



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (204)

Robson Square Complex

By-law No. 6304

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective February 25, 1988

BY-LAW NO. 6304

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-343(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of February 1988.

(signed) Gordon Campbell
Mayor

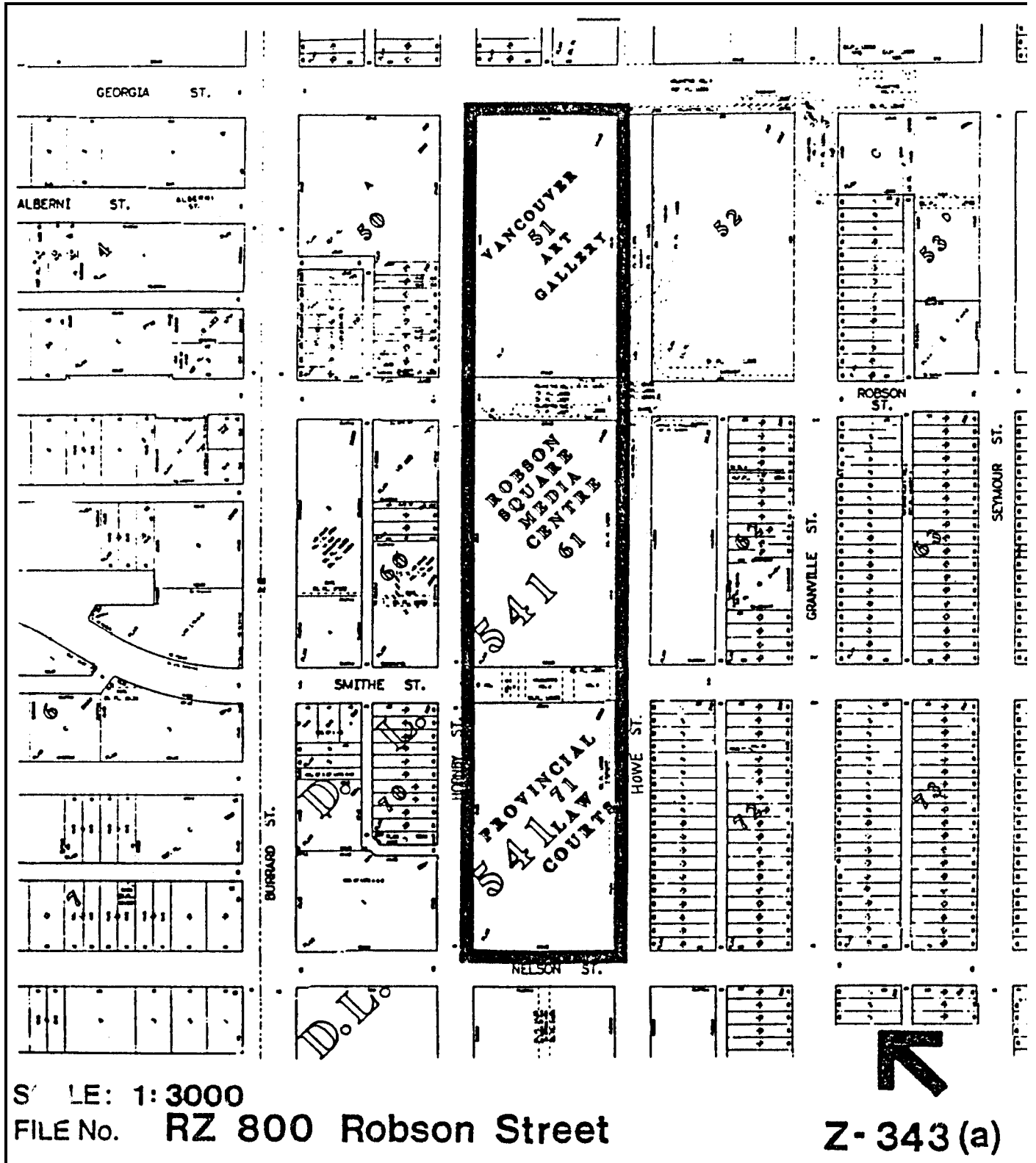
(signed) Maria Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 25th day of February 1988, and numbered 6304.

CITY CLERK"

By-law No. 6304 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below () outlined in black is rezoned from DD to CD-1



6.2 Rezoning - 3057 Grandview Highway

An application submitted by Van Bourne Group Ltd. was considered as follows:

REZONING: LOCATION - 3057 GRANDVIEW HIGHWAY(See property denoted "IC-1" on the map provided under item 6.1)

Present Zoning: M-2 Industrial District

Proposed Zoning: IC-1 Industrial District

- (i) If approved, the area shown on the map provided under item 6.1 would be rezoned to IC-1 Industrial District. This zoning would permit light industrial uses that are generally compatible with adjoining residential and commercial districts and permit commercial uses which complement light industrial uses.
- (ii) Any consequential amendments.

The Director of Planning recommended approval subject to the following condition proposed for adoption by resolution of Council:

- (a) That, prior to the enactment of the amending by-law to rezone the site, the property owner grants easements, in favour of the City, providing for the uncovering and retention of and public access to Still Creek for a length of at least 30 feet on the east side of the property.

For a review of the staff position and the speakers' list, see item 6.1.

MOVED by Ald. Davies,

THAT the application be approved subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

5. Rezoning - 800 Robson Street - Robson Square Complex

An application of the Director of Planning was considered as follows:

REZONING: LOCATION - 800 ROBSON STREET - ROBSON SQUARE COMPLEX (Blocks 51, 61 and 71, D.L. 541)

Present Zoning: DD Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

Cont'd.

Rezoning - 800 Robson Street -
Robson Square Complex (Cont'd)

- (i) If approved, the CD-1 zoning on this site would limit the entire Robson Square Complex, including the Courthouse and Art Gallery, to the present form of development.
- (ii) Amend Sign By-law, No. 4810.
- (iii) Any consequential amendments.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council.

- (a) That the form of development is adopted in principle for Block 51 prepared by Arthur Erickson, Architects and approved under Development Permit Number 86171;
- (b) That the form of development is adopted in principle for Blocks 61 and 71 as prepared by Arthur Erickson, Architects and stamped "Received, City Planning Department, January 4, 1988".

Mr. D. Thomsett, Group Leader, Rezoning and Subdivision Group, briefly reviewed the application.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

7. Text Amendment - Intent Clause
of the M-1, M-1A and M-2
District Schedules

An application of the Director of Planning was considered as follows:

~~TEXT AMENDMENT: INTENT CLAUSE OF THE M-1, M-1A AND M-2 DISTRICT SCHEDULES.~~

- ~~(i) The proposed amendment, if approved, would delete a portion of the Intent Clause in the "M District Schedules" referring to commercial and institutional uses.~~
- ~~(ii) Any consequential amendments.~~

The Director of Planning recommended approval.

Mr. D. Thomsett, Group Leader, Rezoning and Subdivision Group, briefly reviewed the application.

MOVED by Ald. Boyce,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

Robson Square

BY-LAW NO. 6304

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-343(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of February , 1988.

(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella

City Clerk

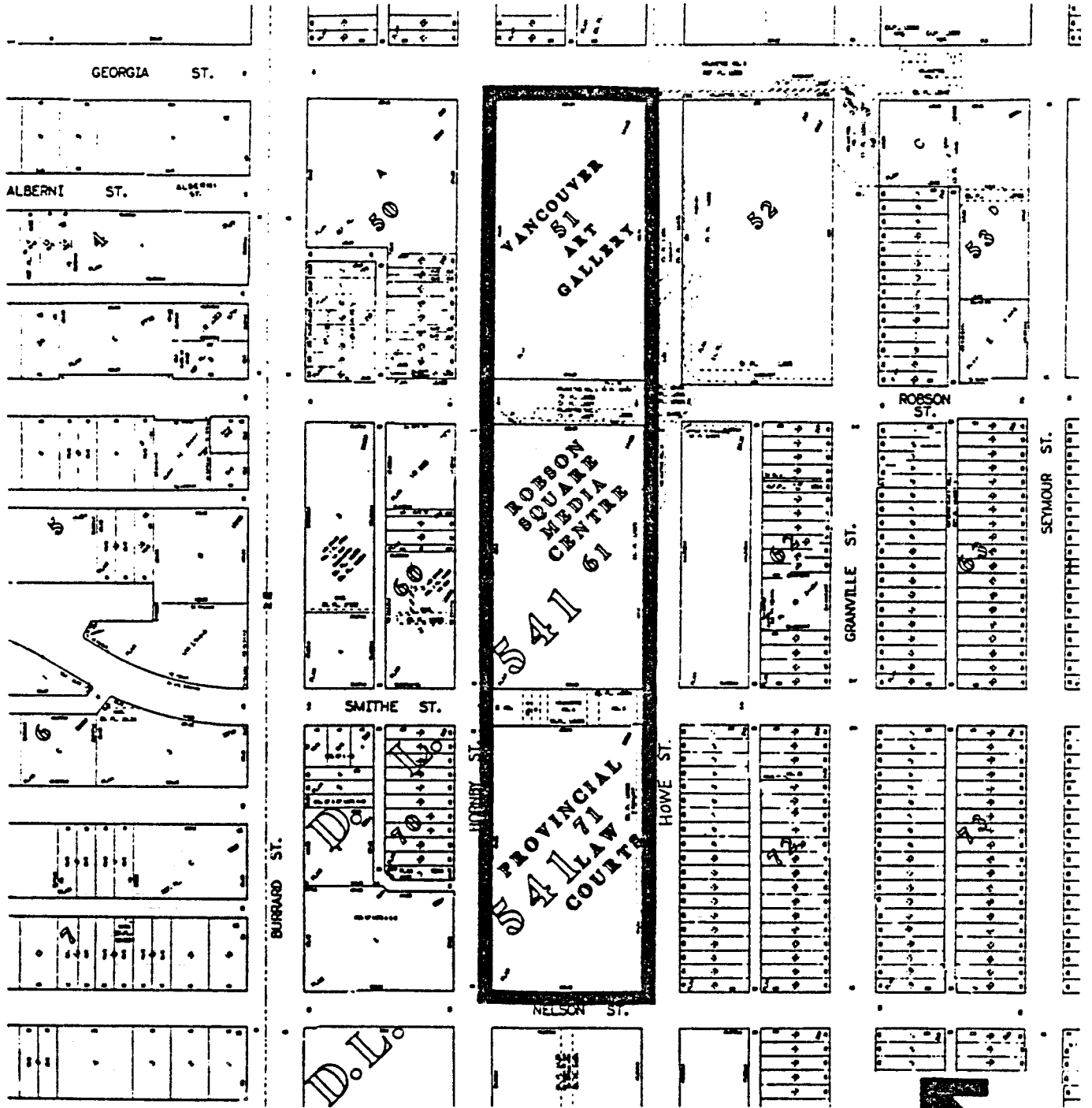
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CITY CLERK"

BY-LAW No. 6304 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW


SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED: FROM DD TO CD-1



SCALE: 1: 3000

FILE No. RZ 800 Robson Street


Z- 343 (a)

3551 Kingsway
1300 Blk. Alberni (s. side)
Robson Square
2865 E. Hastings Street
8200 Granville

BY-LAW NO. 6309

A By-law to amend By-law No. 4810
being the Sign By-law

Superseded by Sign By-law 6510

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. Schedule "I" of By-law No. 4810 is amended by inserting the
following as Map Indexes No. 177, 178, 179, 180 and 181, respectively:

"3551 Kingsway	6180	B(Suburban Comm.)"
1300 Blk. Alberni (s. side)	6263	B(Downtown Comm. DD)"
"Robson Square	6304	B(Downtown Comm. DD)"
"2865 E. Hastings Street	6305	B(Suburban Comm.)"
"8200 Granville	6307	B(Suburban Comm.)"

2. This By-law comes into force and takes effects on the date
of its passing.

DONE AND PASSED in open Council this 8th day of
March , 1988.

(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 8th day of
March 1988, and numbered 6309.

CITY CLERK"

2. 800 Robson Street - Robson Square

June 12, 2001 (File 2608)

MOVED by Councillor Louis

THAT this matter be postponed to the July 10th Regular Meeting of Council.

LOST

(Councillors Clarke, Kennedy, Daniel Lee, Don Lee, McCormick, Price, Puil and Sullivan opposed.)

MOVED by Councillor Clarke

THAT the revised form of development be approved, including a change of use and minor alterations to the building complex for a portion of the CD-1 zoned site known as 800 Robson Street (Robson Square) to allow its use by the University of British Columbia for a downtown campus, generally as illustrated in the Development Application Number DE405807, prepared by Raven Consultants and stamped "Received, City Planning Department May 8, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties, and that the Director of Planning be so advised.

CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: June 12, 2001
Author/Local: Bill Boon/7678
RTS No. 02119
CC File No. 2608
Council: June 26, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: 800 Robson Street - Robson Square

RECOMMENDATION

THAT the revised form of development be approved, including a change of use and minor alterations to the building complex for a portion of the CD-1 zoned site known as 800 Robson Street (Robson Square) to allow it's use by the University of British Columbia for a downtown campus, generally as illustrated in the Development Application Number DE405807, prepared by Raven Consultants and stamped "Received, City Planning Department May 8, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties, and that the Director of Planning be so advised.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve the existing form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for this portion of the CD-1 zoned site to change the use of a portion of the Robson Square site to allow for a downtown campus for the University of British Columbia and to make minor exterior alterations to the building.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 14, 1987 City Council approved a rezoning of this site from DD (Downtown District) to CD-1 Comprehensive Development District. Council also approved the form of development for these lands. CD-1 By-law Number 6304 was enacted on February 25, 1988 .

The site is located on portions of Blocks 51 and 61 and extends below Robson Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

DISCUSSION

The proposal involves conversion of the former Robson Square Conference Centre space to classroom and related University functions and customarily ancillary uses. The area in question consists of approximately of 5,850 square metres (63,000 square feet) on the Plaza and Conference Levels and is made up of approximately 3,600 square metres(39,000 square feet) of teaching and meeting spaces and approximately 2,200 square metres (24,000 square feet) of ancillary areas.

Staff believe this is a desirable use in this location and is consistent with the original public purposes of the Robson Square development. Further, staff believe that the use is compatible with the adjacent Vancouver Art Gallery.

The very limited external changes consist of new glazed canopies over the two street-level entries on the east and west sides of the Art Gallery Annex. Also new signage proposals are included that have been reviewed for compatibility with the existing architecture and are supportable. Separate sign permits will be required for these features. These minor changes are considered consistent with Council's intent at rezoning to maintain an "as is" form of development under CD-1 zoning.

In response to interest expressed by Council during previous consultation on this site, staff note that UBC intends to retain the Judge White Theatre (south side) in its present form while converting the Judge McGill Theatre (north side) to classroom uses. Staff recommend, and UBC have agreed, to continue to make the Judge White theatre available for community

use. Having reviewed past patterns of community use of the Robson Square Media Centre, staff and UBC have concurred on terms of a Community Use Agreement which will provide for continued access to Robson Square for non-profit community, social service, and cultural organizations - 10 uses per year at a nominal rate and an additional 12 rentals per year on a cost recovery basis.

In the case of the Judge Mc Gill Theatre, UBC has designed the alterations to be removeable in the future to return the structure to a theatre space.

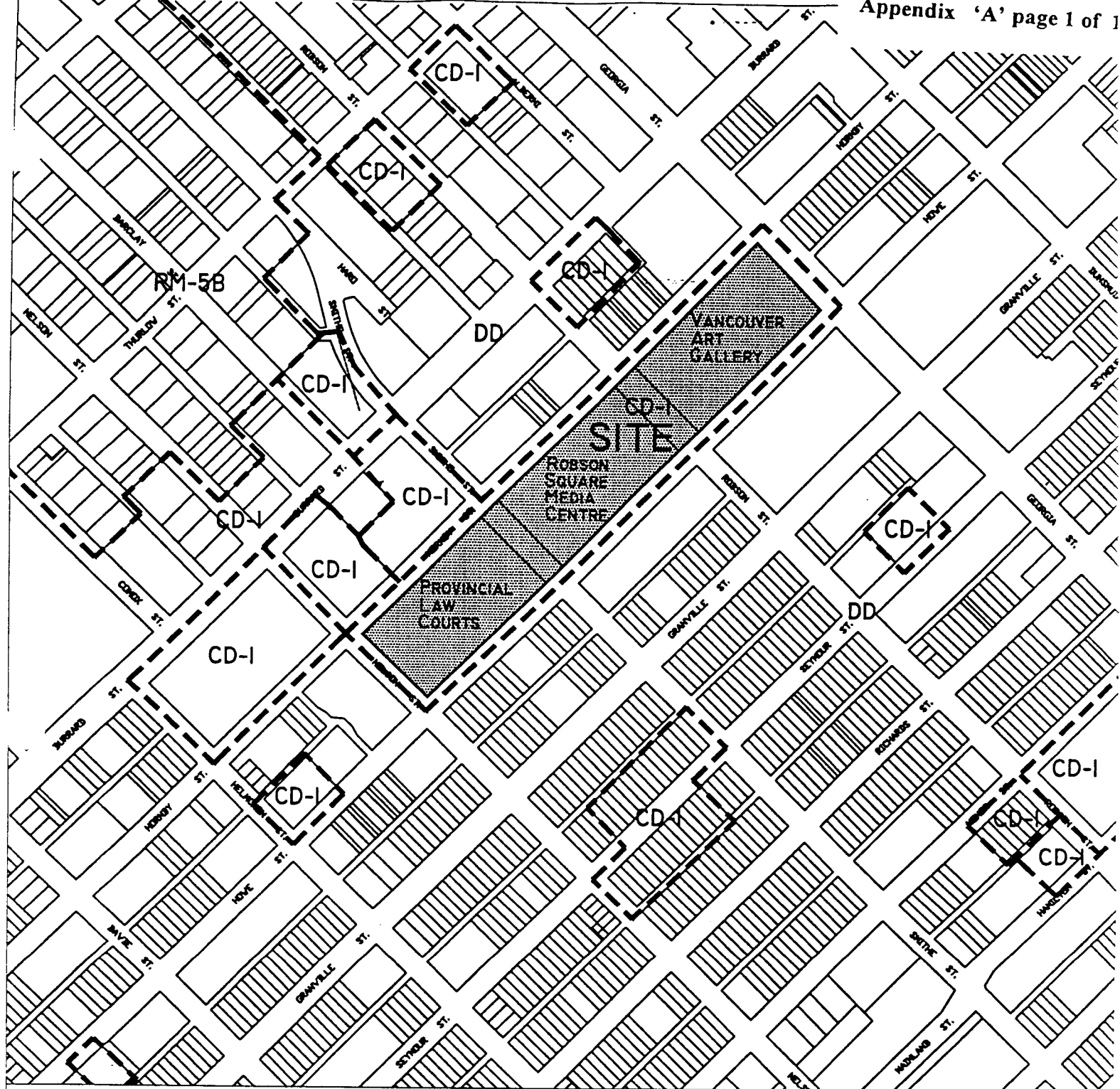
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

The applicant's design rationale has been included in Appendix 'C'.

CONCLUSION

The Director of Planning supports approval of this application. However, before making a final decision, is seeking any advice which Council may wish to provide as well as Council's formal approval for the changes to the form of development.

* * * * *



----- ZONING BOUNDARY

800 ROBSON ST. DE 405807

DATE 2001 06 12

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:\FROMOFDEV\2001\800 ROBSON.DWG

Robson Square, 1000 Robson Road, Vancouver, British Columbia V7V 1G9. Tel: (604) 681-2222. Fax: (604) 681-2223. www.robsonsquare.com

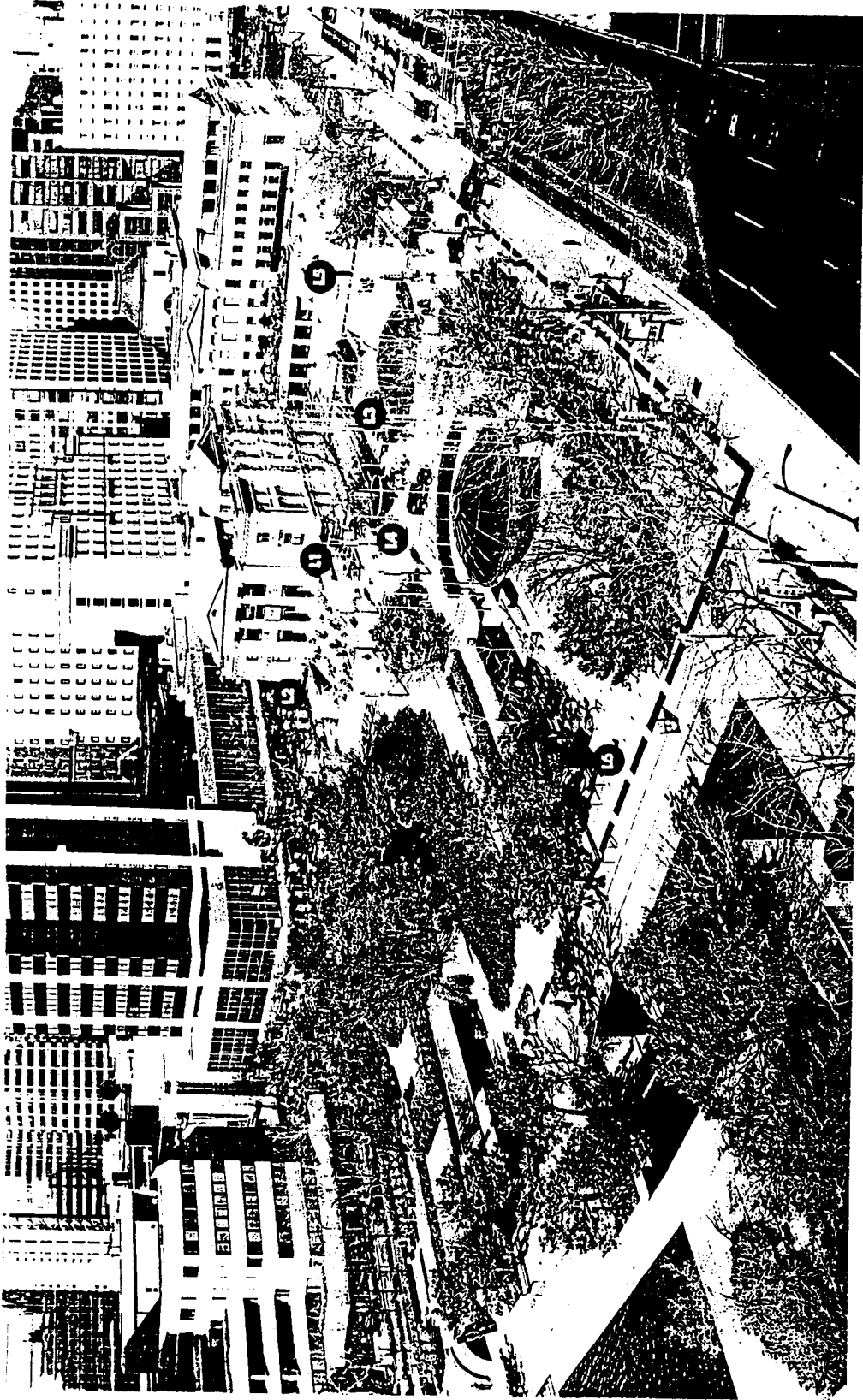


ROBSON SQUARE

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The University of British Columbia
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Department of Architecture
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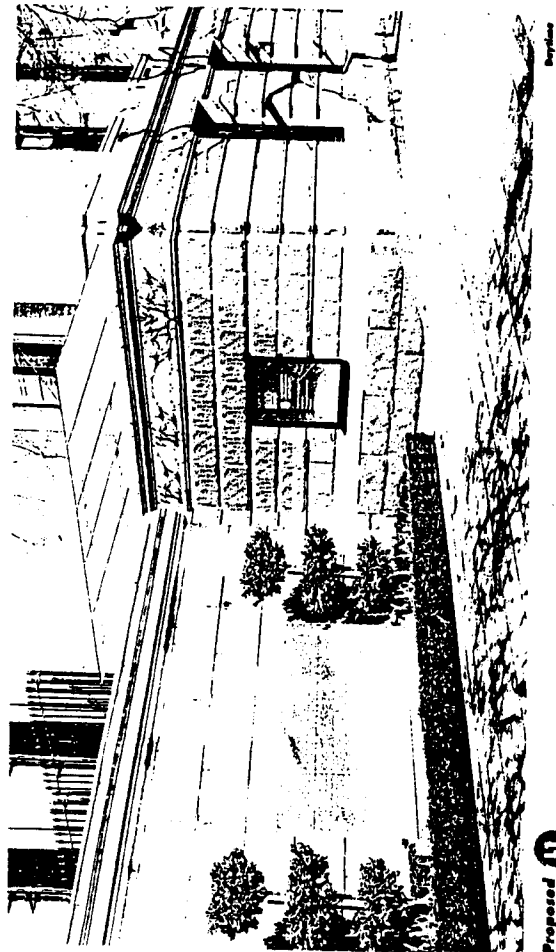


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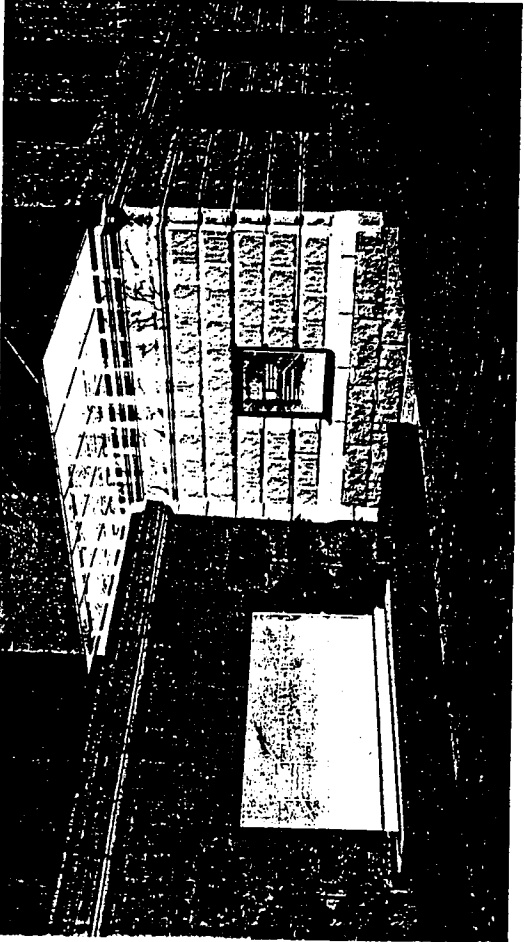
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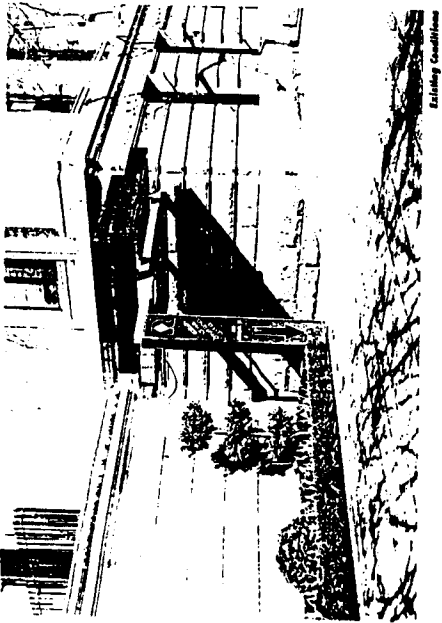
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Proposed 11



Existing



Existing Conditions

Existing steel sign frame to be removed with riveted surfaces made good
New glazed awning to be composed of steel frame complete with lined and/or sand blasted laminated safety glass with integrated downlighting
Signage is shown for information only and does not form part of this application

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The University of British Columbia
1818 West Mall
V6T 1Z1
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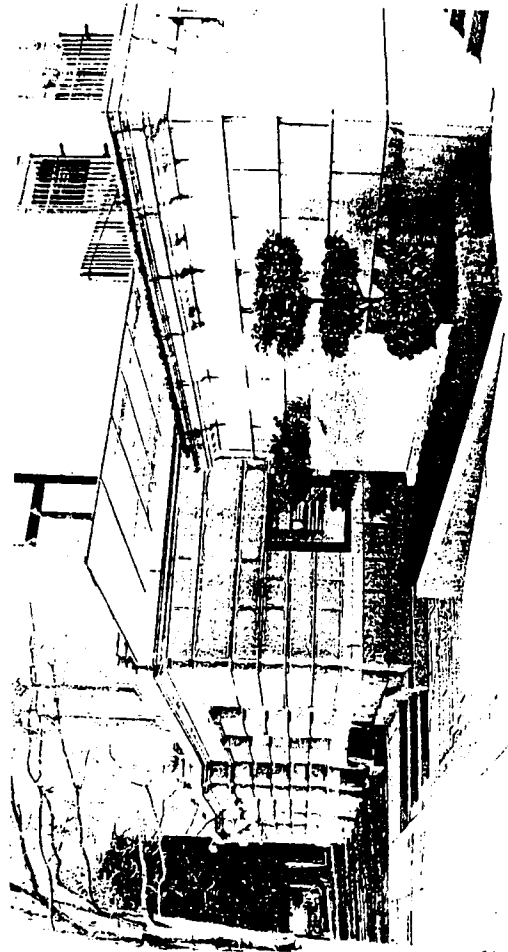


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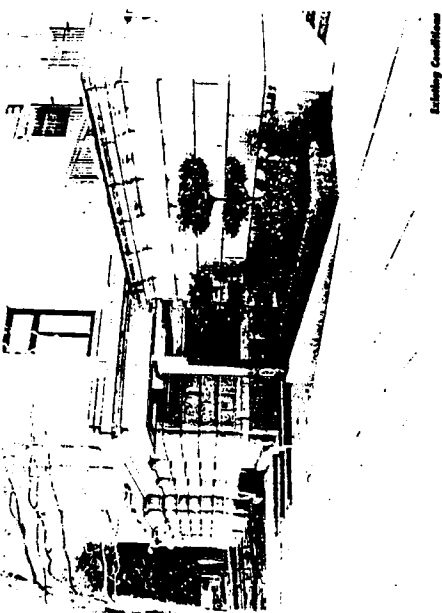
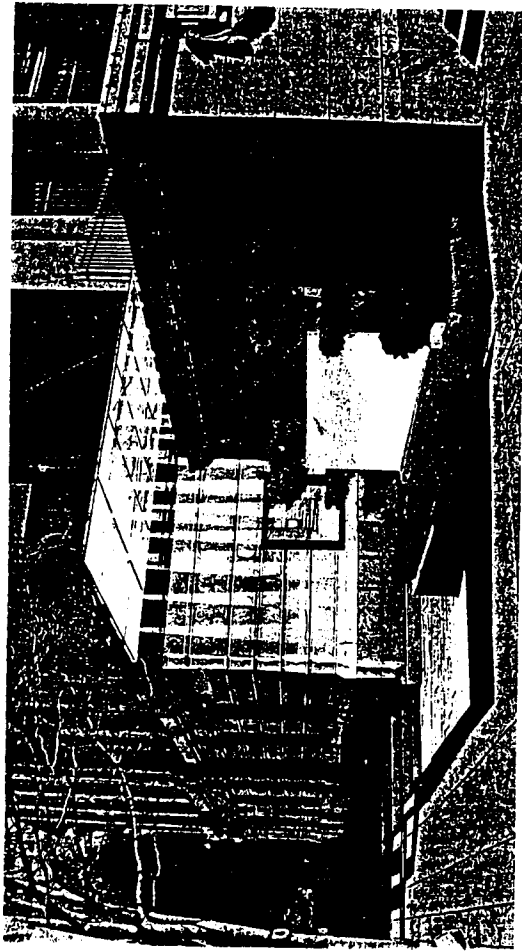
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Proposed



Existing Condition

Existing steel sign frame to be removed with affected surfaces made good
New glazed opening to be composed of steel frame complete with lined and/or sand blasted laminated safety glass with integrated downlighting
Signage is shown for information only and it is not part of this application

Robson Square is a project of
255 West 12th Street, Vancouver
BC V6C 2K7
Tel: 604 271-2670
Fax: 604 271-2670
Project No: 2009-10
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ROBSON SQUARE

PRELIMINARY
10-25-2010

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Project No: 2009-10

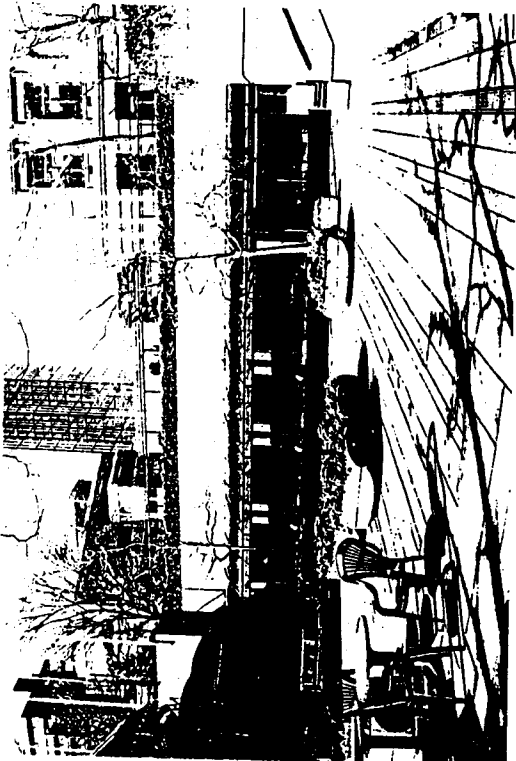
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Project Location: Vancouver, BC

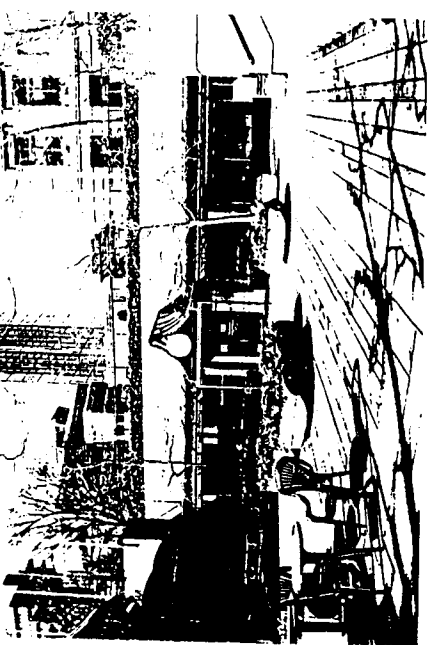
Project Status: Preliminary

Project Date: 10-25-2010

Project Contact: [Name]

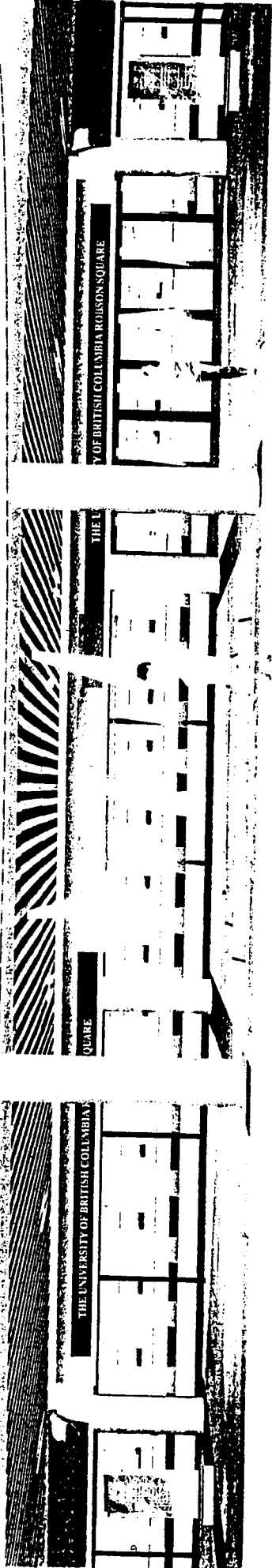


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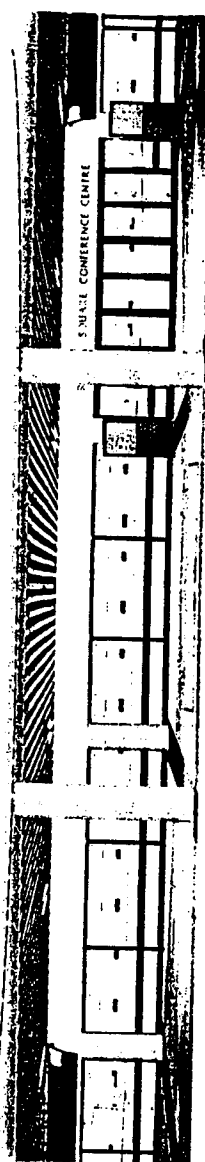
Existing Condition

Existing entry canopy/pagodas to be removed and affected surfaces made good
Existing entry door to be removed and replaced with fixed glazing to match existing
Existing curved acrylic skylights to be retained and refurbished



Proposed

Existing glazing system to be retained. Main entry doors to be either refurbished or be new to match existing with frames and hardware to match existing. The sign band and fire standing signs are shown for information only.



Existing Conditions - Artist Impressions, not scaled.

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Original Issue: 01.04.02

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Notes
The drawings are for the purpose of showing general arrangement of space and location only. This is to be used for the purpose of design and construction only. The drawings are not to be used for any other purpose without the prior written permission of Raven Design Centre Inc.

Notes
The sole purpose of this drawing is to show the proposed scope of work for the renovation and upgrade of the main entry doors and frames. The drawings are preliminary and subject to change. The drawings are for information only and are not to be used for any other purpose without the prior written permission of Raven Design Centre Inc.

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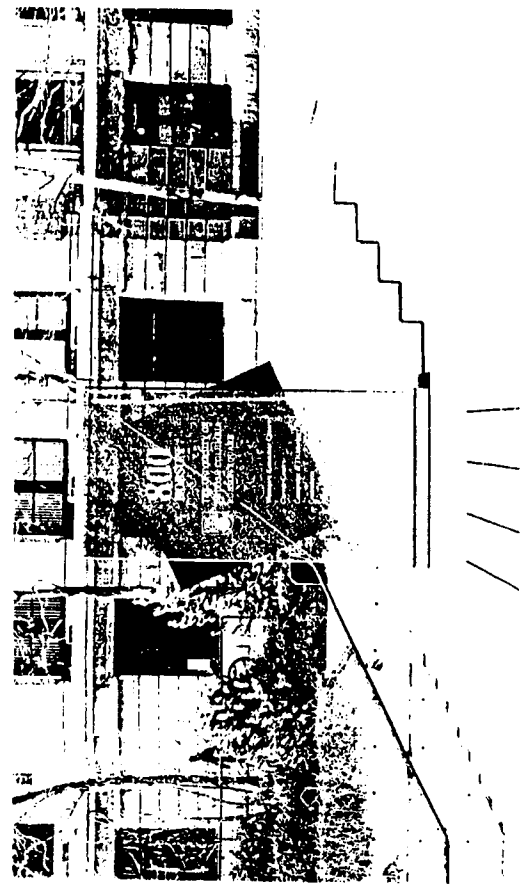
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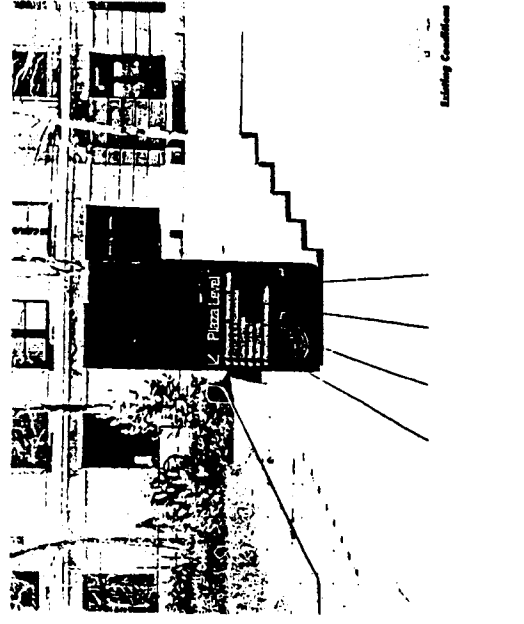
PROJECT NO. 2011-001
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Architect: [Name]
Engineer: [Name]
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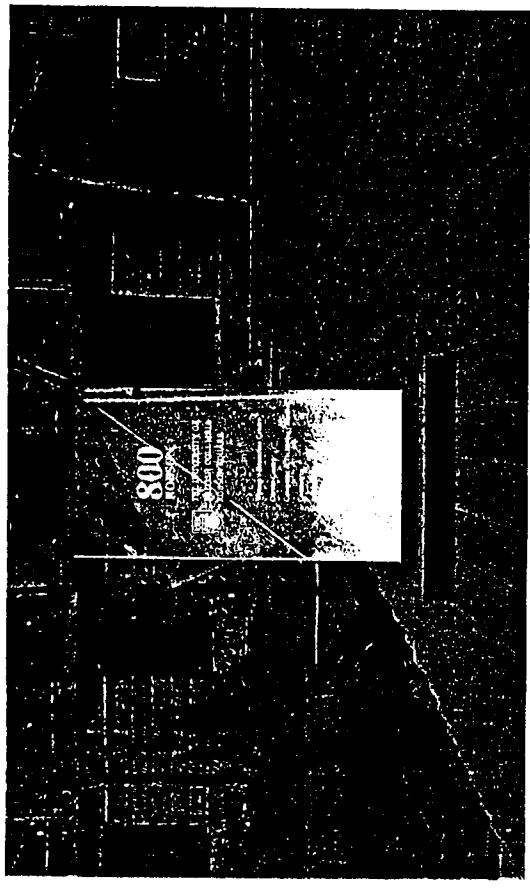
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Proposed



Existing Conditions



Site Plan

Robson Square, Inc. 1000 West 10th Street, Suite 1000 Vancouver, BC V6H 3G9
Tel: (604) 681-1111 Fax: (604) 681-1112
www.robson-square.com
The Robson Square and other trademarks are the property of Robson Square, Inc. All other trademarks are the property of their respective owners. The Robson Square logo is a registered trademark of Robson Square, Inc. The Robson Square logo is a registered trademark of Robson Square, Inc. The Robson Square logo is a registered trademark of Robson Square, Inc.



ROBSON SQUARE

PRELIMINARY

The only program of its kind in the world, the Robson Square program is a unique partnership between the University of British Columbia and Robson Square, Inc. The program is designed to provide students with a practical, hands-on learning experience in the field of urban planning and development. The program is a registered trademark of Robson Square, Inc.

The University of British Columbia
1800 East Mall, Vancouver, BC V6T 1Z1
Tel: (604) 681-1111 Fax: (604) 681-1112

ES.3.06 rev.0

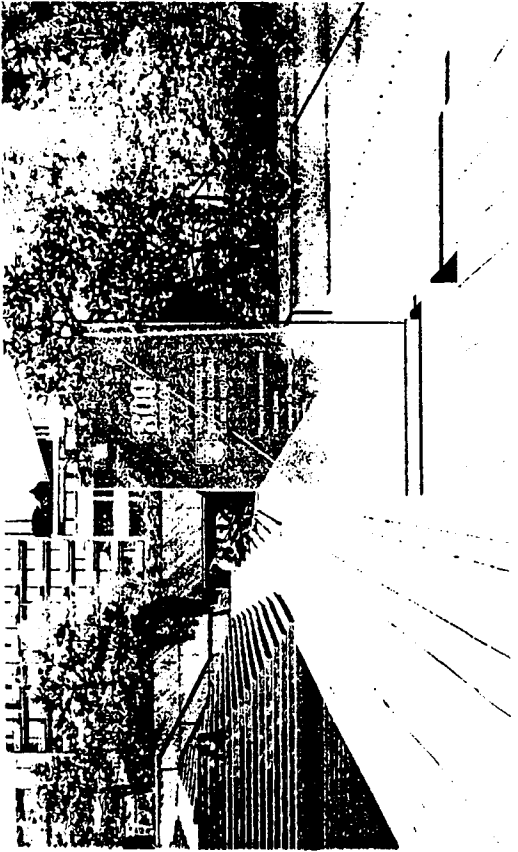
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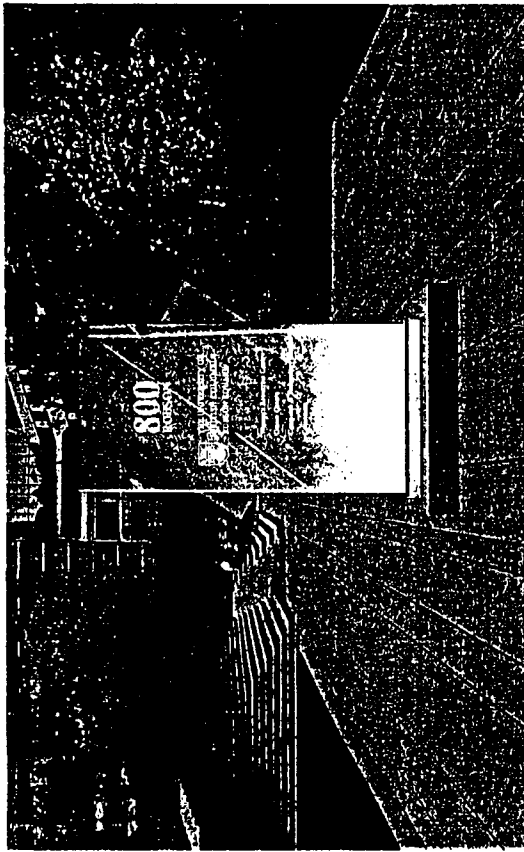
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Proposed 1/5



Existing



Existing Conditions



ROBSON SQUARE

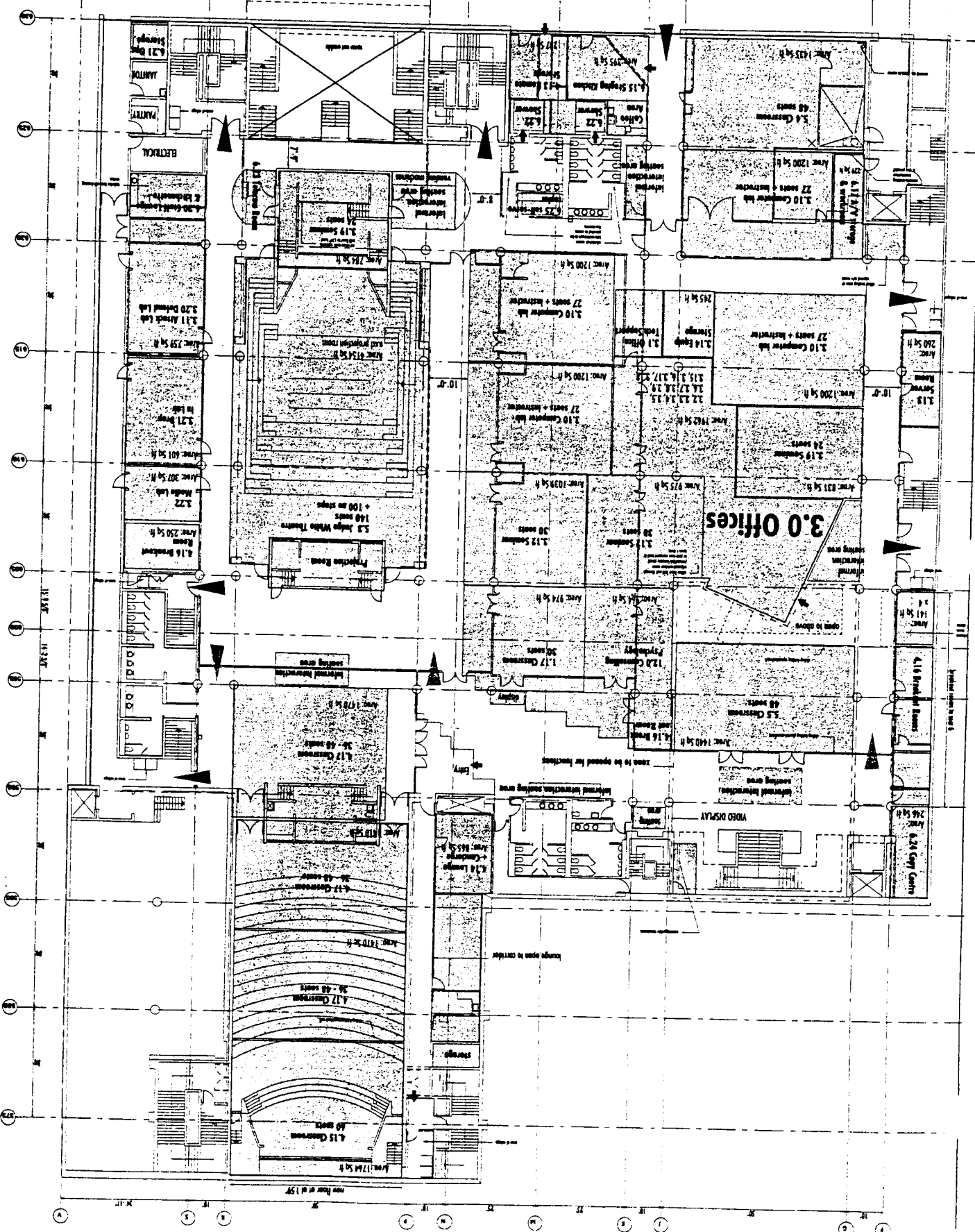
The University of British Columbia
Project No. 00338
Conference Level Mezz. Plan - of 139

BP 02A Rev
7/14/07
27.04.03

Scale: 1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"



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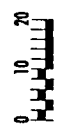


ROBSON SQUARE



The University of Regina
 Faculty of Architecture
 Project No. 00338

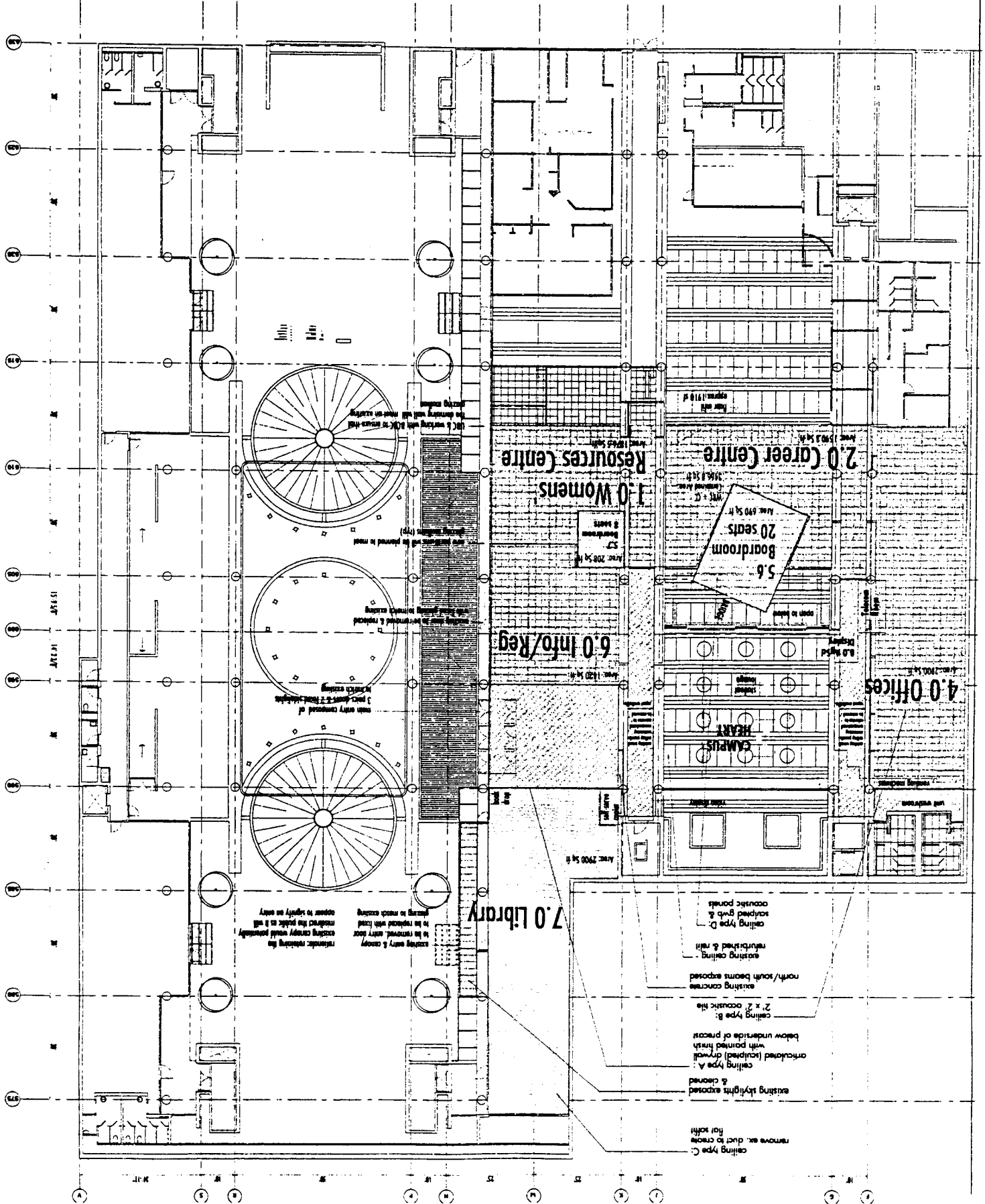
RCBP 01A 7
 1/4" = 1'-0"
 01 04 11



UNIVERSITY OF REGINA
 FACULTY OF ARCHITECTURE
 ARCHITECTURE & DESIGN
 ARCHITECTURE



1. This drawing is a preliminary drawing and is not to be used for construction purposes without the approval of the architect.



- ceiling type C: remove ex. duct to create lighting fixtures
- existing skylights exposed & cleaned
- ceiling type A: orthoclone (leached) drilled with painted finish below underside of panel
- ceiling type B: 2' x 2' acoustic tile
- existing concrete north/south beams exposed
- rebranded & mill
- ceiling type D: scuffed gwb & acoustic panels

rebranded retaining the existing canopy would possibly be removed with lead meshing the public as it will appear to signify an entry

existing entry & canopy to be removed with lead meshing to match existing

main entry composed of 3 pieces doors & 2 fixed sidelights in north existing

existing door to be removed & replaced with fixed glazing to match existing

new glazing will be joined to main

URC & working with URC to review and the drawing will show on existing

DESIGN RATIONALE UBC AT ROBSON SQUARE

May 7, 2001

Introduction

The University of British Columbia is proposing to expand its presence in the City of Vancouver through the addition of a downtown campus located at Robson Square. UBC's proposed facility seeks to be consistent with, and build upon, Arthur Erickson's original vision for the Robson Square area to become a social, cultural and intellectual hub.

Located in the heart of Vancouver, UBC at Robson Square will be steps away from a significant and growing urban population. The annual attendance for registered program for the UBC at Robson Square facility is estimated at 40,000 people. The substantial investment by UBC and the resulting influx of learners into the facility and the adjacent area will assist in the revitalization the Robson Square precinct.

The proposed UBC at Robson Square will solidify access to UBC within the City of Vancouver by adding new programs and consolidating UBC's programs, which are already offered in the downtown core. The Women's Resources Centre, located on Robson Street since 1973, along with various UBC Continuing Studies arts and humanities programs, will be reunited in UBC at Robson Square.

In addition, UBC will offer a comprehensive array of new programs designed with the business professional in mind.

UBC at Robson Square will offer central, convenient access for the lifelong learners UBC currently welcomes each year. UBC will provide unique, high-quality programs in areas such as in information technology, personal/career development, business, humanities and cultural and current events. At Robson Square, UBC aims to:

- ◆ develop new programs to meet the evolving needs of career changers;
- ◆ offer a wide range of lifelong learning programs for both professional development and personal growth;
- ◆ enhance career and intellectual opportunities for learners; and
- ◆ create programs that are innovative, collaborative and interdisciplinary among faculties and with other institutions.

A downtown home for UBC will also make it easier for UBC to share cultural, social and intellectual resources and enhance links with the many people and organizations that make up the downtown Vancouver community. UBC at Robson Square will offer a range of counselling and community-based advising services. The proposed facility will allow UBC to create valuable links between the business community and UBC's professional schools. The wide range of new programs and services will mean that the downtown campus will be open six days a week from morning to evening. Classrooms and areas within the facility will be available for rental by other organizations, community groups and the general public when not in use by UBC.

Design Approach

UBC engaged designers who have sought to maintain the integrity of the existing design while updating and refreshing the space to suit the proposed facilities needs.

The design challenges have been to accommodate UBC's new functional program into an existing space that was specifically custom-designed for its former use as a conference centre, and to maximize the amount of space available for education programs. The interior planning has been driven by the functional program.

UBC's proposed program includes classrooms, learning labs, theatre, offices, library, resources centre, and ancillary uses.

Design aspects of the UBC at Robson Square proposal include:

- retention of the 'grand' staircase, which continues to be a major feature in the proposal;
- retention and refurbishing of the existing ceiling system (composed of precast concrete beams and indirect lighting) in the main public areas on both levels adjacent to the 'grand' stair (refer to photographs and Reflected Ceiling Block Plans);
- while part (approximately 1,910 ft²) of the existing floor opening at Plaza Level has been redesigned* to provide usable floor area at both levels, a portion of the opening has been retained to ensure a sense of volume and interconnectedness with the floor below. The south side of the opening is envisioned as a glass 'box' skewed to the grid, containing the main boardroom at Plaza Level and accessed by a light bridge across the opening;

** The new floor structure is proposed as a structural steel system that could be removed at a later date, if so desired*

There will be many casual seating areas for informal interaction between users of the campus. The main student lounge - the 'campus heart' - is to be located in the centre of the primary open area at Plaza Level, between the 'grand' stair and the floor opening;

- creation of lively and interesting spaces along the existing glazing, such as the Women's Resources Centre, UBC information area and library. Views into the spaces from the plaza level through the existing glazing will be maintained as much as possible;
- ensuring that the new interior partitions will meet the exterior glazing system at a mullion;
- new glazed door, hardware and fixed glazing will match the existing systems;
- replacement of the existing marble-pattern carpet on the Conference Level;
- alterations to the Judge MacGill Theatre to convert it into classrooms. This conversion is required in order to create sufficient classroom space. A structural steel system is proposed to create a flat floor. This system would be removable at a later date, if desired;
- retention of the Judge White Theatre in its existing form, along with the retractable side wall panels that open up the theatre space to adjacent open spaces;

- the existing wood ceiling panels contain encapsulated asbestos backing and require a dolly to remove them for access. For safety reasons, and to facilitate building systems access, it is planned to remove these panels and replace them with an alternate ceiling treatment which will also provide a lighter-toned ceiling surface, in an effort to compensate for the subterranean location;
- removal of the north entry canopy/'pagoda' and entry door on the plaza level. This will no longer be an entry point into the campus and keeping these in place may confuse the public as to the location of the main entry. The existing curved skylights below the canopy will be retained and refurbished;
- retention and refurbishing of the existing end-grain fir wood block flooring at Plaza Level;
- installation of a new bike rack at the Plaza Level main entry, subject to the Landlord's approval; and
- the two street-level entries on the east and west sides of the Art Gallery Annex are considered to be primary entry points into the campus, and primary opportunities to make the campus visible to the public. It is planned to remove the existing rectangular painted steel signage frames and provide a slim, glazed awning with integrated lighting to protect the entries. Adjacent signage will be designed to complement the appearance of the awnings.