

SUMMARY AND RECOMMENDATION

6. TEXT AMENDMENT: 4066 Macdonald Street and 2785 Alamein Avenue

Summary: To amend CD-1 (328) (Comprehensive Development) District for 4066 Macdonald Street and 2785 Alamein Avenue to permit the development of a three-storey mixed-use building and a three-storey duplex, with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units. A height of 11.3 m (37 ft.) and a floor space ratio (FSR) of 1.35 are proposed.

Applicant: Trillium Project Management Ltd.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 15, 2016.

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

- A. THAT the application by Trillium Project Management Ltd. to amend CD-1 (Comprehensive Development) District (328) By-law No. 7337 for 4066 Macdonald Street and 2785 Alamein Avenue [*Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456; PIDs 018-901-921 and 007-274-246, respectively*] to increase the floor space ratio (FSR) from 0.75 to 1.35 FSR and the height from 9.2 m (30.2 ft.) to 11.3 m (37 ft.) to permit the development of a three-storey mixed-use building and three-storey duplex, with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units, generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled "CD-1 Text Amendment: 4066 Macdonald Street and 2785 Alamein 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 Shift Architecture, on behalf of Trillium Project Management Ltd. and stamped "Received Planning Department, March 15, 2016", 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 substantially reduce the overall height of the mixed-use building to be more compatible with the surrounding neighbourhood.

Note to Applicant: Noting that the proposed height is 14.1 m (46 ft.), the height of the mixed use building should be reduced to 11.3 m (37 ft.). This may be achieved by providing a flat roof form. The north portion of the building should continue to step down in height to mitigate impact across the lane and on adjacent rear yards, noting this lower form should be well integrated within the overall form.

2. Design development to the mixed-use building to ensure compatibility with the scale and character of the surrounding neighbourhood.

Note to Applicant: This may be achieved with further detailing of the facades to provide a finer scale. Individual retail and townhouse units should be clearly articulated, and the lane elevation should be less blank.

3. Design development to the duplex to be more compatible with the adjacent single-family house.

Note to Applicant: The building depth and height should be reduced to provide an improved transition to the single family house. The cantilevered deck at the rear should be deleted. The overall height to the main roof ridge should not exceed 35 ft. The main gable roof may be re-oriented to provide a cross gable roof, with the upper storey reading as more substantially contained within the roof form.

4. The proposed unit mix including eight three-bedrooms units is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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 designed to be suitable for families with children.

5. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

6. 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 Design

7. Design development to the entry front courtyard area to be expanded to create a more usable common nook/gathering space, oriented to the street.

Note to Applicant: The entry courtyard could be enlarged by reducing the patio space of Unit 7, while still allowing for sufficient privacy buffering. Seat walls and benches should be added, as well as friendly, flowering planting and vines, climbing on a trellis/gate structure.

8. Provision of a more pedestrian-friendly experience at the lane edges by the use of down lighting and the addition of substantial planting beds at grade.

Note to Applicant: The lane edge planting should be provided for the entire length of the main building, all the way to the property line. Planting should be protected from vehicles by an 8 in. high curb.

9. Provision of a landscape buffer between the parkade ramp and east property line, to minimize the impact on the adjacent property.

Note to Applicant: The landscape buffer should be a minimum of 1 m wide and consist of woody evergreen plants for year-round structure.

10. A full Landscape Plan for the proposed landscape is 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.

11. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours, trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

12. 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.

13. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
14. 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.
15. 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.
16. A Landscape Lighting Plan is 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.
17. Design development to improve the central courtyard walkway experience by allowing the planting beds along the duplex building to be flush with the courtyard grade, rather than raised.

Note to Applicant: This will require changes to the parkade. The effect can be achieved by sinking the planters deep into the parkade, while still allowing adequate depth of soil of a minimum of 2.5 ft. for small trees, not including drainage layer. This may require deeper excavation to allow for parkade head room.
18. Provision of a public-private realm interface transition zone for the residential units fronting Macdonald Street, confirming a hierarchical, layered transition.

Note to Applicant: This should ensure adherence to CPTED principles, while still presenting a friendly orientation to the street. A typical section from the building face to the sidewalk should be provided to confirm.
19. 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.

Sustainability

20. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management

and a 22% reduction in energy costs as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Engineering

21. Provision of a detailed storm water management plan that limits the storm water runoff from the site to pre-development values for a ten-year return period storm.

22. Provision of an improved Site Plan showing the existing utility poles in the lane.

Note to Applicant: Please ensure that no portion of the wood pole impedes access and maneuvering into and out of the parkade ramp.

23. Clarification of garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

24. Provision of an updated landscape plan that reflects the street improvements sought by this application.

25. Deletion of back boulevard trees shown on Macdonald Street.

26. Deletion of curbing and treatments that appear to encroach into the lane as shown on the landscape plan.

27. A canopy application is required. Canopies must be fully demountable and drained to the building's internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL Section 1A.9.8).

28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

- (i) Provision of measures to address conflicts between vehicles on the main parkade ramp - a convex mirror is recommended.
- (ii) Provision of minimum 2.0 m vertical clearance on the parkade ramp and at the corner of the Level 1 floor projection are to be provided and dimensioned on the Building Section 1 drawing.
- (iii) Provision of corner cuts or retaining wall with a maximum height of 0.6 m from road grade to top of the wall either side of the parkade ramp at the lane.

Note to Applicant: This is to improve sightlines for motorists entering and exiting the parkade.

- (iv) Confirmation of design elevations 24.094 m and 28.417 m shown on the main parkade ramp at the 12.5% to 15% breakpoint shown on drawing A2.01.

Note to Applicant: The design elevations provided do not calculate to 12.5% and 15% slopes and are not consistent with the design elevations that are shown on drawing A3.01.

- (v) Provision of additional design elevations throughout the parking layout, all four corners of the disability stall, throughout the Class B loading bay and at all entrances.

Note to Applicant: This is to calculate slope and cross fall.

- (vi) Provision of an additional section drawing showing the minimum vertical clearance for the overhead security gate for the residential parking.

- (vii) Provision of a 4.6 m Class B loading throat, shown on drawing A3.01, to be clear of all structure for maneuvering.

- (viii) 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.

- (ix) Provision of automatic door openers on the doors providing access to the bicycle room(s) to be shown on plans.

29. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

Note to Applicant: Connect the storm and sanitary connections to the storm and sanitary mains on Alamein 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, Urban Design and Sustainability, 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. Consolidation of Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456 to create a single parcel.
2. Release of Easement & Indemnity Agreement 82010M (commercial crossing), SRW Agreement BH309411 and associated Covenants BH309410 and BH309412 (pertaining to off-site parking) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of a shared use loading agreement between residential and commercial uses for the use of the Class B loading bay.
4. Provision of a Services Agreement to detail the on-site 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 are provided.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.

- (ii) Provision of a “double” bulge (extending along both Macdonald Street and Alamein Avenue) with sod landscaping at the northeast corner of the Macdonald Street and Alamein Avenue. Work to include relocation and adjustment of all utilities and infrastructure necessary to allow for the construction of the double corner bulge.
- (iii) Provision of pedestrian countdown timers at the pedestrian activated signal at Macdonald Street and Alamein Avenue.
- (iv) Provision of upgraded street lighting adjacent to the site including intersection lighting using LED technology. A lighting study will be required to determine the extent of street lighting upgrading that will be necessary.
- (v) Provision of upgraded sidewalks adjacent to the site in keeping with the area standards.

Note to Applicant: For Alamein Avenue frontage, retention of existing approximately 2.5 m grass/treed front boulevard and provision of a new 1.8 m saw-cut, broom-finished concrete sidewalk. The remaining approximately 0.7 m back boulevard is to be sodded.

Note to Applicant: For Macdonald Street frontage, provision of a 1.2 m utility strip, 2.1 m saw-cut, broom-finished concrete sidewalk, and the balance in matching broomed finished sidewalk in keeping with the area sidewalk standards.

- (vi) Provision of a standard concrete lane crossing and new curb returns and curb ramps on the east side of Macdonald Street at the lane north of Alamein Avenue.
 - (vii) Provision of street trees adjacent to the site where space permits.
5. Provision of all 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 the 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 alteration 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.

Environmental Contamination

6. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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 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-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 enactment of the CD-1 amending By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated November 1, 2016 entitled "CD-1 Text Amendment: 4066 Macdonald Street and 2785 Alamein Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 amending By-law.

- C. THAT 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 any

expenditures 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 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.

[TA - 4066 Macdonald Street and 2785 Alamein Avenue]