



Perkins&Will

800 Block of Granville Street

Amendment to Rezoning
Application

February 13th, 2025



A Bold Vision for Granville Renaissance.

**A unique opportunity to permanently
boost the prospects for city culture, life,
and business downtown.**

**Restoring Granville Street as a source of
pride for the city.**

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A Granville Street view looking towards a residential and hotel entrance at the Allen Rooms (Clancy Building) with heritage resources retained and enhanced to enrich public realm.

Additional uses included in the amended proposal to create a safer and cleaner street that is foundational to Granville Street long-term success.

As a catalyst project located at a unique location, the amended proposal introduces a highly complex range of new and complementary uses within a precedent setting development typology, in a way that resuscitates the cultural heart of the city, that is at once vital and dynamic whilst also welcoming to all.

Section 1.0

Introduction

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1.1 Report Outline

1.1.1 Purpose of this Report

This updated report is prepared for Bonnis Properties to assist in application for rezoning amendment at 800 block of Granville Street.

1.1.2 Structure of this Report

This report summarizes the work completed in the rezoning phase of 800 block of Granville Street. The report is broken down into eight sections.

01 Executive Summary: *An executive summary of the project describing the extent of the amendment, rationale, CACs summary, and project timeline.*

02 Context and Analysis: *A site analysis depicting the urban context surrounding the building highlighting key elements that impact the project.*

03 Relevant Policy - Rezoning Rationale: *Regulatory and planning policy depicting implications of city zoning and by-laws on the project.*

04 Sustainability: *An environmental analysis looking at targets and high-level strategies.*

05 Design Proposal: *This section includes basic information about the project including program and development statistics summary. This section also includes a analysis of the existing heritage structure on the site.*

06 Architectural Drawings: *Architectural drawings showing the proposed scheme in appropriate detail for the rezoning application.*

07 Landscape Drawings: *Landscape drawings showing the proposed scheme in appropriate detail for the rezoning application.*

08 Appendices: *Appendices of all related reports required for the amendment to the rezoning application.*

1.1.3 Project Team

<i>Developer</i>	<i>Bonnis Properties</i>
<i>Architect</i>	<i>Perkins & Will</i>
<i>Structural Engineer</i>	<i>Fast + Epp</i>
<i>Heritage Consultant</i>	<i>Donald Luxton and Associates Inc.</i>
<i>Traffic Consultant</i>	<i>Bunt and Associates</i>
<i>Mechanical</i>	<i>CIMA+</i>
<i>Electrical</i>	<i>AES Engineering</i>
<i>Envelope</i>	<i>RDH</i>
<i>Landscape</i>	<i>PFS Studio</i>
<i>Geotechnical</i>	<i>Philips & Associates</i>
<i>Public Relations</i>	<i>Pooni Group</i>
<i>Vertical Transportation</i>	<i>GUNN Consultants Inc</i>
<i>Quantity Surveyor</i>	<i>Butterfield Development</i>
<i>Consultants Ltd.</i>	
<i>Civil</i>	<i>Vector Engineering</i>
<i>Land Survey</i>	<i>Target Land Surveying</i>

1.1.4 Reference Documents

Granville Street Planning, 2023-2025

Culture | Shift - Vancouver Culture Plan for 2020-2029

Making Space for Arts and Culture, 2019

Central Area Plan - Goals and Land Use Policy, 1991

Downtown Official Development Plan, 1975

Granville Street (Downtown South) Guidelines, 1991, last amended 1998

A Design Handbook for Building Frontages on Granville Street

Vancouver Economic Action Strategy, 2011

Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report, 2007

Heritage Policies and Guidelines, 1986, last amended 2002

Statements of Significance for 800, 810, 814, 868, 876 Granville, 2016-2021

Rezoning Policy for Sustainable Large Development, 2018

Green Buildings Policy for Rezoning, 2018

Climate Emergency, 2019

800 block of Granville Street Development Impact Study, 2020

1.2 Development Summary & Three Key Design Moves

This amendment submission proposes a revised proposal to the 800 block of Granville Street, Vancouver, BC, situated within zoning area K1, and within the Downtown District.

The proposal involves redevelopment of the east side of the 800 block of Granville Street through the conservation of five key historic buildings. Conserving these five buildings will enable the creation of new retail space, new hotel space, and rental residential use, while ensuring the long term viability of the Commodore Ballroom and Lanes.

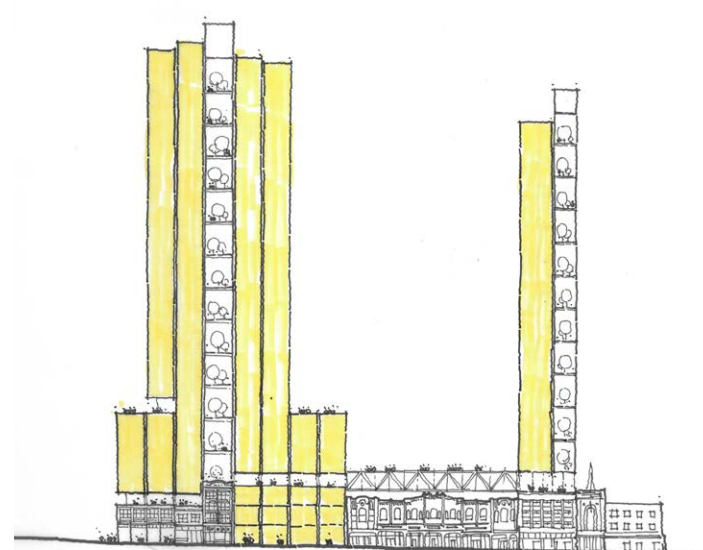
The proposed revitalization will secure the future of the historic buildings and provide protection with heritage designation. A 3.5 FSR scheme permitted under current zoning does not allow heritage conservation, only demolition in hopes of maximizing new construction area. Increasing beyond this density allows the cost to be dispersed, making it feasible.

The 800 block is one of the most complete blocks of heritage buildings on Granville Street, but only one building has a heritage designation. The design proposal ensures the conservation of all five heritage resources on the site, while being purposeful with the new addition, enhancing the street's historical uses, and aligning with the Granville Street Planning Policy vision and objectives.

By amending to tower typologies with additional uses from the previously proposed horizontal form, the design proposal creates a distinctive new silhouette for the city and allows a sensitive addition to the street, but also reinforces the block-long nature of the development by artfully bridging the two towers.

Our proposal embodies the juxtaposition between old and new by maintaining the distinctive 'sawtooth' pattern of the street wall. Combined with new additional uses, the proposal creates a truly-activated public realm at a street level, a viewing deck above Commodore while celebrating green mobility, and a set of shared balconies for social gathering and fostering a sense of belonging and community for inhabitants.

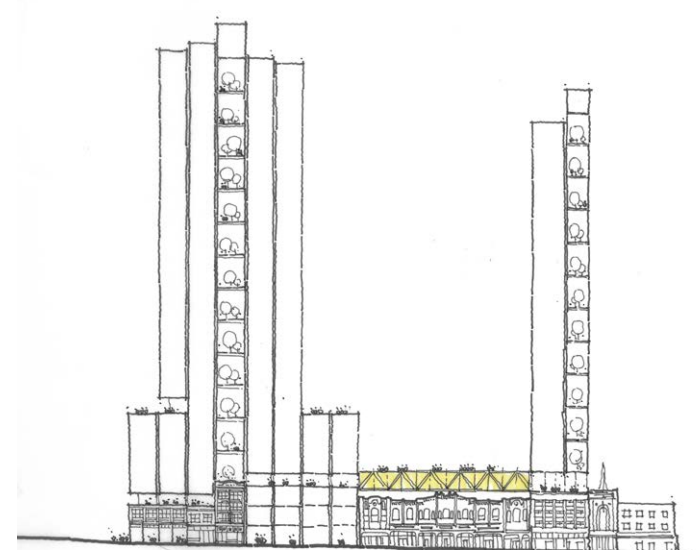
The design proposal will not be confused with ordinary downtown development, as it is distinctive and commensurate with the unique site location and the dynamic nature of the Granville Street. It will be a new landmark, and source of pride for the city in a way it reinvigorates the fundamental elements of Granville Street's soul - heritage assets, historical uses, and arts & culture venues.



Form as a 'Musical Score'

The project's composition respects Granville Street's underlying 'tempo' of 25 feet, whilst introducing new harmonic themes and melodic lines to revitalize our downtown core.

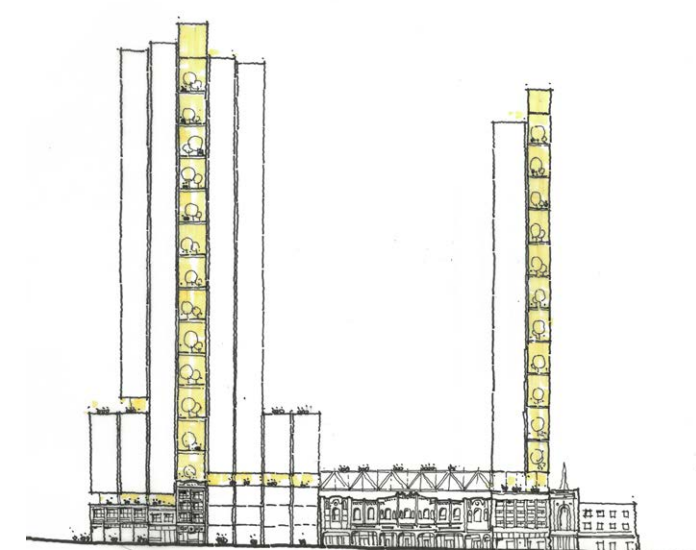
Responding to the Granville St, existing culture, and proposed mix of uses.



Viewing Deck above the Commodore

The Commodore Complex is the heart of downtown Vancouver. This project addresses Commodore's urgent operational issues, without impacting the heritage structure. This historic building is bridged by a connector which hosts a central bike hub and communal terrace.

Elevated vista, privileged view



Shared Balcony

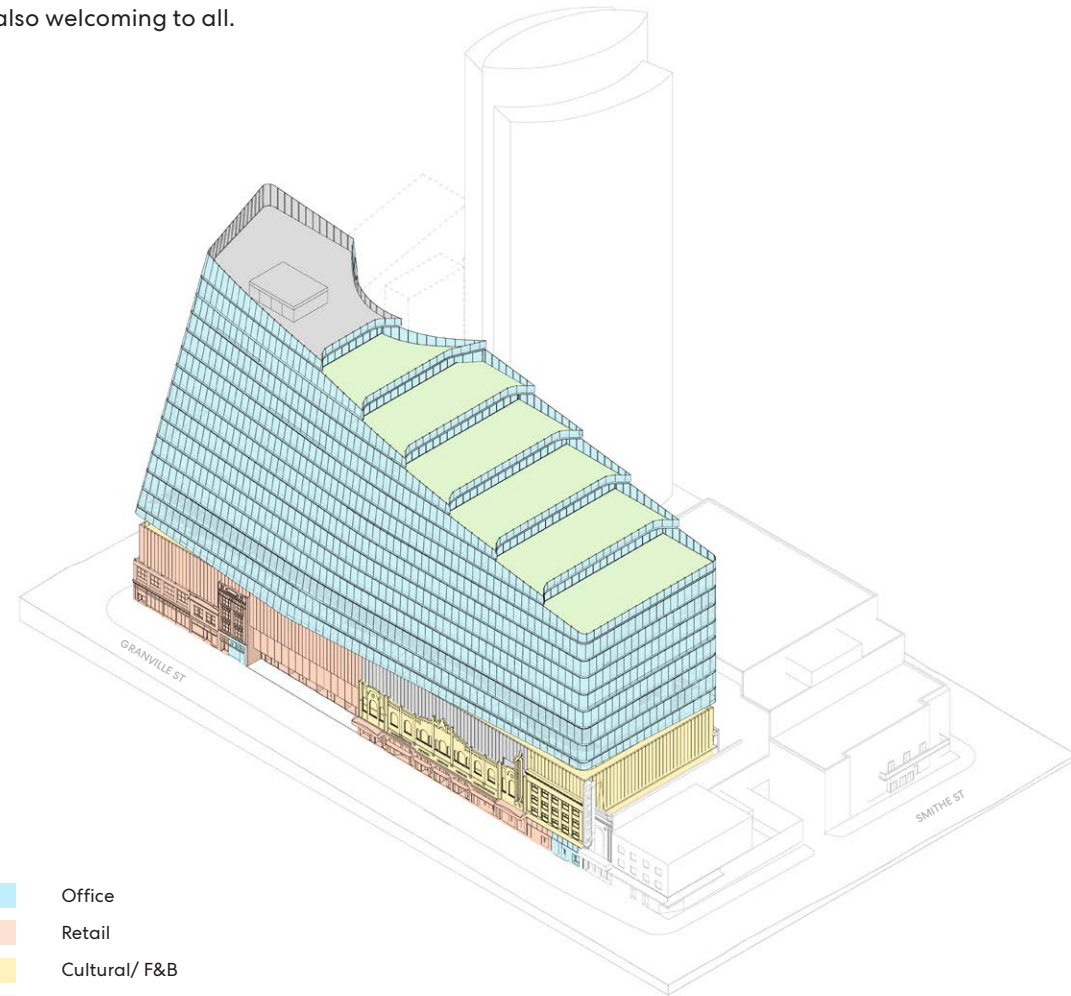
Residential and commercial communal spaces are considered as analogous to the drama of the street. They are at once, both stages and galleries.

A new way of living.

1.3 Extent of Amendment & Project Statistics

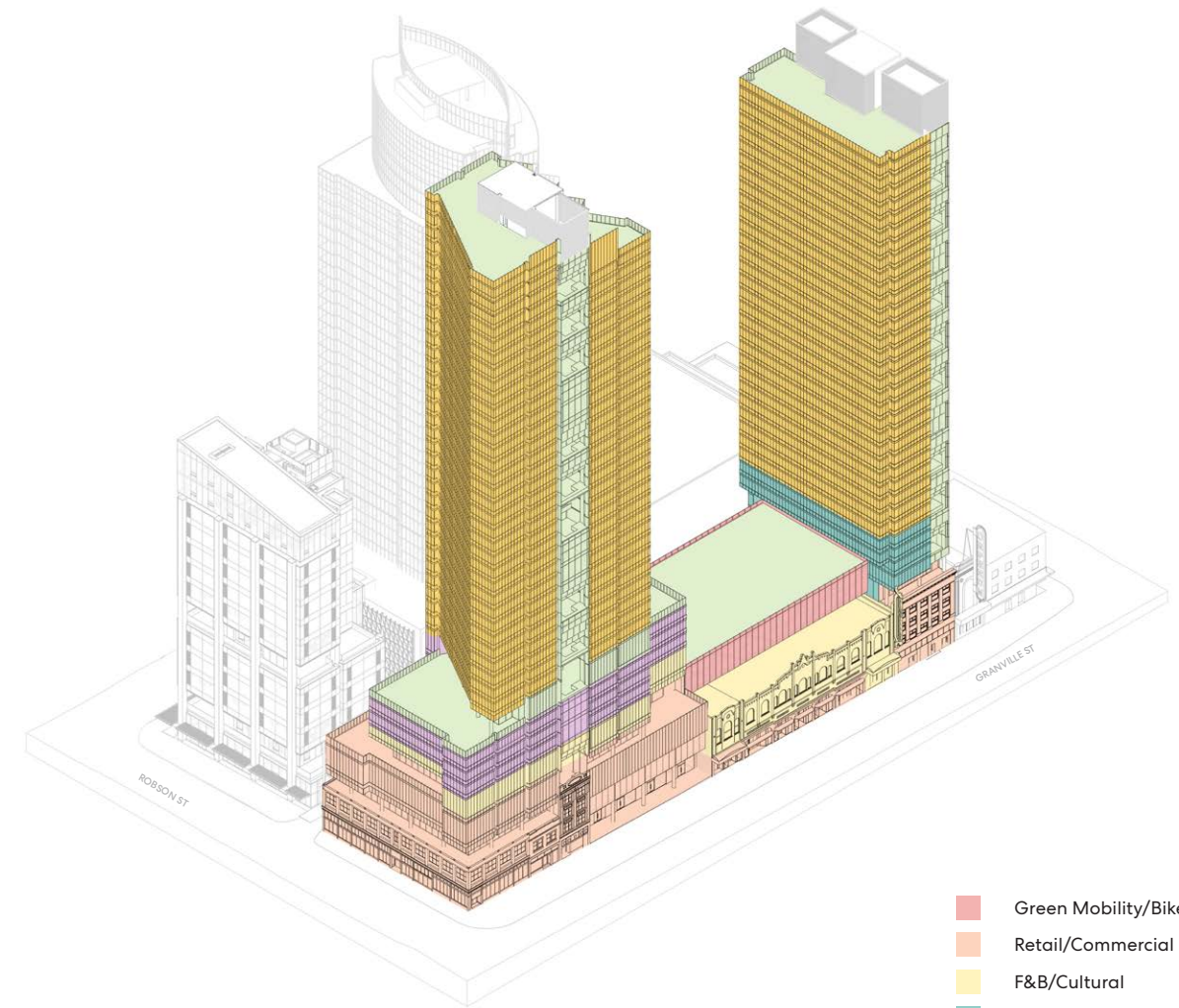
Additional uses included in the amended proposal to create a safer and cleaner street that is foundational to Granville Street long-term success.

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Original Submission

13.58 FSR



Amended Proposal

14.50 FSR

Amendment extent and rationale

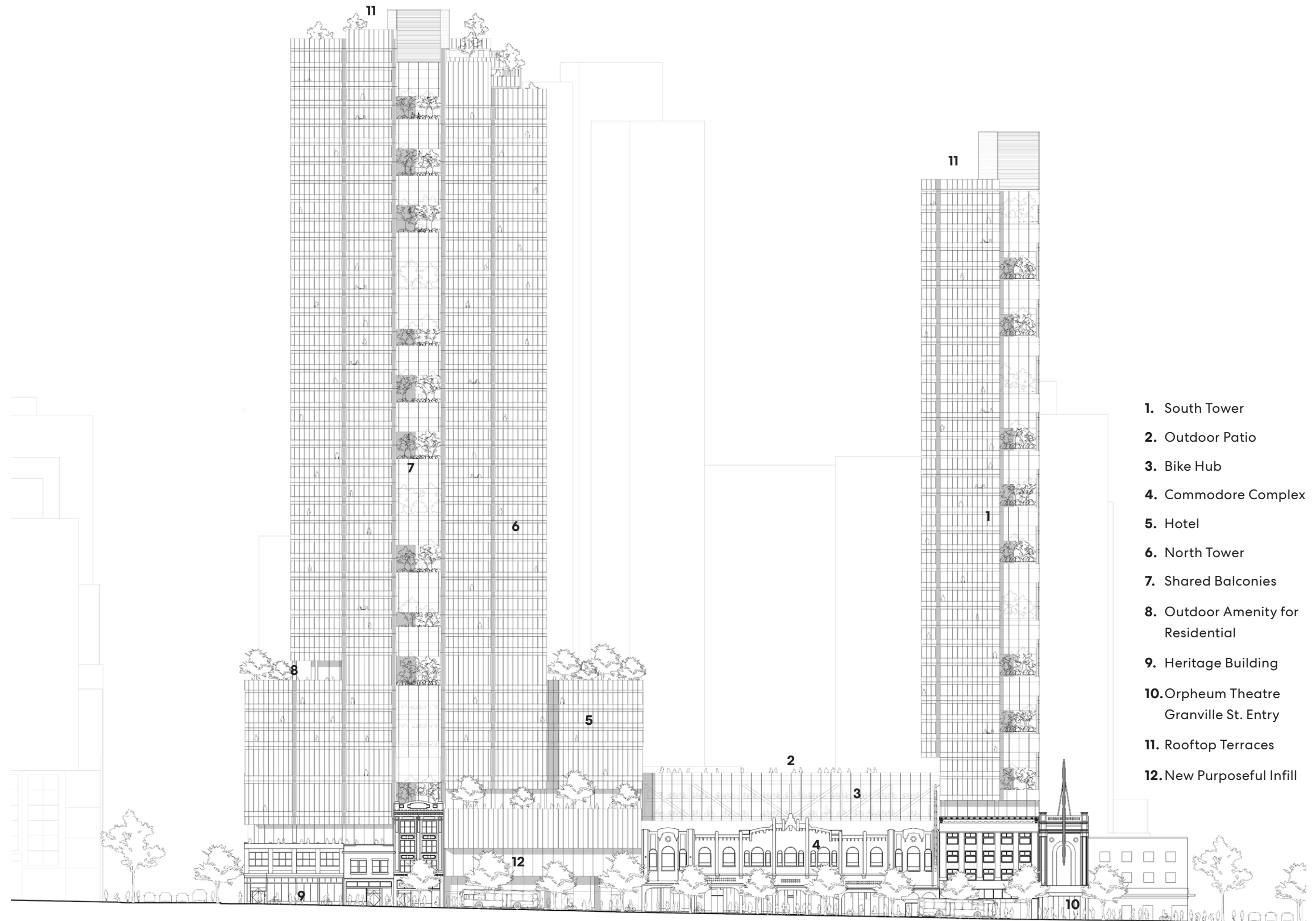
Program

Designed to retain the five existing heritage resources in the east side of the 800 block of Granville Street, the proposal adds 14.5 FSR of density that contains:

- 13,000 ft² of Retail at Level 1
 - 89,700 ft² of Commercial space at Levels 2 to 4
 - 13,000 ft² of Food & Beverage at Level 5 with additional 17,350 ft² of outdoor patio
 - 15,500 ft² of SRA at the State Hotel
 - 47,000 ft² of Hotel from Level 6 to 8
 - 455,000 ft² of Residential, in combination of the Granville Tower and State Hotel tower
 - Mechanical penthouse at Level 42 at the Granville Tower and Level 38 at the State Hotel Tower
- Refer to FSR drawings for details.

Loading and Transportation Strategies

Refer to amended Traffic Report (TDM-TAMS) prepared by Bunt and Associates.



- 1. South Tower
- 2. Outdoor Patio
- 3. Bike Hub
- 4. Commodore Complex
- 5. Hotel
- 6. North Tower
- 7. Shared Balconies
- 8. Outdoor Amenity for Residential
- 9. Heritage Building
- 10. Orpheum Theatre Granville St. Entry
- 11. Rooftop Terraces
- 12. New Purposeful Infill



1.4 CACs Summary

Community Amenity Contributions Intent

Heritage assets, historical uses, arts & culture venues—the fundamental elements of Granville Street’s soul are all at risk of further decline, or worse yet, eradication. The 800 block of Granville Street, with its numerous heritage assets and arts culture facilities, needs an immediate and impacting project that has the magnitude to stimulate change and growth, while retaining and enhancing the street’s historical uses, and simultaneously achieving many of the City’s goals.

The following list intends to identify Community Amenity Contributions that will benefit the public:

1. Conservation of the site’s five heritage assets including preservation of the Commodore Ballroom, Retail, and Lanes

- a. Retention, rehabilitation, and designation of all of the historic buildings within the block:
 - Facade retention and rehabilitation of the Service Building
 - Facade retention and rehabilitation of the Cameron Block
 - Facade retention and rehabilitation of the Clancy Building
 - Complete preservation of the Commodore Ballroom, Retail, and Lanes, while providing seismic upgrade and enhancing much needed back-of-house and loading capacity.
 - Facade retention and rehabilitation of the State Hotel
- b. Commodore Lanes to be equipped with an elevator to ensure accessibility for all users.

2. Ensure and strengthen long-term viability of historic legacy uses—Commodore Ballroom, Retail, and Lanes

- a. Providing operational necessities of increased loading, lift, and access that are currently insufficient or absent, in addition to increased performance capacities for the Commodore Ballroom.
- b. Commodore to be financially operational for generations to come.

3. Increase food and beverage uses to service the Entertainment District, and complement increased arts and culture attendance including Orpheum and adjacent venues

- a. Provision of food and beverage space at level 5 with a cabaret style venue for live music presentation will service the Entertainment District and complement increased arts & culture attendance including Orpheum and adjacent venues. Refer to drawing for a schematic location of a cabaret style venue for live music presentation with access to outdoor patio at level 5.

4. Create place-making architecture that celebrates Vancouver’s heritage and the arts

- a. Juxtaposition of old and new made possible through a new building typology that accommodates residential, hotel, commercial, and art & cultural components all within the development in a harmonious manner.
- b. As a catalyst project located at a unique location, the amended proposal introduces a highly complex range of new and complementary uses within a precedent setting development typology, in a way that resuscitates the cultural heart of the city, that is at once vital and dynamic whilst also welcoming to all.

5. Boost the night time economy and increase public safety

- a. Providing video screens and allocating air time for the City of Vancouver arts and culture use.
- b. Multiple, almost around-the-clock uses and significant residential and employment density will increase safety and security.

6. Increase retail and commercial space

- a. Added capacity to provide for above grade shopping will double the site’s current retail area.
- b. Significantly contribute to a renaissance on Granville Street by introducing activity and commerce day and night.

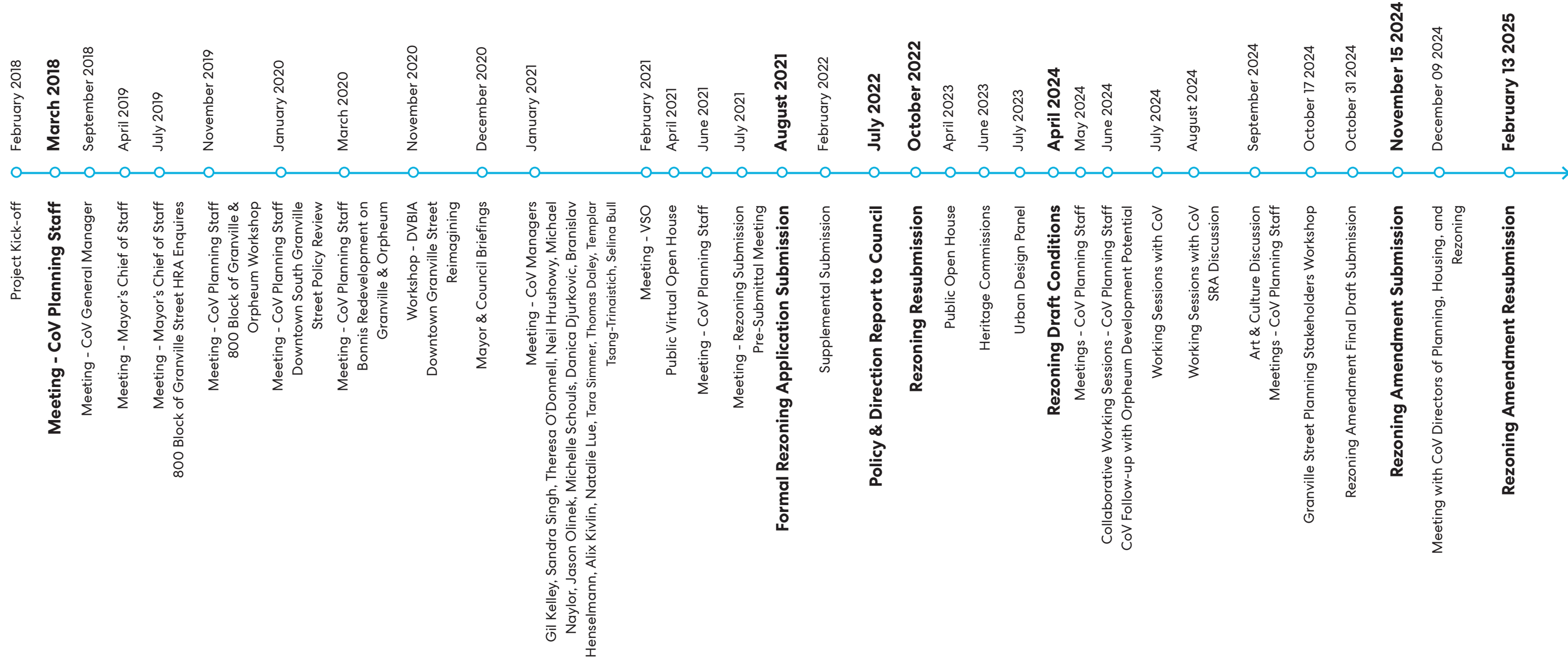
7. Reduce carbon footprint

- a. Providing a combination of uses throughout the day and night along with sustainable design-build in mind, and fact that more occupants on site (as opposed to spread elsewhere), and enhanced by transit-centric location, collectively equate to a smaller carbon footprint per occupant.
- b. ~100% of site coverage with accessible open space, of which around 25% is green space, reducing the hard surface and contributing significantly to the urban forestry, a bird-friendly urban environment and greenway connection.
- c. Providing a semi-public landscape at the food and beverage level above the Commodore Complex.
- d. Building performance commensurate with the social sustainable aspirations of the project.

8. Support for the objectives of the Single Room Accommodation By-Law

- a. Recognizing this is a dormant site and SRO has not been active for over 40 years, the redevelopment does not displace any low-income individuals.
- b. However, Bonnis is willing to provide the same 15,000 sqft of floor area within the redevelopment for SRO replacement as new social housing units. Ownership of those units to be retained by Bonnis.
- c. Under the allocated 15,000 sqft of floor area, unit type and mix for low-income renters to be negotiated in discussion with city staff.
- d. Potential tenants for those new social housing units to be targeted towards arts and culture individuals/ professionals.
- e. As required by CMHC for project financing, 10% of total units in the entire redevelopment would have to be designated as below market units. As such, however many units that will be negotiated under the allocated 15,000 sqft for SRO replacement as new social housing units, will contribute to the CMHC 10% requirement.

1.5 Project Timeline





800 block of Granville Street, located in the Vancouver Downtown District, integrates into a culturally distinct region comprised of a critical mass of business, retail, housing, hospitality, and cultural facilities served by local and regional rapid transit.