

SUMMARY AND RECOMMENDATION

4. REZONING: 87-115 Southwest Marine Drive

Summary: To rezone 87-115 Southwest Marine Drive from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with 48 social housing units over one level of underground parking. A height of 20.7 m (68 ft.) and a floor space ratio (FSR) of 2.26 are proposed.

Applicant: GBL Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 14, 2017.

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 GBL Architecture Inc., on behalf of the Vancouver Affordable Housing Agency, as agent for the City of Vancouver, to rezone 87-115 Southwest Marine Drive [*Lot 1, Except Part in Plan 18093, Blocks 6 and 7, District Lot 322, Plan 14888; Lot 15, Except Part in Reference Plan 6476 of Lot E, Blocks 6 and 7, District Lot 322, Plan 3354; Lot G, Blocks 6 and 7, District Lot 322, Plan 18093; and Lot F, Except Part in Plan 14888 of Lot E, Blocks 6 and 7, District Lot 322, Plan 3354; PIDs: 016-125-568, 012-994-260, 007-235-445, and 012-994-359, respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.26 and the height from 10.7 m (35 ft.) to 20.7 m (68 ft.) to permit the development of a six-storey residential building, containing 48 social housing units, generally as presented in Appendix A of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 87-115 Southwest Marine Drive", 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 GBL Architecture Inc. on behalf of the Vancouver Affordable Housing Agency (VAHA), and stamped "Received Planning and Development Services (Rezoning Centre), June 15, 2017", 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 for the following:

Urban Design

1. Design development to provide an improved transition to the surrounding context, in particular the single lot to the east and to sites across the lane.

Note to Applicant: A substantial notch in the building massing at the southeast corner should be provided to better transition to the adjacent single lot. Four-storey shoulder setbacks should be provided at the rear as a transition to future townhouse sites across the lane.

2. Design development to respond to the unique site configuration and curved geometry of Southwest Marine Drive.

Note to Applicant: The architectural and landscape design should reflect the curvature of the street which may be achieved through the design of the retaining walls in the front yard and the building's projecting balconies. The inner row of street trees, required under Section 7.2.5 of the *Marpole Community Plan*, should also follow the curvature of the street.

3. Design development to improve and provide additional common amenity space.

Note to Applicant: Additional common indoor and outdoor amenity space should be located at the south side for improved solar access. It is recommended that the southern common amenity space be located in conjunction with the main residential entry to encourage social interaction. Delete large overhangs at the rear yard amenity space noting that they are not required due to the northern exposure and will further compromise solar access.

4. Design development to ensure the underground parkade structure does not project above existing grades.

Note to Applicant: The building should not read as located on an elevated plinth due to the parkade structure. The side yards should be landscaped and the finished grades in the yards should be compatible with existing grades at adjacent sites. This may require further setbacks to the parkade structure to align with the exterior walls of the building which may result in a reduction in the proposed number of parking spaces, and/or modifications to provide localized drops in the parkade roof slab. Adequate soil depth should be provided at the roof of the parkade to support planting in the side yards. Front patios may be located above existing grades and contiguous with the main floor elevation, with terraced retaining walls to transition to lower sidewalk grades. Detail sections should be provided to confirm the proposed finished grading, patios, retaining walls, and planting and soil depth at parkade roofs in the front and side yards.

5. Design development to provide more prominence for the front entry.

Note to Applicant: The primary front entry should be architecturally distinct and identifiable. Ground floor units should have entries and patios oriented to the street to provide an improved relationship to the public realm, noting that Southwest Marine Drive is expected to evolve into a more pedestrian friendly street with the development of projects under the *Marpole Community Plan*.

6. Design development to provide high quality and durable exterior finishes and details consistent with the rezoning application.

Note to Applicant: The intent is to provide quality in all aspects, including but not limited to appearance, durability, and performance. The materials and details, including the front balconies design, should be consistent with the proposed architectural expression.

7. The proposed unit mix, including 23 one-bedroom units (48%), 15 two-bedroom units (31%), and 10 three-bedroom units (21%), 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 50% of the dwelling units designed to be suitable for families with children.

8. 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)

9. Design development to respond to CPTED principles, having particular regard for the following:

- (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

10. Design development to increase the amount of common outdoor area and expand programming by providing a second common amenity area at the south side of the building to provide an opportunity for sunnier orientation.

Note to Applicant: This should include relocating the urban agriculture

plots to the south side for better solar exposure. 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.

11. Design development to the front yard to provide a transition zone to the street, extend patios further out away from the building cover, and realign the terraced retaining wall to follow the curvature of the street.

Note to Applicant: Terraced walls should recall the site history and respect the existing stone wall currently in front of 87 Southwest Marine Drive. This can be accomplished through the use of a true stone masonry wall or an architectural concrete wall.

12. Design development to provide a second row of street trees on the inside boulevard, consistent with the *Marpole Community Plan*, away from the parkade structure on free grade.

Note to Applicant: The parkade structure may need to be setback or angled away from the edge to allow proper rootball development. Street trees should be aligned to follow the curvature of the sidewalk and street on private property, except for the trees at the southwest corner, where the property line does not follow this alignment.

13. Design development to delete awkward angular space created by the parkade ramp turn, near the property line, (currently shown as gravel) and integrate into the building.

Note to Applicant: This space, as shown, poses a CPTED concern.

14. Design development to improve the expression of the main entry by provision of flanking planting beds on either side, containing some colourful, friendly, woody evergreen shrubs.

15. Design development to provide a substantial landscape buffer at the lane interface, oriented to the lane.

16. Design development to improve sustainability and expand programming to include edible plants integrated into the landscape design, 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.

17. 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 exceed BCSLA standard.

18. 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 material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum of 1:100 or 1/8" scale.
19. Section details at a minimum of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must be dimensioned and confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
20. Sections (1/4"=1' or 1:50) illustrating the building 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.

21. Design development to locate, integrate and fully screen the 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.
22. New proposed street trees should be coordinated with the Park Board and Engineering and 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.
23. A high-efficiency automatic irrigation system is to be provided for all planters on slab and minimum of hose bibs to be provided for landscape on grade.
24. 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.

Sustainability

25. All buildings in the development shall meet the requirements of the

Green Buildings Policy for Rezoning (amended to February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the intent of the Green Buildings Policy for Rezoning in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning - Process and Requirements (amended April 28, 2017 or later).

Housing

26. Housing is to be designed in accordance with the City's Housing and Technical Design Guidelines.

Engineering

27. Provision of construction details to determine the ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
28. 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 of 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.
29. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right -of-way.
30. Improvements to the access to the garbage rooms to facilitate pick-up. Provision of wider doors and more direct access from storage to pick up location.

31. Clarify garbage storage and pick-up space. Please show containers and toters on plans for recycling and garbage needs and refer to the Engineering Garbage and Recycling Storage Facility Design Supplement for recommended dimensions and quantities of bins.

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.

32. Design development to improve the parking ramp to meet the requirements of the Parking and Loading Design Supplement for vehicle access. Using the design elevations shown, the ramp slope calculates to 24% and does not meet the design guidelines of a maximum slope of 15%. A revised ramp design or a vehicle elevator is required.

33. Number all drawings and indicate the drawing scale.

34. Provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

35. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Modification of the parking ramp to address the following:

- a. The slope must not exceed 10% for the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length. Ramps which have a 15% slope and are exposed to the weather must be heated and noted on plans.

Note to Applicant: The ramp slopes calculate to more than the 15% indicated on the drawings.

- (ii) Provide measures to address conflicts between vehicles at the 90 degree turn on the ramp. A parabolic mirror is recommended.

- (iii) Provision of design elevations on both sides of the parking ramp at all breakpoints, and additional design elevations within the parking area to calculate slope and crossfall.

Note to Applicant: The slope and crossfall within the parking area must not exceed 5%.

- (iv) Dimension all stall widths and stall offsets from walls and label all stalls.

Note to Applicant: Stalls 31-34 appear to be small car spaces. The disability parking spaces must be 13 ft. 1½ in. wide.

- (v) Confirm column placements comply with the requirements of the

Engineering Parking and Loading Design Supplement as none are shown.

Note to Applicant: A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall. Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns. Dimension all columns (length, width, and column setback) that are encroaching into parking stalls.

- (vi) Provide a 6.6 m (21.66 ft.) maneuvering aisle width or provide additional stall widths.

Note to Applicant: Refer to the Parking and Loading Design Supplement for requirements.

- (vii) Provision of the minimum 2.3 m of vertical clearance for the main ramp and security gates.

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

- (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.

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 Services

1. Consolidation of Lot 1, Except Part in Plan 18093, Blocks 6 and 7, District Lot 322, Plan 14888; Lot 15, Except Part in Reference Plan 6476 of Lot E, Blocks 6 and 7, District Lot 322, Plan 3354; Lot G, Blocks 6 and 7, District Lot 322, Plan 18093; and Lot F, Except Part in Plan 14888 of Lot E, Blocks 6 and 7, District Lot 322, Plan 3354 to create a single parcel.
2. Provision of a 1.0 m wide statutory right-of-way (SRW) along the south property line of the site. The SRW is to be free and clear at grade of all structures, door swings, planters and bike racks. The agreement will

allow for any below grade structures necessary for the project.

3. Release of Easement and Indemnity Agreement H13723 (support agreement) prior to building occupancy from Lot 1 and Lot G.
4. Provision of a knockout panel at the appropriate location along the vehicle entry ramp or parkade and appropriate arrangements (legal agreements) to secure access to underground parking with a potential future development on the adjacent property at 83 Southwest Marine Drive (Lot 14, Block 6, Plan VAP3354, District Lot 322 NWD, Except Plan 6476 of Lot E and Block 7).

Note to Applicant: Only a single knockout panel must be provided. The knockout panel connecting to 83 Southwest Marine Drive may be achieved from the subject site or the site at 55-79 Southwest Marine Drive. The preferred staff option for the knockout panel access is from the site at 55-79 Southwest Marine Drive.

5. 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 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 adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
 - (iii) Provision of a 1.83 m (6 ft.) CIP light broom finish concrete sidewalk with saw cut joints and a minimum 1.53 m (5 ft.) wide sod grass front boulevard on the site frontage on Southwest

Marine Drive.

- (iv) Provision of upgraded street lighting on Southwest Marine Drive adjacent the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (v) Provision of new/changed parking regulatory signage on Southwest Marine Drive adjacent the site.
 - (vi) Provision of street trees adjacent the site where space permits.
6. 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 System Vista, Vista switchgear, pad mounted transformers, LPT 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been identified within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

7. Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse By-law and, as required, provisions of a Stormwater Storage Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. The plan shall achieve the following:
- (i) Retain or infiltrate the six-month storm event volume (24 mm) onsite.
 - (ii) Treat the two-year event (48 mm) onsite.
 - (iii) Maintain the pre-development 2014 IDF ten-year storm rate event. The post-development estimate shall use the 2100 IDF curve to account for climate change.
 - (iv) Meet the 2018 VBBL plumbing code requirements (plumbing fixture rates).

Housing

8. Make Arrangements to the satisfaction of the Director of Legal Services and General Manager of Community Services to enter into a Section 219

Covenant and Housing Agreement securing all dwelling units as social housing for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- (i) A no separate sales covenant;
- (ii) A no stratification covenant;
- (iii) A provision that none of the dwelling units in the building will be rented for less than one month at a time;
- (iv) That a minimum of 15 units (30%) are to be occupied by households with incomes below the housing income limits as set out in the current "Housing Income Limits (HILs)" table published by the British Columbia Housing Management Commission or equivalent publication, at a rent which is no more than 30% of household income; and
- (v) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Sustainability

9. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner(s) of the proposed building to report energy use data, on an aggregated basis, for each building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner(s) for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

10. 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 this 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 issued 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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such 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 enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 87-115 Southwest Marine Drive".
- C. THAT, if Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 87-115 Southwest Marine Drive", 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, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.
- D. THAT A through C 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 expenditure 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 - 87-115 Southwest Marine Drive]