

SUMMARY AND RECOMMENDATION

2. REZONING: 4085 Ash Street and 619-633 West King Edward Avenue

Summary: To rezone 4085 Ash Street and 619-633 West King Edward Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a four-storey residential building with three two-storey townhouses and an amenity room adjacent the lane, containing a total of 31 dwelling units. A height of 16.8 m (55 ft.) and a floor space ratio (FSR) of 1.93 are proposed.

Applicant: Public Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 19, 2016.

Recommended Approval: By the Acting 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 Public Architecture, on behalf of Aragon (Ash/King Edward) Properties Ltd., to rezone

- 4085 Ash Street [PID 013-275-046; Lot 13, Block 659, District Lot 526, Plan 2976],
- 619 West King Edward Avenue [PID 013-275-062; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976], and
- 633 West King Edward Avenue [PID 008-240-710; Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976],

from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.93 FSR and the height from 10.7 m (35 ft.) to 16.8 m (55 ft.) to permit the development of a four-storey residential building with three two-storey townhouses and an amenity room fronting the lane, containing a total of 31 dwelling units, generally as presented in Appendix A of the Policy Report dated March 23, 2016, entitled "CD-1 Rezoning - 4085 Ash Street and 619-633 West King Edward Avenue", 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 Public Architecture, on behalf of Aragon Properties Ltd. and stamped "Received Planning Department, July 8, 2015", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Design development to conform to the Cambie Corridor Guidelines.

Note to Applicant: The Cambie Corridor guidelines recommend a maximum townhouse frontage of 24.3 m (80 ft.). Recommend design development to reduce the proposed length of townhouses along the lane.

2. Design development to reduce the actual and perceived building height.

- (i) reduce the proposed floor to floor height to 3.0 m (10 ft.).
- (ii) reduce the expansive roof soffit to clarify and reinforce the Level 4 building shoulder setback.
- (iii) limit level 4 bay projections into shoulder setback to 1.2 m (4 ft.).
- (iv) increase the length of 2.4 m (8 ft.) shoulder setback along the south elevation sufficient enough to reduce the extent of 4-storey corner element.
- (v) configure stair access to roof decks to ensure compliance with bylaw height conditions.

3. Design development enhance wayfinding.

Note to Applicant: Provide and align passage from entry lobby to the courtyard to improve visitor/Emergency Services orientation.

4. Design development to improve the interface with the public realm as follows:

- (i) provide entries along the north elevation of townhouses to engage and animate laneway (recommend that these transition with the grade);
- (ii) delete amenity room 'slide' that encroaches on public realm beyond east property line;
- (iii) introduce stepped planter along the east property line to improve transition and reduce height of planter wall against Ash Street sidewalk;
- (iv) internalize parking exit stair for CPTED reasons; and
- (v) provide suitable location for pad-mounted transformer (PMT) (consider northwest corner of the site).

5. Provision of high quality and durable exterior finishes.

Note to Applicant: Intent is to maintain the proposed architectural quality, including the use of wood frame elements, having a varied module and cadence. This includes spandrel panels, full height over three storeys and is punctuated by cantilevered balconies having glass guards.

6. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.
7. The proposed unit mix including 17 two-bedroom and 12 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.

Crime Prevention through Environmental Design (CPTED)

8. Design development to respond 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.

Landscape

9. Design development to the integrated amenity space/play area to expand the space for functionality on private property and by improving access.

Note to Applicant: The play space should include function actively without the use of public realm for the slide landing. Access to the space(s) should occur internally and avoid going through the parking area. Creative and innovative solution to tree retention is encouraged.

10. Provision of an updated and revised arborist report, to discuss in detail methods of safe protection for Trees #10 and #11, in context of proposed footprint, grades, and other site constraints. Report to include a scaled and dimensioned tree protection plan and Critical Root Zones. Confirmation of safe tree protection is required.
11. Provision of a pedestrian friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by a 20 cm (8 inch) high curb.
12. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

13. Provision of improved sustainability with the addition of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

14. Provision of a Landscape Plan consistent with the draft Cambie Corridor Public Realm Plan.
15. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or 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.
16. Provision requirements at the time of Development Permit application:

- (i) A full landscape Plan for proposed landscape 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 materials 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.
- (ii) Sections details at a minimum scale of 1/4"=1'0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section detail must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section 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 section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vent in a manner which

minimizes their impact on the architectural expression and the project's open space and public realm.

- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
- (vii) 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.

- (viii) Trellis and vines to be provided over the underground garage access ramp.

Sustainability

- 17. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 18. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and the strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Engineering Services

- 19. Deletion of the proposed 'tunnel slide' on street right-of-way on Ash Street. Remove existing concrete pad located in the front boulevard (and aligned with the existing entrance to 4085 Ash Street).

20. Delete proposed curbing, sidewalk and any other encroachments extending past the property line and shown within the lane on drawing A1.02.
21. Confirmation that no steps are intended beyond the property line at the Lobby entry along King Edward Avenue.
22. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement.

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area and at all entrances.

Note to Applicant: This is to calculate the slope and crossfall.

- (ii) Provision minimum vertical clearance for the main ramp and security gates.

Note to Applicant: A section drawing is required showing elevations and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m (7.55 ft.) of vertical clearance is required for access and maneuvering to all disability spaces.

- (iii) Label Class A bicycle rooms with a breakdown of the stall types and dimensions for the stalls and aisles.

- (iv) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (v) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

- (vi) Dimension column encroachments on the parking level.

- (vii) Provision of a 1.2 m x 1.2 m (4 ft. x 4 ft.) corner cut on either side of the overhead gate to the property line.

Note to Applicant: This is to improve visibility and reduce landscaping encroachments.

Neighbourhood Energy Utility

23. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

24. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the Neighbourhood Energy Connectivity Standards - Design Guidelines for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

25. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas-fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
26. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.
27. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The proposed development's sanitary and storm servicing should be connected to the combined sewer on the lane north of King Edward Avenue.

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, the General Manager of Planning and Development Services, the General Manager of Engineering Services and the 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 statutory right of way over the south 0.75 m (2.5 ft.) of the site for road purposes is required.

2. Consolidation of Lot 13, Block 659, District Lot 526, Plan 2976; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976; and Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976 to create a single parcel.
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 designated, 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 are provided.

(i) Provision for future road re-construction on King Edward Avenue adjacent to the site to generally include:

- a. New concrete curb and gutter;
- b. 2.5 m (8.2 ft.) raised cycle track, which will require the removal of on-street parking on King Edward Avenue in front of the site;
- c. 1.2 m (3.9 ft.) sod grass boulevard;
- d. New street trees where space permits;

Note to Applicant: Delete proposed back boulevard trees on King Edward Avenue as they will be relocated to the front boulevard as a result of the street reconstruction.
- e. 1.83 m (6 ft.) concrete sidewalk with saw-cut joints;
- f. 0.3 m (1 ft.) sod building strip;
- g. Improved curb ramps and curb return at the corner of Ash Street and King Edward Avenue;
- h. Improved street and pedestrian LED lighting.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- (ii) Provision of new minimum 1.83 m (6 ft.) wide concrete sidewalk on Ash Street adjacent the site with saw-cut joints.
- (iii) Provision of a standard concrete lane crossing and curb ramps at the lane north entry of King Edward Avenue on the west side of Ash Street. Work to include replacement of ramps and curb return on the north side of the lane.
- (iv) 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.

4. Provision of utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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. The applicant may be required to show details of how the site will be provided with all services being underground.
5. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's Neighbourhood Energy Strategy and the Cambie Corridor Plan that may include but are not limited to agreements which:
 - (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
 - (ii) Grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
 - (iii) Grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.

The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not

available at that time, the agreement will provide for future connection.

At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Soils

6. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning 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; and
 - (iii) If required by the Manager of Environmental Planning 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, the General Manager of Engineering Services 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Heritage Density Transfer

7. Secure the purchase and transfer of heritage density with a value of \$131,984 being the equivalent to approximately 189 m² (2,031 sq. ft.) of floor area, based on an estimated purchase price of \$65.00 per sq. ft., which price may be varied or negotiated resulting in a higher or lower amount of purchase density from a suitable donor site.

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable heritage density, currently at \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but the City will only recognize the value of the density above \$65.00 per buildable square foot if the applicant and owner of the donor site can demonstrate bona fide market conditions warrant the increased purchase price.

Note to Applicant: "Letter A" and "Letter B" in the City's standard format are to be completed by both the owner(s) of the subject site,

also referred to as the receiver site, and the owner of the donor(s) site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

8. In addition to the transfer of heritage density (\$131,984), that represents 10% of the overall CAC package, pay to the City a Community Amenity Contribution of \$1,187,851 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$1,187,851 is to be allocated as follows:

- (i) \$659,917 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- (ii) \$527,934 towards childcare and community facilities in and around the Cambie Corridor Plan area.

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 and at no cost to the City.

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, 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, as generally set out in Appendix C of the Policy Report dated March 23, 2016, entitled "CD-1 Rezoning - 4085 Ash Street and 619-633 West King Edward Avenue".
- C. THAT Recommendations A and B 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 and the expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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 - 4085 Ash Street and 619-633 West King Edward Avenue]