

SUMMARY AND RECOMMENDATION

1. REZONING: 611 Main Street

Summary: To rezone 611 Main Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 17-storey, mixed-use residential-commercial development including 134 privately owned dwelling units, 22 units of social housing (targeted to seniors rental), and office and retail floor space. The proposed zoning would increase the maximum permitted height from 27.4 metres (90 feet) to 45.7 metres (150 feet). A floor space ratio (FSR) of 8.26 and total floor area of 12 162 square metres (130,910 square feet) are proposed.

Applicant: W.T. Leung, W.T. Leung Architects

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by W.T. Leung Architects on behalf of 5264 Investments Ltd. (Westbank Developments), to rezone 611 Main Street [*Lots 1 to 5 Block 18 District Lot 196 Plan 184; PIDs: 007-374-321, 007-374-348, 007-374-381, 007-374-437 and 007-374-470 respectively*] from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 90 feet to 150 feet to permit a 17-storey mixed residential-commercial development at a floor space ratio of 8.26, generally as presented in Appendix A of the Policy Report dated January 4, 2013, entitled "CD-1 Rezoning - 611 Main Street", 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 W.T. Leung Architects, on behalf of Westbank Developments, and stamped "Received City Planning Department, November 19, 2012", 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:

Urban Design

1. Design development to emphasize the mass wall character of the brick base, including: the deep-set storefronts; all other window frames recessed; 2-storey ground-floor proportions with spandrels at Level 2 along Main Street; the stepped brick parapet/balcony slabs along Main Street; and the deeply recessed 4-storey glass bay at grid 7.

Note to Applicant: The proposal shows a strong expression of brick masonry for the Main Street streetwall. Provide large-scale detail drawings that show a substantial amount of the brick cladding returns into the building to visually reinforce the massivity of these building elements.

2. Design development to ensure the divisibility of the commercial-retail floor space into a minimum of three separate tenancies accessed directly from Main Street and one separate tenancy accessed directly from Keefer Street.
3. Design development to minimize the form of the elevator override and any private rooftop accesses in order to respect the Council-adopted view-cone limit over this site.
4. Design development to visually break down the upper massing, by maintaining the solid/glass patterns shown and approximate number/locations of deep balconies shown, thus ensuring the mass is broken by strong vertical recesses and rich shadow play.
5. Design development to adequately articulate the upper portion made up of concrete, by including the reveals and textured portions as shown, especially at the following highly visible locations: the vertical solid east of grid G; the walls flanking the balcony at grid E and at grid 6; the vertical solid north of grid 6.5.

Note to Applicant: Provide large-scale detail drawings of the proposed reveals and textures, with clear dimensions to show how light and shadows will be manifested.

6. Design development to visually distinguish the lower streetwall components from the tower component, with the provision of a visually enriching cornice treatment to the tops of all streetwall components along Keefer and Main streets.

Note to Applicant: The tendency to finish the highest building elements with a decorative flourish in cornice treatment is an important characteristic of historical buildings in Chinatown. Such treatment may be executed with traditional materials (such as dentils, fascia boards, etc.) or, conversely, be elicited through a more contemporary attitude. At any rate, a richer treatment involving a busy play between light, shade and shadow as a means of visually “finishing” the tops of the streetwall components, is required.

7. Design development to locate further opportunities for retail-commercial signage in order to better emulate Chinatown character.

Note to Applicant: The perspective drawings of the proposal show a series of lit, vertically-oriented blade signs, located on the occasional brick pier at the second-floor level. Ensure that these areas are

equipped with the necessary electrical and anchorage systems for future signage opportunities.

8. Design Development to replace the glass canopy continuous weather protection system with a retractable cloth awning system that can extend a minimum depth of 10 ft. over the public sidewalk.
9. Provision of detailed drawings to elaborate the proposed screening elements located on the commercial clerestory windows, the residential entry gate and the residential balcony railings.
10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Confirmation of LEED® registration and application for certification of the project are also required.

Landscape Review

11. Design development to ensure a smooth ground plane and compatible paving treatment with the sidewalk along the Keefer Street setback, which is a desirable place to have an additional 6 feet of sidewalk space.
12. Design development to provide more pedestrian scale articulation at street level, expand opportunities for pedestrian crossing, engagement and enjoyment at street level, landscaping and street furniture by provision of a bulge at the corner of Main and Keefer streets, in keeping with the Chinatown Design Guidelines and to the approval of Engineering. This would also increase opportunities for seating and create a more functional area for bike rack location.
13. Design development to improve main entry identity and pedestrian flow by creating a transition zone between public and private realm paving. This would allow for a wider perceived sidewalk, as well as soften the edge separation between private and public realm.
14. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.
15. A full Landscape Plan for proposed green roofs to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

16. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm dimensioned depth of proposed planting on structures.
17. A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan).
18. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.
19. Any emergency generators, transformers, and gas meters 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.

Engineering Services

20. Modify the parking ramp to provide improved two-way vehicle movement at the bottom of the main parking ramp, and where possible, on further parking levels below. In addition, improve driver visibility on the parking ramp of oncoming vehicles.

Note to Applicant: A reduction in the parking slope from 12.5% to a range between 5 and 10% combined with removal of the adjacent wall will help.
21. Ensure that all small car spaces are labelled on the plans and on-site.
22. Provision of the correct number of commercial parking spaces as per the parking by-law.
23. Consideration to be given to providing wheel ramps on all stairs that serve the bicycle parking access and existing.
24. Consideration of an improved means of egress to the street for bicycles which does not require use of the main parking ramp.
25. Consider modification to the loading bay to provide an additional 1 inch in height beyond the parking by-law standard.

Note to Applicant: There is ample additional head room within the loading bays, but only 3.8 m (12 ft. 6 in.) at the building face.
26. Note to applicant: Sewer service connections are to be directed to the 375 mm combined service in the lane west of Main St. and are to be located as close to the south property line of the site as possible. Please

contact Engineering Sewers design branch early to discuss servicing location and needs.

Social Development

27. Make arrangements to design, construct, equip, and finish the units of affordable housing and associated parking, to the satisfaction of the Managing Director of Social Development, the Director of Real Estate Services and the Director of Legal Services

Note to Applicant: Design development will be required through the Development Permit process.

Sustainability

28. The building heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

29. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas fired make-up air heaters.
30. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

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 Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 1 to 5, Block 18, DL 196, Plan 184 to create a single parcel.
2. Provision of a building setback and statutory right of way over a portion of the site on the Main Street frontage to achieve a 5.5 m wide sidewalk (to be measured from curb to building face).
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
 - (i) Provision of a standard concrete lane entry at the lane west of Main Street on the south side of Keefer Street.
 - (ii) Provision of audible signals and countdown timers at the Keefer Street and Main Street intersection.
 - (iii) Provision of Chinatown sidewalk pattern adjacent the site.
4. All utility services shall be underground for this development. All electrical services to the site must be primary with all electrical plant, including but not limited to, junction boxes, switchgear, kiosks, other utility kiosks and pad mounted transformers, are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
5. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Sustainability

6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a District Energy System, if and when the opportunity is

available and in accordance with the City's policy for District Energy Connectivity Standards, and the Rezoning Policy for Chinatown South, which may include but are not limited to agreements which:

- (i) require buildings on site to connect to a District Energy System at such time that one becomes available;
- (ii) grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonably required by the owner; and
- (iii) provide for adequate and appropriate space to be utilized for an energy transfer station (to be secured either through a long-term lease or through an assignable option to purchase agreement).

Public Art

- 7. Execute an agreement satisfactory to the Directors of Legal Services and 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 (a checklist will be provided).

Note to Applicant: Public art application and fulfillment options can be discussed with the Public Art Program Manager.

Social Development

- 8. Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement securing 22 residential units with a minimum total area of 757 m² (8,143 sq. ft.), plus two parking stalls and storage space for three electric scooters, for 60 years or the life of the building, whichever is greater, as rental housing, and subject to the following additional conditions in respect of those units:
 - a. that all such units will be contained within a separate air space parcel;
 - b. that such air space parcel may not be subdivided by deposit of a strata plan;
 - c. that none of those units may be separately sold;
 - d. that none of such units will be rented for less than one month at a time;

- e. that with 11 of those units the tenant contribution to rent will be no more than the shelter component of income assistance (currently at \$375 a month);
- f. that 6 of those units will be rented for no more than the applicable "housing income limits" for Vancouver (as published from time to time by the British Columbia Housing Management Commission or its successor in function - now approximately \$850 per month);
- g. that 5 of those units may be rented at full market value (now approximately \$900 - \$950 per month);
- h. that those units will comply with the definition of "social housing" in the applicable City development cost levy by-law; and
- i. such other terms and conditions as the Director of Legal Services and the Managing Director of Social Development may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

- 9. Grant an Option to Purchase in favour of the City for an air space parcel containing the 22 units (including land component) contemplated in the Housing Agreement described in #8 above, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations, including securement of two parking stalls and storage space for three electric scooters. The total cost of the units shall not exceed \$3,951,793.

Soils

- 10. Submit a site profile to the Environmental Protection Branch (EPB).
- 11. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- 12. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Community Amenity Contribution

13. Make arrangements, prior to enactment of the CD-1 by-law, to provide security to the City to secure the payment by the applicant of the \$1,331,793 Community Amenity Contribution which the applicant has offered to the City, which payment must be made on or before the expiry of the Option to Purchase provided for in condition #9 of this Appendix B, section (c); provided that if the City exercises such Option to Purchase and the applicant provides a credit to the City in the amount of \$1,331,793 on the completion of the purchase of the land and improvements for the 22 social housing units to be constructed by the applicant as part of the development on the subject site, the City will return such security to the applicant and no further amount will be owed by the applicant towards such Community Amenity Contribution."

Note to Applicant: 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 Covenants 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 site 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-law.

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.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule C to the Sign By-law [assigned Schedule "C" (HA-1A)], generally as set out in Appendix C of the Policy Report dated January 4, 2013, entitled "CD-1 Rezoning - 611 Main Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated January 4, 2013, entitled "CD-1 Rezoning - 611 Main Street".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated January 4, 2013, entitled "CD-1 Rezoning - 611 Main Street".
- E. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in part (c) of Appendix B of the Policy Report dated January 4, 2013, entitled "CD-1 Rezoning - 611 Main Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by the same report, subject to such

terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- F. THAT Recommendations A through E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 611 Main Street]