

SUMMARY AND RECOMMENDATION

6. REZONING: 1506 West 68th Avenue and 8405-8465 Granville Street

Summary: To rezone 1506 West 68th Avenue and 8405-8465 Granville Street from C-2 and C-2C (Commercial) Districts to CD-1 (Comprehensive Development) District, to permit the development of a 10-storey mixed-use building, containing 45 market residential dwelling units on floors three to 10, all over commercial uses at grade and office on the second floor. A height of 41.5 m (136 ft.) and a floor space ratio (FSR) of 3.60 are proposed.

Applicant: IBI Group

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 15, 2018.

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 IBI Group, on behalf of Wangzhang Homes Ltd., the registered owner, to rezone 1506 West 68th Avenue and 8405-8465 Granville Street [*Lots 5 and 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, all of Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768; PIDS: 009-496-696, 009-496-726, 011-970-804, 010-818-367, and 010-818-464, respectively*] from C-2 and C-2C (Commercial) Districts to CD-1 (Comprehensive Development), to a floor space ratio (FSR) of 3.60 and height of 41.5 m (136 ft.) to permit the development of a ten-storey mixed-use building, containing ground floor commercial, second floor office, and 45 market residential units on floors three to ten, all above three levels of underground parking, generally as presented in Appendix A of the Policy Report dated January 18, 2018, entitled "CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville 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 IBI Group., on behalf of Wangzhang Homes Ltd., the registered owner, and Westland Corp., and stamped "Received Planning & Development Services (Rezoning Centre), October 3, 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 of by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to mitigate privacy and overlook towards western single family neighbours.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings to illustrate specific built features such as translucent guards on balconies that face other residential properties, taller plantings or similar features.

2. Consideration to provide bird friendly strategy for the design of the building with development permit application.

Note to Applicant: Strategy should identify any particular risks with regard to the *Bird Friendly Design Guidelines* and propose design features to reduce these risks

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>.

3. Design development to reduce balcony area to the maximum 12% FSR exclusion.

Note to Applicant: Ensure all dwelling units continue to contain one private outdoor balcony.

Crime Prevention through Environmental Design (CPTED)

4. Design development to consider the principles of CPTED, 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

5. Design development to enhance presentation to the lane at grade along north property line by adding a substantial planted buffer in the lane setback, consisting of evergreen, woody shrubs.

6. Design development to ensure visual access between the Level 3 indoor amenity room and outdoor children's play area, for parental supervision.

Note to Applicant: The planting in front of the window should consist of lower plants which will not block views.

7. Provision of improved sustainability by the provision 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.

8. 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 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 and should match the architectural site plan.
9. Section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details should show dimensioned rootballs to confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.
10. A high-efficiency automatic irrigation system to be provided for all planted areas.
11. 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.
12. Provision of improved graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submit plans in colour only.

Sustainability

13. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended 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 that 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 requirements 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).

Engineering

14. 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 (eg, 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.
15. A review of the existing street tree locations adjacent the site and scale/size of tree to determine a construction methodology that will ensure the protection of the trees and tree canopies during the construction period and post occupancy.
16. 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.
17. Provision of construction details to determine 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 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.
18. Delete additional street tree proposed on Granville Street at the corner of 68th Avenue. The existing tree barely clears the rear of an articulated bus, and any additional trees planted between it and the bus ID may interfere with operator sightlines, as well as bus door clearances.
19. Please place the following statement on the landscape plan: *This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*

20. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.
21. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.
22. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on drawings.
23. Provision of a 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.

24. Design Development to remove the door swing infringing into the parkade on drawing A1.04 near gridline 3.
25. Provision of Class B bicycle parking on private property as per the Parking By-law.
26. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Dimension all parking and loading spaces.
 - (ii) Dimension overall distance of parking spaces located adjacent to walls to confirm that the additional width is provided.
 - (iii) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay.
 - (iv) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical clearance is provided for utilities and other services.
 - (v) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections must be shown on the submitted drawings.

- (vi) Additional design elevations are required to confirm the slope and crossfall within the parking levels do not exceed the requirements. Slope and crossfall to be shown on the drawings.
- (vii) A 1.5 m access corridor for all disability spaces is required and must be noted on the drawings.
- (viii) Provision of additional information showing the overhead security gate separating the residential parking spaces from the commercial parking spaces. Provide dimensions for the gate.

Note to Applicant: A man door is currently not shown. Confirm if a man door is required to be provided and show the man door on drawings if required.

- (ix) 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings.
- (x) Modify the bicycle parking to meet bylaw and design supplement requirements.
- (xi) Bicycle room(s) must not contain more than 40 bicycle spaces except where the additional bicycle spaces are comprised of lockers.
- (xii) Design development to improve the relationship between all users of bike room(s).

Note to Applicant: Separate bike rooms are required for commercial and residential uses. End of trip facilities to be accessible to commercial users without relying on residential bike area for access.

- (xiii) Provision of Class B loading spaces to the satisfaction of the General Manager of Engineering Services. Design Development to meet the requirements of the Parking and Loading Design Supplement.
- (xiv) Provision of stair-free internal access from the Class B loading space(s) to the CRUs.
- (xv) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels.

Housing

27. The proposed unit mix, 26 two-bedroom (58%) and 8 three-bedroom (18%) 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% two-bedroom and 10% three-bedroom units.

28. The development is to comply with the *High-Density Housing for Families with Children Guidelines*, and include a kitchenette and accessible washroom in the indoor common amenity room.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

29. Provision of the completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the *Tenant Relocation and Protection Guidelines*.

Note to Applicant: An updated list of tenants must be submitted with your development permit application.

30. Provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy.

31. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.

32. Provision of a notarized declaration to be submitted prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

33. Provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

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, make arrangements for the following:

Engineering Services

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. Consolidation of Lots 5 and 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, all of Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768 to create a single parcel.
2. Release of Easement & Indemnity Agreement BV474015-19 (current building encroachments onto City street) 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 building setback and surface Statutory Right-of-Way (SRW) for public pedestrian use over a portion of the site, adjacent to Granville Street and 68th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the desired 5.5 m dimension. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the existing underground parking structure within the SRW agreement.
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 \$550,000 cash payment towards future sewer upgrades adjacent to the site.
- (iii) 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 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.

In addition, 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 defined 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.

- (iv) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (v) Provision of a new 1.53 m (5 ft.) exposed aggregate front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the building face adjacent to the site on Granville Street including standard curb ramps.

- (vi) Provision of a 1.83 m (6 ft.) sod grass front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the building face adjacent to the site on 68th Avenue.
- (vii) Provision of upgraded street lighting and pedestrian lighting on Granville Street adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (viii) Provision of a standard concrete lane crossing on the south side of 68th Avenue at the lane west of Granville Street including new curb returns and ramps on both sides of the lane entry.
- (ix) Provision of a new catch basin and sewer line extension in the lane west of Granville Street near the south end of the site to ensure lane runoff does not enter the parkade.
- (x) Signal modifications at Granville Street and 68th Avenue to including LED lighting (new LED lights on each pole at all four corners of the intersection), countdown timers, and an accessible pedestrian signal.

Green Infrastructure

- 5. Provision of a detailed response toward the Integrated Rainwater Management (IRMP) requirements outlined in the *Green Buildings Policy for Rezonings*, and the following:
 - (i) As the project moves to detailed design, provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review. The proponent should take into account the following:
 - a. In this instance of a zero lot line design staff will consider:
 - i. The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
 - ii. Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
 - iii. The second 24 mm of rainfall within 24 hours as a water quality volume to be treated;
 - b. Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious,

without the first and second 24mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48mm in 24 hours will also need to be demonstrated;

- c. Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas;
- d. Provide outline area/volume calculations to support the overall rainwater management strategy;
- e. Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices;
 - i. Planters designed as flow-through planters can be used to meet the treatment volume requirement.
 - ii. Consider increasing the depth of soil throughout planted areas and shallow ponding depths within the planted areas as part of the calculations.
- f. The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation;

Note to Applicant: Legal agreements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

Sustainability

- 6. 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 of the building to report energy use data, on an aggregated basis, for the 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 for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 7. If applicable:
 - (i) Submit a site profile to the Environmental Services Department;

- (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, 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 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 (CAC)

- 8. Pay to the City the Community Amenity Contribution of \$2,300,000 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 in a form and on terms and conditions satisfactory to the Director of Legal Services. The \$2,300,000 is to be allocated as follows:
 - (i) \$1,150,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
 - (ii) \$1,035,000 (45%) towards childcare and community facilities in and around the Marpole area; and
 - (iii) \$115,000 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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 registerable charges pursuant to 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 the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated January 18, 2018, entitled “CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville Street”, be approved.
- C. THAT A and B are 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 - 1506 West 68th Avenue and 8405-8465 Granville Street]