

SUMMARY AND RECOMMENDATION

**3. REZONING/HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
7101-7201 Granville Street (Shannon Mews)**

Summary: To rezone from RS-6 (One Family Dwelling) District to CD-1 (Comprehensive Development) District. The application proposes 735 dwelling units (including 202 rental units) in seven new buildings that range from four storeys to ten storeys in height. The proposed floor space ratio (density) is 1.64. The existing mansion, gatehouse and coach house would be retained and upgraded as part of the proposed redevelopment.

Applicant: Mr. David Dove, Perkins + Will Architecture.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Perkins + Will Architects on behalf of Wall Financial Corporation to rezone 7101-7201 Granville Street (Lot BB (Ref. Plan 808), Except the East 10 Ft. Now Road, D.L. 526 PID: 015-978-982) from RS-6 (One- Family District) to CD-1 (Comprehensive Development District), to permit redevelopment of the site with a total of 735 dwelling units, including 15 dwelling units in three heritage buildings, at a density of 1.64 FSR, generally as presented in Appendix A of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Perkins + Will Architects, and stamped "Received City Planning Department, May 26, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Overall Form of Development - The following are site-wide conditions to be addressed at the time of submission of the first Development Application

Urban Design

1. Design development to reduce building heights as follows:
- (i) the maximum height of Block C to no more than eight storeys;

Note to Applicant: While acknowledging the intensity of commuter traffic on Granville Street and the width of the

roadway, this must be balanced against the low intensity and scale of development in the immediate area.

- (ii) the maximum height of Block D shall be no more than eight storeys;

Note to Applicant: Given the proximity of this proposed ten-storey building to the Mansion and Italianate Garden to the east, and its position southeast of the Copper Beech area, some reduction is required to reduce the visual scale of the highest mid-rise portions of this building relative to the three-storey Mansion and adjacent gardens, and to reduce shadowing. The other portions of the building should step down to lower forms at 57th Avenue in the range of three to seven storeys. Response should reflect the advice of the Urban Design Panel to “calm” the massing and simplify the forms with less stepping in plan and less terracing.

- (iii) the maximum height of Block G shall be no more than seven storeys;

Note to Applicant: Given the proximity of this proposed eight-storey building to the residential neighbours to the north and to the Mansion immediately to the east, and the higher elevation of this part of the site, some reduction is required to reduce the visual scale and potential overlook from the mid-rise portion toward the existing residences and to reduce the prominence of this new building relative to the Mansion.

- 2. Reduction in the height of other building portions not noted above in Condition 1, to step down from seven to three storeys at the site perimeter.

- 3. Provision of setback distances from new building portions above four storeys to the property line, to achieve the optimal balance of new development with the preservation of privacy, visual scale and tree retention, in the opinion of the Director of Planning.

Note to Applicant: This can be accomplished by setting these higher building portions below the view line of a pedestrian on the south side of 57th Avenue, the west side of Adera Street, and a similar distance on the north side, as compared to four-storey buildings building over the existing townhouses on the site. Consideration will be given to the screening effects of retained trees, which should be included in view, studies of the revised proposal. Distances are be noted on the site plans.

- 4. Design development to the site-wide aspects of the design through plans and other drawings, including:

- (i) a creative strategy to blend new taller buildings into the new and retained landscape at the perimeter of the site;

Note to Applicant: Staff acknowledge the mitigation provided by increased setbacks and tree retention. Intent is to support the “hidden garden” character of the site identified in the application, and to help mitigate some of the visual effect of new mid-rise development in this low-density context. Examples include the use of green walls and other vertical planting, special cladding treatments, and other measures not typically found in standard development. In addition to an overall strategy, specific measures should be identified and located on the drawings. Consider in conjunction with separate condition regarding privacy and overlook.

- (ii) further design development through plans and enlarged drawings that illustrate how the new perimeter treatment will create new views or reinforce the historical screening effect;

Note to Applicant: Response should show how the recommendation of the Urban Design Panel to “play up the hidden aspects and mystery behind how the site is perceived from outside its property, while also revealing important views into the project” will be met.

- (iii) consideration to develop a greater variety of architectural expression at the perimeter of the site, to be more responsive to the single-family buildings nearby;

- (iv) development of a strategy to identify and locate the appropriate extent and use of the proposed materials and forms for new buildings;

Note to Applicant: The proposed materials palette and the form and composition of built precedents are indicated in a general way in the application, as is appropriate for a rezoning. Noting the way the grades, heritage context, neighbouring buildings and other qualities of the site vary significantly around the site, further design development is recommended to indicate where and how these should be different or varied for each block. For example, the strategy should indicate whether brick should be employed consistently at all buildings, or only those adjacent to the Mansion, and to what extent of the façade. The use of precedents should indicate whether buildings facing Adera Street are to rely on different forms than those facing Granville Street. The composition of building façades as primarily punched openings should be confirmed. The specific design of each building is not required.

- (v) development of a strategy to mitigate traffic noise from Granville Street as heard from inside buildings and from open spaces on the site, with reference to specific design features to be located and noted on the drawings;

Note to Applicant: In addition to the general requirements of the Noise By-law that relate to interior living spaces, provide an indicative design to reduce perceived noise in the areas located within 50 m (165 ft.) of the roadway. Consider the use of water features to mask noise, transparent barriers at wall openings, and exterior sound absorption panels in selected locations to augment the acoustic barrier provided by the heritage wall.

- (vi) further development of the design of the interface between public and private landscapes;

Note to Applicant: Consider the comments of the Urban Design Panel, CPTED principles, historical compatibility, and the opportunity to create a unique and distinctive solution for this site. Response should include indicative designs that guide subsequent development permit applications and establish a high quality of materials. See also Landscape Conditions.

- 5. Design development to limit the gross floor area of each new block, before exclusions and after responding to the conditions of approval, to those sizes shown in the application.

Sustainability

- 6. Development of a more sustainable design to establish best practises for large sites in response to the second Guiding Principle approved by Council for this property, including:

- (i) provision of a response to the terms and goals in this principle; *(see pg 18 of application)*;

Note to Applicant: While the application responds to EcoCity policies, as required of all rezoning proposals, and many of the goals in the policies and principle overlap, there are also differences in goals, such as passive solar design, and the level of accomplishment as a best practise.

- (ii) provision of a strategy that responds to the principles of passive solar design;

Note to Applicant: Pursuing the incorporation of passive solar design is a specific goal of the Guiding Principles for this site. The application's proposal to reduce solar heat gain with sun shades is acknowledged, and has the potential to reduce the electrical energy consumed by air conditioning units. However, there are several other goals that can be achieved through passive solar design, such as space heating, water heating, and building cooling. Determine which of the five other key passive solar concepts are best feasible on this site and where they may be located. Examples successfully employed in the Canadian context include the use of sunwalls for the pre-heating of air, the use of atria to improve building cooling through the stack effect, and the

use of thermal storage through building mass. Other examples include the use of phase-change materials to slow indoor temperature swings, thermosiphon solar water heating, the arrangement of buildings on an east-west axis, the minimization of west facing window areas, the avoidance of a high glass to wall ratio, the avoidance of a high building surface area to volume ratio. Solar strategies that benefit the site as a whole with minimal use of mechanical means, such as solar heating of pool water, should also be employed wherever possible. Consider setting a specific goal such as 20% for the percentage of the required space and water heating load to be supplied on site from passive or primarily passive solar sources. Passive solar fixtures needed to meet the strategy should be identified and located on the plans.

- (iii) development of a design that would establish best practices for a large site;

Note to Applicant: The response should reflect the opportunities on this site due to its unique size and character. For example, this site has better solar access than a typical downtown site, due to its significant south-facing slope and the very low buildings nearby, but less access to green mobility options. As noted in the application, a wider range of possibilities exists on this particular site. Consider the collection grey water for re-use on site. Consider more ambitious and concrete measures, such as a site-wide installation to collect Vancouver's plentiful rainwater in a visible and architecturally-integrated system of channels that takes advantage of the natural slope of the site to supply irrigation needs, create an opportunity for on-site art, activate a tipping bucket, animate children's play areas, slow surface runoff, provide stormwater retention, and then recharge groundwater supplies. Consider how this system could be connected to the on-site treatment of wastewater. Conventional examples from large sites in the Vancouver context include the provision of LED lighting for exterior lighting of common access pathways and open spaces, and the provision of on-site stormwater retention tanks. Full-cut-off or Dark Sky compliant fixtures should be a requirement across the site, in addition to each building, to reduce light pollution. For green mobility, consider the provision of shared bicycles for residents use, in combination with at-grade covered areas for bicycle parking. Consider establishing a specific goal for stockpiling a substantial portion of the building materials such as bricks and wood from the townhouses to be demolished to reduce construction waste, and establishing specific goals for their re-use in the new development. The location and type of built features should be indicated through notes and drawings, including the site plan. Provide an indicative design for best practise building envelope for new multiple dwellings. See also Landscape Conditions.

7. Provision of 20% of all dwelling units designed to SAFER Homes standards, to facilitate aging in place and a diversity of ages on the site.

Landscape

8. Provision of a full Landscape Plan.

Note to Applicant: The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed on a Plant List that is clearly keyed to the Landscape Plan. The Plan should be at a minimum of 1:500 scale.

9. Provision of a Landscape Lighting Plan.

Note to Applicant: The Landscape Lighting Plan is required for security purposes. Lighting details can also be added to the Landscape Plan. All existing light poles should also be shown.

10. Provision of a detailed Arborist Report.

Note to Applicant: The Report must confirm the retention/relocation and provide specific safe distances to excavation from existing trees to be retained, as shown on the Landscape Plan, with particular attention to the retained Beech Trees.

11. Provision of a Tree Retention/Removal/Replacement Plan.

Note to Applicant: The Plan should clearly indicate tree types and a schedule of tree types, sizes and quantities. The Plan must be cross referenced to the Arborist Report.

12. Provision of way-finding and access through the entire open space system and provision of details or images illustrating the proposed entry announcements at the main entries to the site.

13. Provision of details of the intended use of the Play Area shown in "Shannon Green".

14. Provision of planters to provide shared, on-grade gardening opportunities for residents.

Note to Applicant: While the proposed rooftop planters and on-grade fruit trees are appreciated, these may be isolated from each other and limited in soil depth. Given the site size, there is an additional opportunity to bring neighbours from different buildings or even nearby properties to share the work and rewards of gardening. A Kitchen Garden is labelled on the site plan northwest of the Mansion, and this may be the optimal location, but no design for planters or their accessibility is indicated as yet.

15. Provision of a site-wide design for the planters, fruit trees, and supporting fixtures for neighbourhood access to urban agriculture.

Note to Applicant: Staff acknowledge the intent stated in the application to provide publicly accessible urban agriculture. This may be located on-site, or by the provision of planters and support to existing public areas off-site in coordination with civic staff. Where such measures or feasible, they should be pursued in connection with subsequent development applications. The privacy of on-site residents and practical requirements of access for gardening should be balanced through appropriate design features that are shown on the drawings.

16. Provision of at least 1.6 replacement trees for every tree removed during construction.

Note to Applicant: Intent is to strengthen natural systems by balancing the loss of canopy cover and plant life in the immediate area. Guiding Principles for the site call for the replication of natural systems. A higher than 1:1 ratio is recommended to compensate for the replacement of mature trees with smaller specimens, and the reduced soil depths typically associated with higher density development. The replacement ratio is based on other large site redevelopments. Consider the opportunity for fruit trees in response to City policies promoting local food supply.

17. Provision of street trees in front of the site where space permits, especially along 57th Avenue, in coordination with Landscape and Park Board staff.

Note to Applicant: Intent is to increase the depth and variety of trees around the site perimeter beyond that which can be accommodated on private property, and to improve the visual and environmental quality of the public realm.

Heritage

18. Provision of a Perimeter Wall Retention plan showing the construction, extent and treatment of each section, including removals.

Note to Applicant: The intent is to secure the design of this significant built (designated) feature, in the same way that a tree retention plan shows the design for natural features. Drawings should be provided at a larger scale to show how different sections, including the removal along 57th Avenue, is treated in coordination with Landscape staff. Consider marking the location of removed portions with evocative on-grade treatments integrated into the overall landscape design.

Conditions of Development Permit - the following conditions are intended to be addressed at the time of individual development applications.

Housing

19. Submission, with each Development Permit application, of a tenant relocation plan, to the satisfaction of the Director of Social Development.

Urban Design

20. Provision of a summary indicating how the proposed development responds to each condition of rezoning, with reference to specific built features on the drawings provided at the time of application.
21. Design development to reduce the height of Block F to remove those portions that would be visible from Adera Street over a four-storey building at the edge of the site.

Note to Applicant: Intent is to reduce the visual scale and overlook created by this new development to be no greater than that created by a four-storey building, generally as contemplated by the ARKS Community Vision, located at the existing townhouses.

22. Provision of required setback distances from each new building portion to the property line to protect existing trees, based on an Arborist's Report that gives safe distances for the root zones of each existing and viable tree, to the satisfaction of the Director of Planning.
23. Identify and locate on drawings the design of specific features to be used to reduce solar heat gain in summer and allow for heat gain in winter at the south and west façades, including but not limited to building overhangs, a limited window-to-wall ratio, sunshades, glass with a high coefficient of shading, and deciduous tree planting.
24. Provision of detailed shadow studies, including where appropriate retained stone walls, extending to nearby properties.
25. Design development to reduce overlook and improve privacy between buildings through exterior treatments and landscaping.

Note to Applicant: This can be accomplished through built features typically employed in other mid-rise developments that are adjacent to residential properties. Consider raised sill heights, obscuring glass at windows and guard rails, and planters at the perimeter of decks and patios. Design should preserve natural light. Refer to the C-2 design guidelines for further examples.
26. Notation on the elevation drawings of all exterior finishes, materials and colours.

Note to Applicant: Include colour samples and materials photographs in the drawings. For masonry, the coursing and texture should also be specified. Include the finish of areas that are visible from the pedestrian viewpoint but not visible on the drawing, such as wall returns and the under side of overhanging elements.

27. Provision of enlarged details at ½" = 1'-0" or better for all significant exterior details including soffits, canopies, railings, trim, and material transitions.

Sustainability

28. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalency 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.

Sustainable Larger Sites

29. An approach to Sustainable Site Design shall be taken and where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.
30. Provision of a 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), completed 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.

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

31. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition 8).

32. 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 provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all 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.

33. Provision of a design to achieve the LEED® Site credits identified in the rezoning application;

Note to Applicant: Given the importance of the site size and location, consistency with credits 4.1 through 8 set out at application is required.

Crime Prevention Through Environmental Design (CPTED)

34. Provision of a design that responds to CPTED principles, having particular regard for:

- (i) theft in the underground parking;
- (ii) residential break and enter;
- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

Landscape Review

35. Provision of sectional details to illustrate all proposed landscape elements.

Note to Applicant: The sections should be at a minimum of ¼" -1'0" scale and should illustrate planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm the depth of the proposed plantings on structures.

36. Provision of sections illustrating the interface of the buildings to the public realm at all streets.

Note to Applicant: The sections should be at ¼"-1'0" or 1:50 scale, and should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The Location of the underground parking slab should be included in the sections.

37. Provision of trellis and vines over the underground parking garage access ramp.

38. Provision of high efficiency irrigation for all planted rooftops and in all landscaped common areas; and provision of hose bibs in patio areas as needed.

Note to Applicant: The irrigation system and hose bibs should be located on the Landscape Plan.

39. Emergency generators, transformers and gas meters are to be located, integrated and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

40. New proposed street trees should be noted "Final species, quantity and spacing to the approval of the City Engineering and Park Board".

Note to Applicant: Contact Ms. Eileen Curran (604.871.6131), Engineering Services Streets Division, regarding street tree spacing and quantity. Contact Mr. Amit Gandha (604.257.8587), Park Board, regarding street tree species.

Heritage

41. Submission of an updated Heritage Conservation Plan for the heritage resources located on the site.

Note to applicant: A more detailed and thorough Conservation Plan is to be prepared as part of the development permit application, to include specific details on the proposed conservation methodologies and procedures, making reference to the Standards and Guidelines for the Conservation of Historic Places in Canada.

42. Submission on a detailed maintenance plan for the heritage resources located on the site.

Engineering

43. Design development to the Granville Street driveway access to operate as "right-in, right-out" only.

Note to Applicant: The design of all driveway crossing for the site are to be to the satisfaction of the General Manager of Engineering Services.

44. Clarification of the intention to fund and construct bulges, curb adjustments and traffic features as suggested in the rezoning application.

Note to Applicant: Engineering Services will conduct a review of the proposed traffic features and should they be acceptable, arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure their construction at the applicant's expense. The proposed curb changes should be removed from the plans unless and until their construction has been confirmed and appropriate arrangements have been made.

45. Provision of an interim access arrangement to address all queuing and access requirements for Phase 1 of the development.

Note to Applicant: Circulation from the parkade relies on ensuring that various vehicle movements are offered from the site, with exiting eastbound on 57th Avenue being challenged by the existing queuing along 57th Avenue.

46. Design development to the parking layout, in consultation with a Transportation Consultant, to the satisfaction of the General Manager of Engineering Services to address the following:

- (i) provision of 3 m x 3 m (9 ft. x 9 ft.) corner-cuts at the top and bottom of ramps;
- (ii) provision of a direct north-south and east-west drive aisle access to all parking spaces without extensive manoeuvring;
- (iii) relocation of the northern elevator core in the West Parkade Level P2 to provide a direct access from the east-west drive aisle to the north-south ramp;
- (iv) provision of a minimum 7.3 m (24 ft.)-wide separation between the entrance ramp from 57th Avenue and the easterly drive aisle for both the East and West Parkades;
- (v) reduction of the inside radii to provide additional width for two-way traffic on the south ramp in the West Parkade going from Level P2 to Level P3;
- (vi) improvement to the north-south to east-west circulation at the north end of the East Parkade;

Note to Applicant: The current layout requires vehicles at the north end of the East Parkade to make several turning manoeuvres past the ramps to access the West Parkade.

- (vii) provision of a wider ramp at the north end of the East Parkade going from Level P1 to Level P2 to accommodate two-way traffic;
- (viii) provision of a second vehicular connection between the two parkade blocks to improve circulation between them;
- (ix) provision of 3.8 m (12.5 ft.) minimum vertical clearance for access to Class B loading spaces and all related manoeuvring areas.

47. Indicate standard City boulevard crossings, not curb returns, at all vehicle entry points.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a Servicing Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) provision of improved sidewalk disability ramps at the northwest corner of the intersection of Granville Street and 57th Avenue;
 - (ii) provision of \$150,000 for neighbourhood traffic calming within five years of final occupancy of the last phase of the development; and
 - (iii) provision of a traffic signal at the intersection of Granville Street and 55th Avenue and the site entrance to the development, within five years of occupancy of the last phase of development; or provision of a pedestrian signal at Granville Street and 54th Avenue should the 55th Avenue signal not be warranted.

2. Provision of adequate water service to meet the fire flow demand of the project.

Note to Applicant: The rezoning application lacks the level of detail necessary to determine if water main upgrading is required. Please supply further project details, including projected fire flow demands. Should upgrading be necessary, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required.

3. Provision of all new utility services to be underground, from the closest existing suitable service point.

Note to Applicant: all services and in particular electrical transformers to accommodate a primary service must be located on private property. All kiosks, junction boxes and other related electrical equipment are to be provided for on-site. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the utilities Management Branch. Early contact with the Utilities Management Branch is recommended.

Heritage

4. Council approves the heritage designation of the following as protected heritage property:
 - (i) Gatehouse Building,
 - (ii) Coach House Building,
 - (iii) three Copper Beech trees in the northwest area of the site,
 - (iv) Italianate Garden (located south of the Mansion) which is to include the East, West and Central Terraces, steps, grotto, pond, curved concrete bench, two small concrete benches, concrete walls, balustrades, urns and light standards, and
 - (v) the following interior features and fixtures located on the main floor of the Mansion:
 - a. Vestibule with stone lining,
 - b. Main Hallway with wood paneling, arched ceiling, and four light fixtures,
 - c. Stair Hall with stone lining, Palladian window and bronze light fixture,
 - d. Great Hall with fireplace surround, wall wainscoting paneling, and ceiling beams,
 - e. Drawing (Living/Music) Room with plastered walls, trim and arched ceiling, and parquet floor,
 - f. Conservatory with stone and tile trim, tiled fountain, and stone coffered ceiling, and
 - g. Dining Room with wood paneling, fireplace surround, and plaster ceiling.
5. Council approves and the owner enters into a Heritage Revitalization Agreement (HRA), which among other things, ensures the rehabilitation and long-term protection of the heritage buildings and features listed in Condition 8, above, including the identified interior features, and landscape features, (to be completed prior to occupancy of any new development resulting from this rezoning) and the provision of public access to the main floor of the Mansion at least two days a year, to the satisfaction of the Director of Planning and the Director of Legal Services.

Note to Applicant: The HRA must be signed by the owner in advance of Council's consideration of the approval of any heritage or CD-1 by-laws at a Public Hearing, or as otherwise agreed to by the City.
6. The Designation and Heritage Revitalization Agreement By-laws are enacted by Council and the Heritage Revitalization Agreement is completed, given priority to, and registered in the Land Titles Office to the Satisfaction of the Director of Legal Services and the Director of Planning.

Park Works

7. execute agreements satisfactory to the Director of Legal Services and City Manager to provide by conveyance at no cost to the City, a public park area of 2 804 m² (0.69 ac.) to be designed, constructed and completed by the property owner to the satisfaction of the General Manager of Parks and Recreation, in consultation with the Director of Planning and the General Manager of Engineering Services, on terms satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation.

Public Art

8. Execute an agreement satisfactory to the Director of Legal Services and Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: To discuss your public art application and fulfillment options, please call Mr. Bryan Newson, Public Art Program Manager (604.871.6002). A checklist of program requirements will be provided.

Public Access

9. Execute an agreement to secure public access over the walkways indicated in heavy line on Figure 5 of this report, for pedestrian purposes, on terms satisfactory to the Director of Planning.

Housing

10. Execute an agreement to secure the 202 dwelling units by way of a Housing Agreement, subject to a no-separate-sales covenant, and subject to such rental dwelling units being made available for a term of not less than one month, on terms satisfactory to the Director of Legal Services and the Assistant Director of Social Infrastructure.

Note to Applicant: this Housing Agreement will be entered into by the City by by-law enacted pursuant to Section 595.2 of the *Vancouver Charter*.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered charges pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

- B. THAT, subject to the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law to delete this CD-1 site from Schedule A, generally as presented in Appendix C of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".
- C. THAT the Director of Legal Services be instructed to bring forward for enactment the by-law, under Section 593 of the *Vancouver Charter*, to designate as protected heritage property the Coach House, the Gatehouse, the Italianate Gardens, the three Copper Beech trees, and certain interior fixtures and features located on the main floor of the Mansion, all located at 7101-7201 Granville Street and generally as presented in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".
- D. THAT the Director of Legal Services be instructed to bring forward a by-law, under Section 592 of the *Vancouver Charter*, authorizing the City to enter into a Heritage Revitalization Agreement to secure the rehabilitation and long-term preservation of the heritage resources located at 7101-7201 Granville Street including the Coach House, the Gatehouse, the Italianate Gardens, the three Copper Beech trees, the Mansion, including certain interior fixtures and features, and the perimeter wall, generally as described in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".
- E. THAT the Director of Legal Services be instructed to bring forward a by-law pursuant to Section 565.2 of the *Vancouver Charter* authorizing the City to enter into a Housing Agreement with the owner of the site to secure 202 dwelling units as rental on such terms and conditions as are described in Appendix B of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)", and as are satisfactory to the Director of Legal Services and to the Managing Director of Social Development.

[RZ/HD/HRA - 7101-7201 Granville Street (Shannon Mews)]