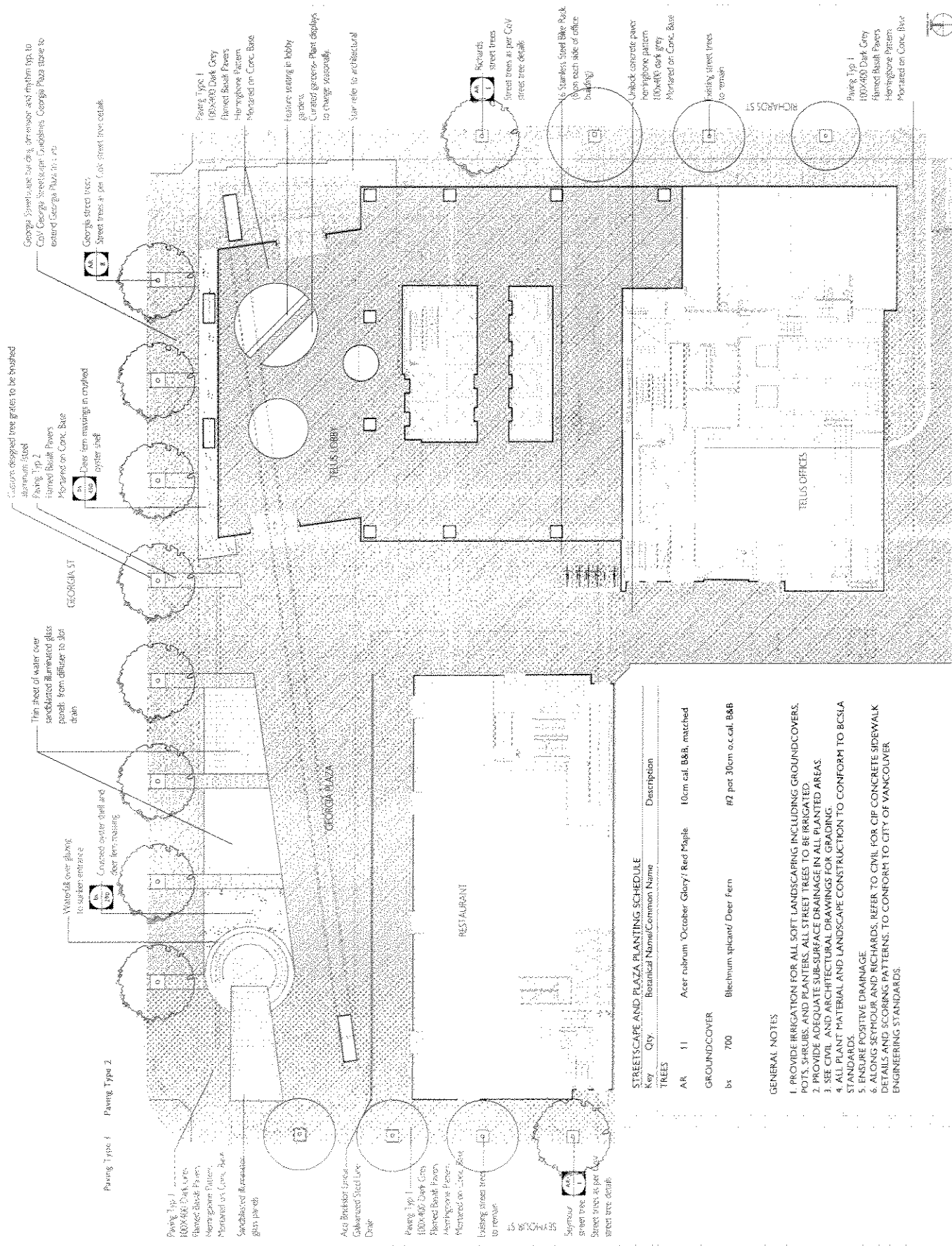
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100 WEST GEORGIA STREET



2 EAST ELEVATION - AMENITY PENTHOUSE DETAIL
100 WEST GEORGIA STREET

EAST ELEVATION

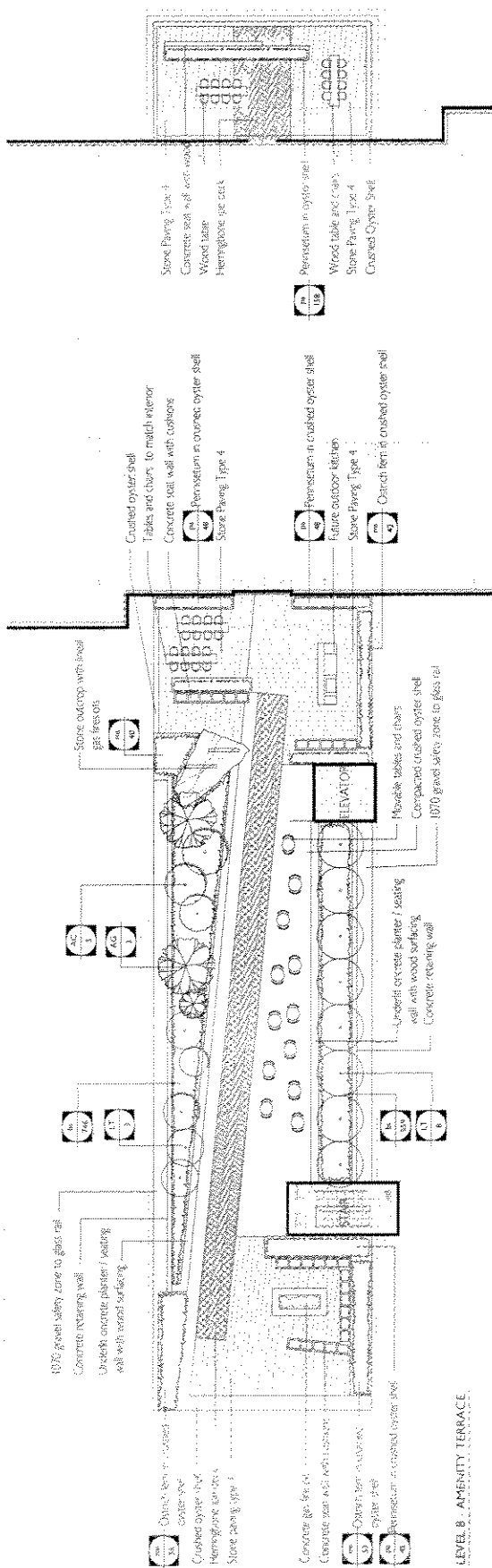
100 WEST GEORGIA STREET
VANCOUVER, BC
V6C 2E6
TEL: 604.681.1111
WWW.TELUSWESTBANK.COM



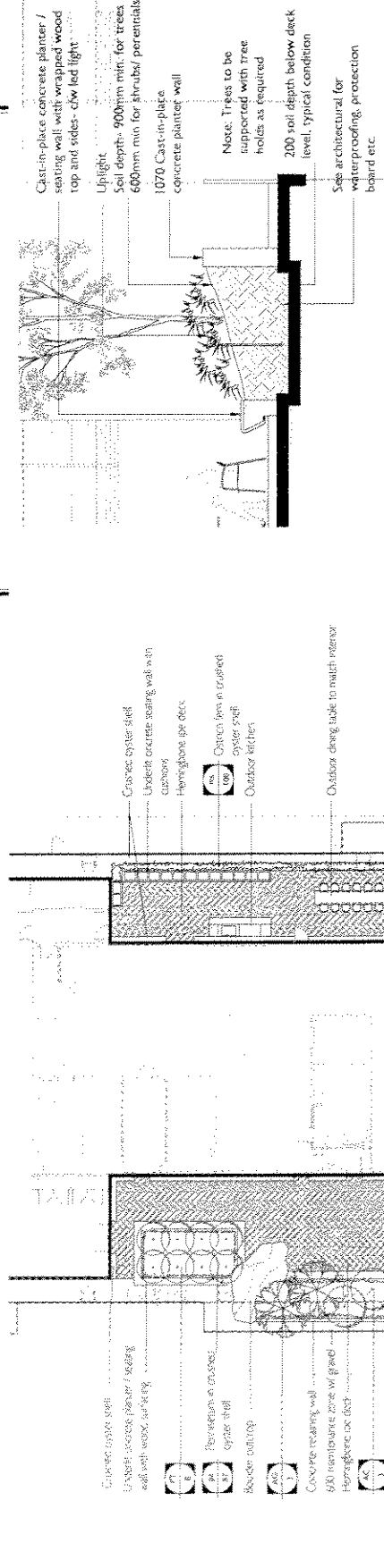
STREETSCAPE AND PLAZA PLANTING SCHEDULE

Key	Qty	Botanical Name/Common Name	Description
TREES			
AR	11	Acer rubrum / October Glory / Red Maple	10cm cal. B&B, matched
GROUND COVER			
bx	700	Blechnum spicant / Deer Fern	#2 per 30cm o.c. cal. B&B

- GENERAL NOTES**
1. PROVIDE IRRIGATION FOR ALL SOFT LANDSCAPING INCLUDING GROUNDCOVERS, POTS, SHRUBS, AND PLANTERS. ALL STREET TREES TO BE IRRIGATED.
 2. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
 3. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR GRADING.
 4. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO BC SIA STANDARDS.
 5. ENSURE POSITIVE DRAINAGE.
 6. ALONG SEYMOUR AND RICHARDS, REFER TO CIVIL FOR CIP CONCRETE SIDEWALK DETAILS AND SLOPING PATTERNS. TO CONFORM TO CITY OF VANCOUVER ENGINEERING STANDARDS.



LEVEL 8 - AMENITY TERRACE

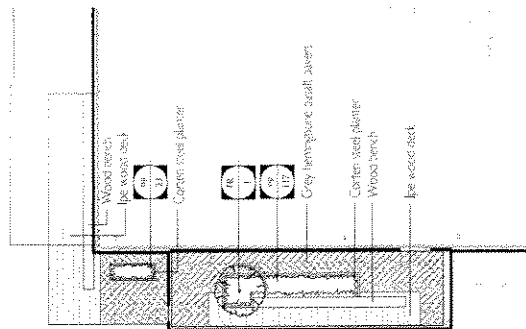


LEVEL 8 - AMENITY TERRACE PLANTER DETAIL
Scale: 1:25

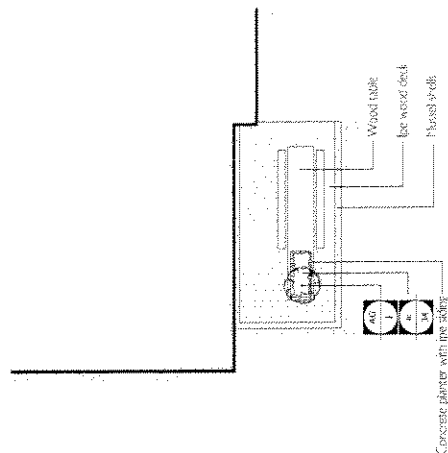
LEVELS 8 + 22 PLANTING SCHEDULE

Key	Qty	Botanical Name/Common Name	Description
TREES			
AG	6	Acer griseum/ Paper Bark Maple	7cm cal. multi-stemmed
LT	14	Liriodendron tulipifera 'Fastigiatum' / Columnar Tulip Tree	7cm cal.
AC	8	Aronia arbutifolia 'Savoyberry'	7cm cal. multi-stemmed
PT	10	Populus tremuloides/ Trembling Aspen	7cm cal.
GROUND COVER			
bs	1761	Blechnum spicatum/ Deer Fern	#2 pot 30cm o.c.
ms	340	Mosses: scaberrima/ Ostrich Fern	#2 pot 45cm o.c.
pa	457	Penstemon alpestris/ Harebell/ Fountain Grass	#2 pot 45cm o.c.

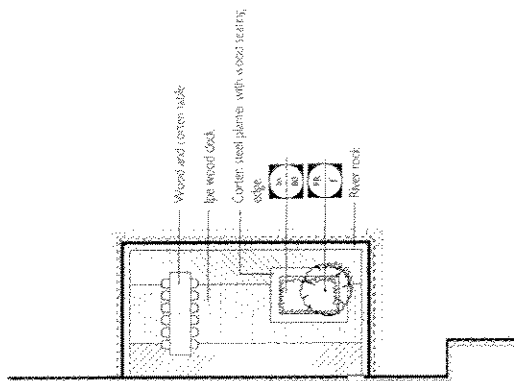
LEVEL 22 - AMENITY TERRACE



LEVEL 16- SKY GARDEN



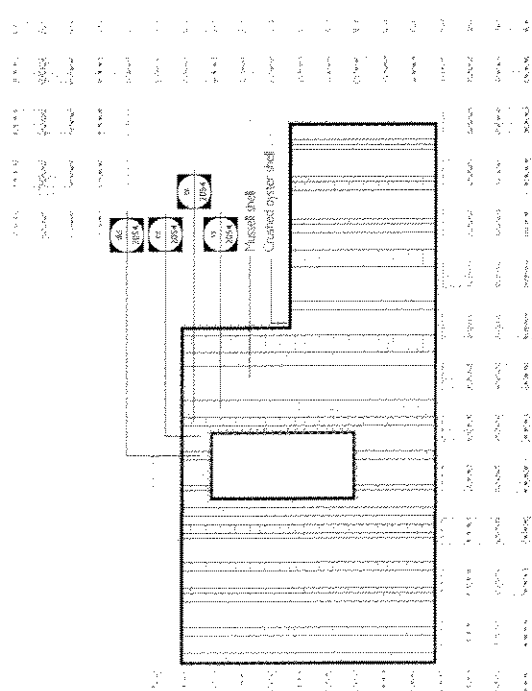
LEVEL 13- SKY GARDEN



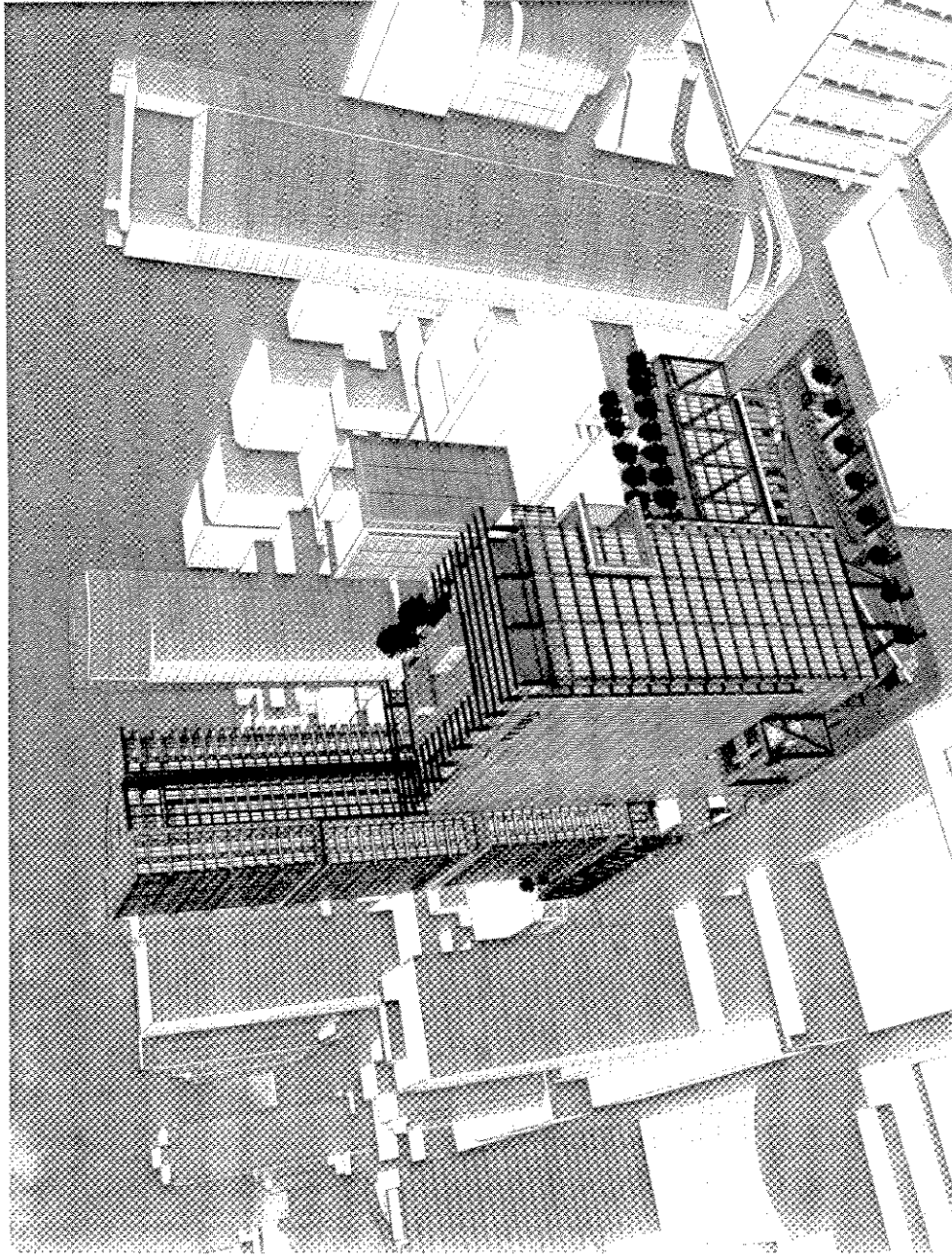
LEVEL 4- SKY GARDEN

LEVELS 8 + 22 PLANTING SCHEDULE

Key	Qty	Botanical Name/Common Name	Description
TREES			
FR	2	Ficus rubiginosa / Little leaf fig	12cm cal.
AG	1	Acer griseum / Paper maple	12cm cal.
GROUNDCOVER			
bs	80	Blechnum spicant/ Deer fern	#2 pot 30cm o.c.
op	140	Ophiopogon planiscapus/ Black Mondo Grass	#2 pot 45cm o.c.
lc	34	Impatiens cylindrica 'Rubra' / Japanese Blood Grass	#2 pot 45cm o.c.
ss	2054	Sedum spectabile 'purple emperor' / Autumn stonemop	plug 20cm o.c.
ts	2054	Thymus serpyllum / Mother of thyme	plug 20cm o.c.
cc	2054	Campanula carpatica / Carpathian bellflower	plug 20cm o.c.
dd	2054	Dianthus barbatus / Maiden pinks	plug 20cm o.c.



ROOF LEVEL- EXTENSIVE GREEN ROOF



View from NE

- +

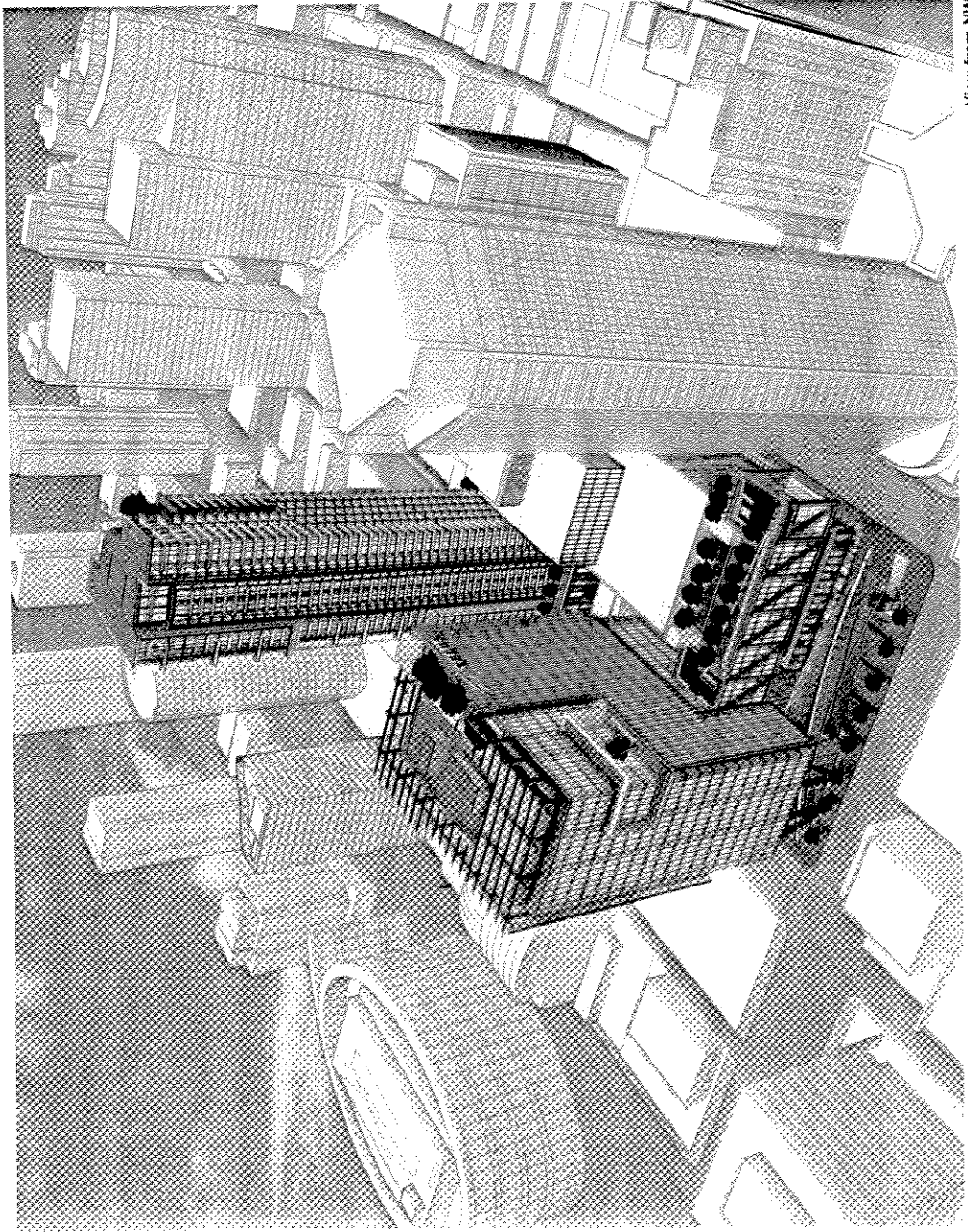
Contributes to the ceremonial nature being sought for Georgia Street by extending the continuum of public plazas.
- +

Creates an engaging semi-public office space that connects the pedestrian with the workplace.
- +

Combines technology and nature in a showcase of sustainability.
- +

Provides an urban theatre by combining a media façade with architectural lighting.
- +

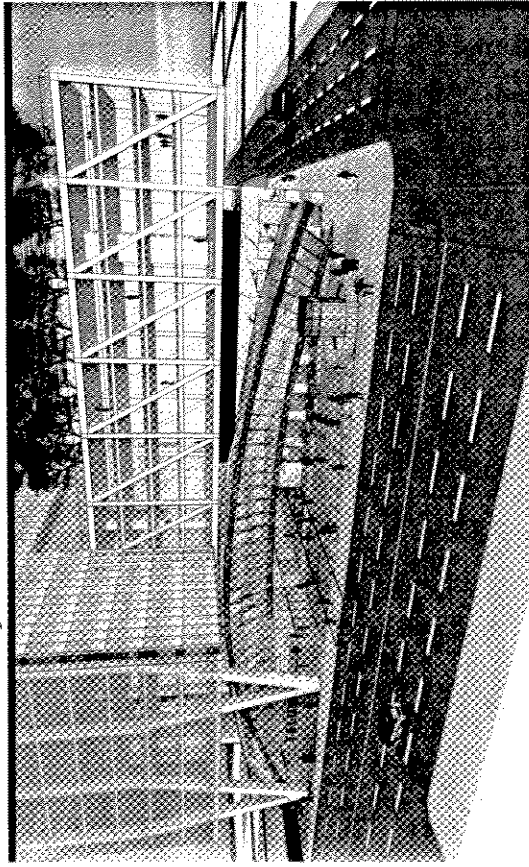
Keeps exiting onto Richards Street at a minimum by restricting vehicular loading and underground parking to the east/west lane outlet.



The proposed design for the Office Tower responds to those urban conditions that are unique to this time and place in Vancouver.

- ⊕ Punctuates West Georgia Street with a corporate presence.
- ⊕ Draws pedestrian interest east down West Georgia Street toward a future consolidated Arts and Entertainment District.
- ⊕ Establishes retail continuity and animation along Richards, West Georgia, and Seymour streets.
- ⊕ Creates an engaging public realm by unifying West Georgia with Robson Street with the lane, and Richards Street with Seymour Street by the Plaza/Pavilion/Lobby/ and Office Bar.

Plaza/Lobby/Pavilion—Previous Design

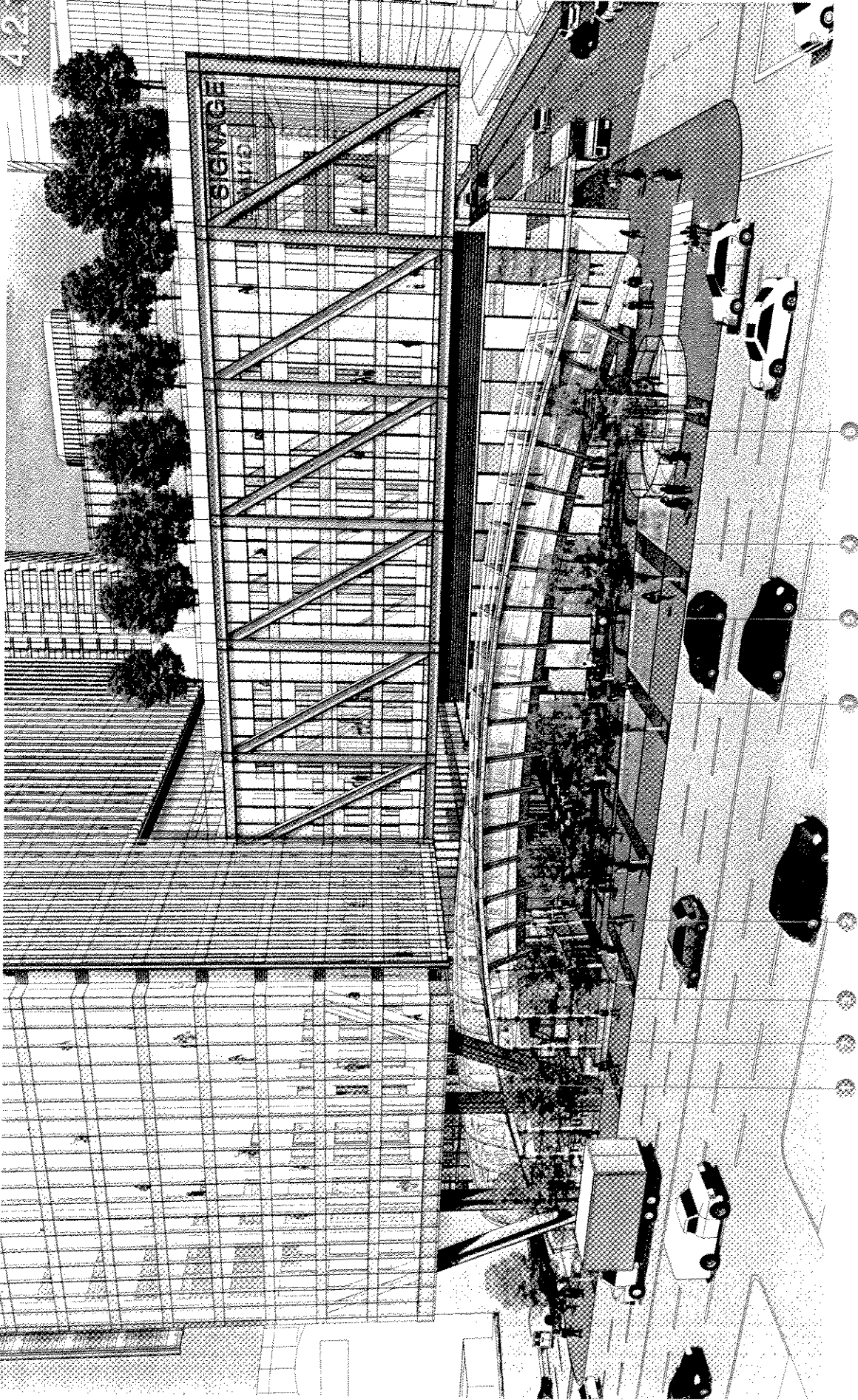


Rezoning Application

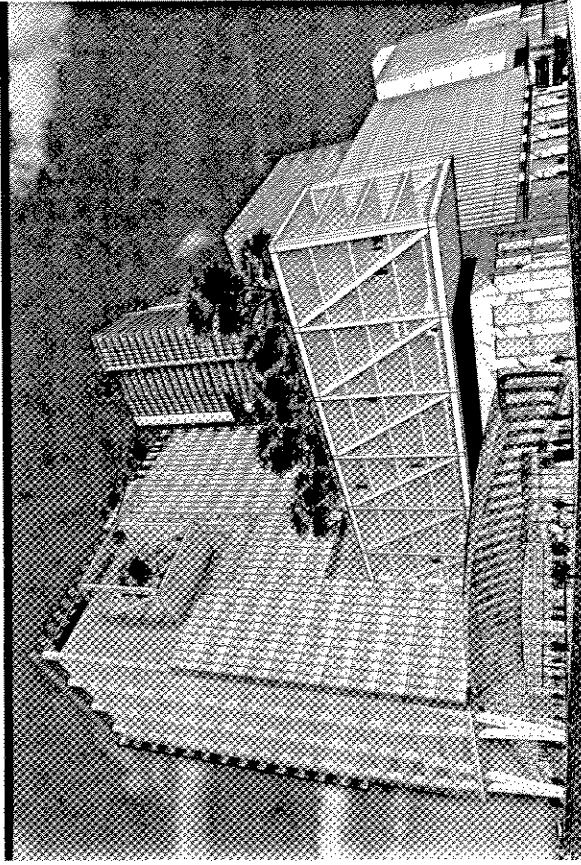
Plaza/Lobby/Pavilion—Current Design

The design of the Plaza/Lobby/Pavilion has been developed to engage and enhance the pedestrian experience through the visual and physical connectivity of public and private areas and interior with exterior spaces.

- ① The unifying gesture of the arcing wood Pavilion not only covers the Plaza but also forms the roof structure of the Lobby.
- ② The Pavilion arc has been lowered so that there is no longer an awkward proximity at the building soffit interface.
- ③ To blur the division between indoors and outdoors, the walls enclosing the Lobby will be constructed in frameless structural glass.
- ④ The Plaza pavers will be thin pieces of basalt in a herringbone pattern. They will extend seamlessly into the Lobby, onto the sidewalk, and down the Lane in matching concrete pavers.
- ⑤ The accessible scrim of water—which echoes the geometry of the Pavilion above—has been extended westward, where it includes a pool and a cascading waterfall, and eastward, where it forms a reflecting pool at the base of the Tower.
- ⑥ The waterfall spills from the pool on the Plaza down into a circular sunken entry to the sub-Plaza Retail. The waterfall serves to animate, illuminate, and create an ambient noise in what could otherwise be a challenging entry sequence.
- ⑦ The reflecting pool provides a soft buffer between Georgia Street and the Lobby, and creates a poetic base for the building's sculptural steel "V" columns.
- ⑧ Planters in the Lobby introduce another soft landscape element to the building. It promotes the "green" image of the project while enhancing the connectivity of the Public Realm.



Retail Podium—Previous Design

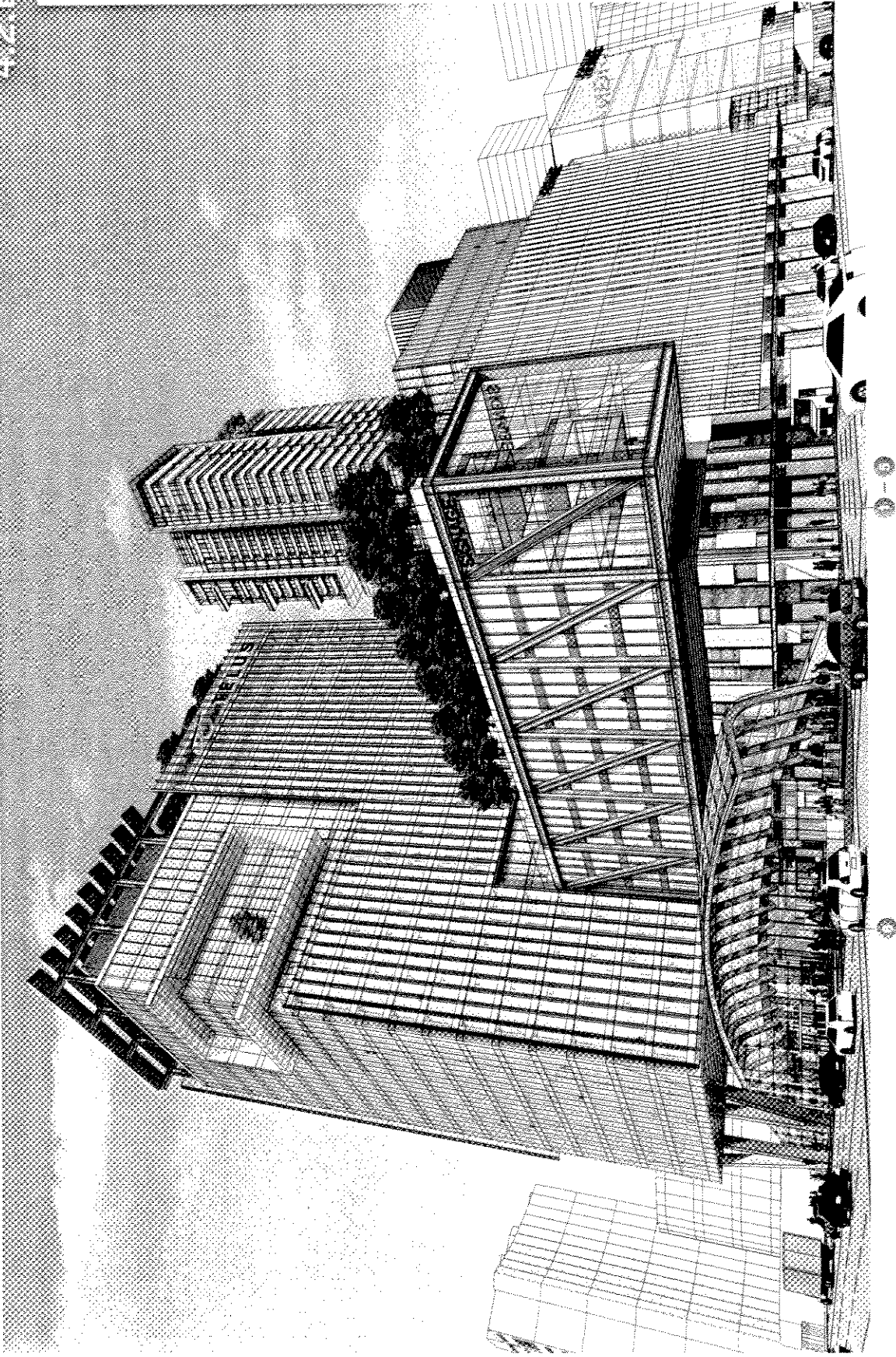


Rezoning Application

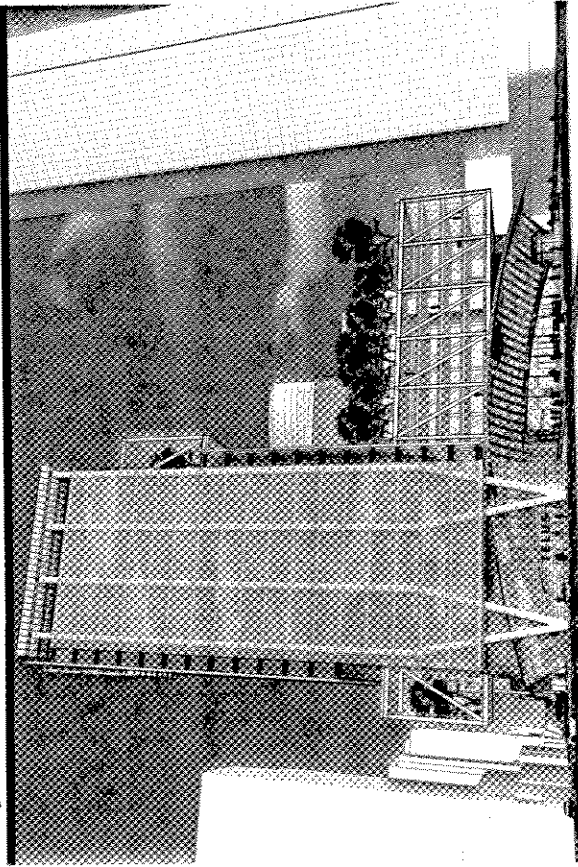
Retail Podium—Current Design

In order to create a common aesthetic between the Office Tower and the Residential Tower, each development's Retail Podium has a similar façade treatment of randomly placed onyx panels. Although the panels are similar, their composition is distinct within each development—clearly delineating office and residential use from retail.

- ❶ The random pattern of the onyx panels provides visual interest and animation, engaging and enhancing the public experience.
- ❷ The glass and onyx modules are human scale at the pedestrian level.
- ❸ Although the glass and onyx modules act as a scaling device, they read as a simple, unified gesture when observed as a whole.
- ❹ The onyx panels are composed of a high-quality material with translucent properties that transforms at night when lit from behind.
- ❺ The glass and onyx panel system transfer seamlessly into weather protection, encouraging pedestrian-oriented display opportunities.
- ❻ The onyx facade treatment is carried into the Lobby to clad the core, serving to extend the public realm.



Sky Garden & Cantilevers—Previous Design



Rezoning Application

Sky Garden & Cantilevers—Current Design

The original three Sky Gardens of the Rezoning Application have been redesigned to be distinctly different—creating a more meaningful response to the façades they occupy, while emphasizing the penetration of the “bar” through the building.

The Richards and Seymour cantilevers have also been developed to become more transparent and semi-public in nature, contributing to both the civic experience and wayfinding for the building.

- ① The original steel structure supporting the west and south Sky Gardens has been removed. This serves to create a distinction between Sky Gardens and to emphasize the penetration of the “bar” through the building.
- ② The west Sky Garden has been transformed in order to engage the northwest corner of the building, which now projects a more commanding presence onto Georgia Street.
- ③ The south Sky Garden has been moved west, away from both the Kingston Hotel and the Residential Tower.
- ④ Floor plates of the Seymour Street cantilever have been removed to create interconnected spaces.
- ⑤ Semi-public office programs, such as meeting rooms, have been located to project into these interconnected spaces as “pods”.

