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POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 7, 2012
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Meeting Date: February 28, 2012

TO: Vancouver City Council

FROM: Assistant Director of Planning

SUBJECT: CD-1 Text Amendment - 1549 West 70th Avenue (Formerly 8495 Granville Street)

RECOMMENDATION

THAT the application by Henriquez Partners, on behalf of Westbank Projects, to amend CD-1 (517) By-law No. 10391 for 1549 West 70th Avenue (PID: 008-916-250, Lot D, (Explanatory Plan 9208) Block 7, DL 325, Plan 12319) to allow an increase in the floor area exclusion for balconies from 8 to 12 percent, allowing larger open balconies as a passive design feature, be referred to a public hearing, together with:

- (i) draft by-law amendments generally as presented in Appendix A; and
- (ii) the recommendation of the Director of Planning to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending By-law generally in accordance with Appendix A for consideration at public hearing.

REPORT SUMMARY

This report assesses an application by Henriquez Partners, on behalf of Westbank Projects, to amend the floor space provisions of the CD-1 By-law for 1549 West 70th Avenue (formerly 8495 Granville Street) to enable larger south-facing balconies as a passive design feature in the residential portion of the proposed development. The CD-1 By-law was approved in principle after a public hearing in May 2011 and was enacted in November 2011. Staff support the larger balconies for the project and recommend approval of the text amendment to the CD-1 By-law for 1549 West 70th Avenue.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In November 2011, Council enacted the CD-1 By-law to rezone 1549 West 70th Avenue from C-2 to CD-1 to accommodate an increase in floor space ratio (FSR) from 2.50 to 2.81. This allowed for future relocation and development of a new food store on the site, two residential towers, and a third mid-rise residential building.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

Background/Context

The subject site is located along the west side of Granville Street near 70th Avenue in Marpole. The form of development originally approved for 1549 West 70th Avenue was for a mixed use commercial and residential development, with an FSR of 2.81. Following the public hearing and with further design refinements, a development permit application (DE414919) was made proposing 12 percent balcony exclusions, instead of 8 percent as provided in the CD-1 By-law.

Strategic Analysis

The building proposal submitted after the public hearing reconfigures the residential floors to incorporate large open balconies on the facades. Large balconies with a south exposure are a passive design feature because they provide shading for the dwelling units during the summer months. The new balcony configuration comprises 12 percent of the building's residential floor area. The applicant has requested that the allowable balcony exclusion in the CD-1 By-law be increased from 8 to 12 percent to enable provision of this passive design feature. Staff support the use of large south-facing balconies in this building and at this location, noting that a 12 percent exclusion has been approved in other developments for the same reasons, such as at 1336 Granville Street, 999 Seymour Street and in some buildings at the Olympic Village.

In order for deeper, larger balconies to provide a solar shading benefit, they must not be enclosed. Therefore, it is further recommended that the by-law not allow enclosure of balconies. The balconies proposed in the revised application for 1549 West 70th Avenue are all open balconies.

Approval of this text amendment does not change the height, massing, or number of units within the development. As well, the building would still conform to the CD-1 By-law density limit of 2.81 FSR, as the balcony space would not be included in the overall FSR count, which is consistent with the way that balconies are typically excluded from density calculations.

The proposed amendment to the CD-1 By-law is presented in Appendix A. It focuses solely on changing the provisions for balcony exclusions.

Financial

There are no financial implications.

CONCLUSION

Staff have reviewed the application to amend the balcony exclusion provisions of the CD-1 By-law for 1549 West 70th Avenue and conclude that an increase in the exclusion from 8 to 12 percent is supportable as a passive design feature, provided that no balconies are enclosed. The Director of Planning recommends that the application be referred to public hearing and, subject to the public hearing, that it be approved.

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1549 West 70th Avenue (formerly 8495 Granville Street)
DRAFT CD-1 BY-LAW AMENDMENTS

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

[deleted text is struck-through, added text is bold-italic]

Floor area and density

- In section 3.4(a), amend the floor space exclusion for balconies as follows:

“3.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed ~~8%~~ **12 percent** of the residential floor area; *and*
 - (ii) *no enclosure of balconies is permissible for the life of the building;*”

- In section 3.5:

- (a) delete (a) concerning enclosed balconies; and
- (b) renumber (b) and (c) as (a) and (b) respectively.

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