



CITY OF VANCOUVER

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 25, 2005
Author: Grant Miller
Phone No.: 604.873.7484
RTS No.: 05115
CC File No.: 5308
Meeting Date: May 10, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD-1 Rezoning: 1752-1760 West 3rd Avenue

RECOMMENDATION

- A. THAT the application by GBL Architects to rezone 1752-1760 West 3rd Avenue (Lots 6, 7 and A, Block 238, DL 526, Plan 590) from IC-1 to CD-1, to permit a 3-storey mixed-use building, be referred to a Public Hearing, together with:
- (i) plans received November 5, 2004;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Current Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule "B" (IC-1), be referred to the same Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to include this Comprehensive District in Schedule A as set out in Appendix C.

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 rezoning by-law.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Burrard Slopes IC Districts Interim Policies, adopted by Council on June 24, 1993 and last amended on September 10, 1996;
- Burrard Slopes Development Cost Levy By-Law, enacted September 29, 1994; and
- Central Area Plan, adopted December 3, 1991.

PURPOSE AND SUMMARY

This report assesses an application to rezone three parcels from IC-1 to CD-1 to permit development of a 3-storey mixed-use building containing ten 2-storey dwelling units above ground level commercial space at a total density of 1.36 FSR, and a height of 11.76 m (38.6 ft.). One loading bay and 25 parking spaces will be provided with access from the lane. This site is located in an area of Burrard Slopes where policies support rezoning to the proposed use and density.

Staff recommend that the application be referred to a Public Hearing and be approved with conditions.

DISCUSSION

Background: The goal for the Burrard Slopes IC districts is to allow some residential use to be introduced to the area, without unduly compromising its current downtown "support service" role, while maintaining its existing small scale and architecturally varied character. This is to be achieved by way of site-specific CD-1 rezonings.



Use: Proposed, is a 3-storey mixed-use building containing ten 2-storey dwelling units above ground level commercial space. Staff support the amounts and locations of the commercial and residential uses which are in accordance with the “Burrard Slopes IC Districts Interim Policies” (the Interim Policies). The Interim Policies allow consideration of above-grade residential in a mixed-use building where the accompanying non-residential uses are compatible with residential uses.

Density: The proposed total density of 1.36 FSR is consistent with the Interim Policies which recommend a maximum of 2.0 FSR for all “high value” uses (office, retail, service and residential uses). Within the 2.0 FSR maximum, office, service and residential uses are each individually limited to 1.0 FSR and retail uses are limited to 1 000 m².

The following table outlines the maximum density provisions under the existing IC zoning, the Interim Policies and the proposed CD-1 rezoning application.

Table 1 - Uses and Maximum Densities

USE	EXISTING IC ZONING	INTERIM POLICIES (REZONING)	PROPOSED REZONING
Office	up to 1.0 FSR	up to 1.0 FSR	500.5 m ² (0.36 FSR) 1.0 FSR
Service*	up to 1.0 FSR	up to 1.0 FSR	
Retail	up to 1 000 m ²	up to 1 000 m ²	
Residential	not permitted now	up to 1.0 FSR	
Max. for these uses	1.0 FSR	2.0 FSR*	1.36 FSR
Manufacturing*	up to 3.0 FSR	no set limit*	
Trans. & Storage*	up to 3.0 FSR		
Wholesale*	up to 3.0 FSR		
Ancillary Office	50% of Manufacturing	50% of Manufacturing	
Overall total of all uses	3.0 FSR	No set limit**	1.36 FSR

* To be determined depending on site size, location, use mix, built form, compatibility etc. (initial analysis indicates an overall total of approximately 2.5 FSR could be accommodated within the building envelope recommended).

** Combining some of these uses with residential will require special provisions to meet Building By-law requirements. Early discussions with Permits and Licences Department is advised.

The applicant has chosen to maximize residential density while providing adequate ground floor commercial to satisfy the Interim Policies. Although other CD-1 developments in the area have included more commercial floor area, greater density necessitates underground parking. The limiting factor determining the total floor area of this proposal is the number of parking and loading spaces achievable at-grade. The only minimum floor area requirement prescribed by the Interim Policies is for non-residential use on the ground floor to a depth of at least 10.7 m.

Public Benefit: For Burrard Slopes, a Development Cost Levy (DCL) of \$5.00 per square foot is required to be paid towards public benefits at the building permit stage. No CAC is expected in addition to the required DCL for site-specific rezonings in the IC-1 and IC-2 areas of Burrard Slopes.

Form of Development: (Note Plans: Appendix E) The Interim Policies provide clear direction for built form. They encourage continuous buildings, extending two- to three-storeys in height at the street front, terracing back above 11 m (36.1 ft) to ensure sunlight on streets and to residential units, and the continuation of the area's existing small scale and architecturally varied character. The proposed form of development generally meets the recommended massing and architectural character by providing a continuous 2-storey street elevation through the use of a two-storey frame element even though the dwelling units at the second and third storeys are partially set back in a saw-tooth fashion. The approach provides desirable roof decks while satisfying the need to reinforce the two-storey commercial nature of the streetscape. While the proposed residential rear setback of 6.1 m² (20 ft.) is less than the 7 m (23 ft.) recommended by the Interim Policies, Staff and the Urban Design Panel support this reduction given that the site adjoins a commercial zoning district rather than industrial/commercial.

The Urban Design Panel unanimously supported the application (see minutes in Appendix D)

Parking: The applicant proposes 25 parking spaces. Access will be from an entrance off the lane. Parking for 13 bicycles will be provided.

Public Input: A rezoning information sign was install on the site on January 29, 2005, and 403 notification letters, dated February 16, 2005, were mailed to property owners in the surrounding area.

In response to notification, one e-mail and a few telephone calls were received primarily with clarification questions and most people were generally supportive. In terms of commentary, two e-mails were received. One raised a concern that the proposed parking is inadequate, to which staff provided reassurance that typical Parking By-law requirements will be applied. The second e-mail was strongly supportive of the proposal and in particular of the residential component.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Planning staff conclude that the application is consistent with the Council-adopted "Burrard Slopes IC Districts Interim Policies" and recommend that the application be referred to Public Hearing and be approved with conditions.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Use

- Dwelling units.
- Office Uses.
- Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split-Island, Liquor Store and Vehicle Dealer.
- Service Uses, provided that the Director is satisfied that the specific uses and designs are residentially compatible, but not including Animal Clinic, Auction Hall, Body-rub Parlour, Cabaret, Catering Establishment, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant - Class 2, Restaurant Drive-in, School - Trade or Vocational, Sign Painting Shop.

Density

- Maximum floor space ratio of 1.36, based on calculation provisions of the RM-4 District Schedule, of which a maximum of 1.0 FSR is for residential use, a maximum of 1.0 FSR is for office uses, a maximum of 1.0 FSR is for commercial uses, and a maximum of 1 000 m² is for retail uses.

Height

- A maximum of 11.9 m (39 ft).

Parking

- Parking, loading, and bicycle spaces to be provided, developed and maintained in accordance with the requirements of the Vancouver Parking By-Law, including the availability of exemption and relaxation provisions except that:
- Parking for Residential Uses is to be provided as per the current RM-4 parking standard of the Vancouver Parking By-Law.
- Parking for Non-residential Uses is to be provided as per the Vancouver Parking By-law.

Acoustics

- Per RM-4N District Schedule.

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approved conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, November 5, 2004", 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:

Design Development:

- (i) design development to increase the sunlight access to the courtyard by providing 30 ft. clear between the front and back of the second floor units and consideration to lower the party walls at each end of the courtyard;
- (ii) design development to provide a more distinctive residential entrance at the street and to provide natural light from the courtyard to extend into the lobby through a skylight;
- (iii) clarify material treatments for the frame element shown on the 3rd Avenue façade;

Note to Applicant: A high quality material such as architectural concrete or metal is preferred.

CPTED (Crime Prevention Through Environmental Design):

- (iv) design development to take into consideration the principles of CPTED having particular regard to reduce opportunities for theft in the residential parking by providing a solid wall to separate residential and commercial users;

Landscape:

- (v) provide one new street tree along West 3rd Avenue in order to fill gaps in existing street tree colonnade. Final species, quantity and spacing to the approval of City Engineer and Park Board;

Note to Applicant: Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species;

- (vi) design development to provide more substantial roof top planting on the 2nd floor roof deck (incorporating larger planters and small trees);
- (vii) provide privacy screen separation between units on the 2nd floor roof deck;

Engineering:

- (viii) The loading bay should be redesigned to be at the lane with the garbage storage nearby.
- (ix) There should be fully separated garbage storage for each use and additional space for recycling needs. Clarification of the pick up operation will be required.
- (x) The required manoeuvring aisle of 6.6m (21'-8") adjacent parking stalls is required.
- (xi) Additional width is required for some parking stalls (2, 3, 21 and 22).

AGREEMENTS:

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

Engineering Services:

- (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
 - (1) Consolidation of lots 6, 7 and A / block 238 / D.L. 526 / plan 590. (Note: the application and plans refer to the incorrect lot numbers).
 - (2) Dedication of the south 2'-0" of lots 6 and 7 for road purposes.
 - (3) Clarification of the charge on title. A charge summary or copy of the charge is required.
 - (4) Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities

Management Branch. Early contact with the Utilities Management Branch is encouraged.

DRAFT AMENDMENTS TO NOISE BY-LAW NO. 6555

Amend Schedule A by adding the following:

"[CD-1 #] [By-law #] 1752-1760 West 3rd Avenue".

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 1 379.6 m² (14,850 sq. ft.) site is comprised of 3 parcels mid-block on the south side of West 3rd Avenue between Burrard Street and Pine Street. The site has a frontage of 38.1 m (125 ft.) and a depth of 35.9 m (118 ft.).

The site is located in a Burrard Slopes industrial area zoned IC-1 (Industrial) and surrounding sites are generally developed with one- and two-storey buildings used for retail, offices, vehicle dealers, wholesaling and warehousing. The eastside of Burrard Street is zoned IC-2 and is occupied primarily by vehicle dealers. The site shares a lane with properties fronting West 4th Avenue which are zoned C-2B and are occupied primarily by retailers.

Proposed Development: The proposed form of development is a three-storey building which includes commercial uses on the ground floor, and ten two-storey dwelling units on the second and third floors in the form of two rows of townhouses divided by an east-west central courtyard. Each dwelling unit will have access to generous private roof decks and will be set back from the street and the lane. The density is proposed to be 1.36 FSR, with 1.0 FSR of dwelling use and 0.36 FSR of commercial use. The project is well within the density and height recommended by the Burrard Slopes IC Districts Interim Policies, however, the proposed residential density is at the maximum supportable.

Parking: The applicant proposes 25 parking stalls and 1 loading bay. All parking is provided within the structure at ground level with access from the lane. Parking for 13 bicycles will be provided.

Public Input: A rezoning information sign was installed on the site on January 29, 2005, and 403 notification letters, dated February 16, 2005, were mailed to property owners in the surrounding area.

In response to notification, one e-mail and a few telephone calls were received, primarily with clarification questions, and were generally supportive. In terms of commentary, two e-mails were received. One raised a concern that the proposed parking is inadequate, to which staff provided reassurance that typical Parking By-law requirements will be applied. The second e-mail was strongly supportive of the proposal and in particular the residential component. General comments made by local property owners revealed an understanding of area Policies and anticipation of gradual change through the introduction of a modest amount of residential use to Burrard Slopes.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Public Benefits: A required Burrard Slopes Development Cost Levy (DCL) of \$5.00 per square foot will be paid towards public benefits.

Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on March 2, 2005 and supported the proposed use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the courtyard to enhance sunlight access and livability of both the courtyard and private terraces. This should include consideration of expanding the width of the courtyard and should definitely include opening up the party wall where possible;
- Design development to enhance the entry sequence from the street to the courtyard with respect to visibility, distinctiveness from the retail, openness and safety;
- Consider increasing the usable outdoor private space for the north block;
- Design development to street edge landscaping adjacent to the building to better integrate it visually and functionally with the adjacent commercial use, with consideration to future possible configurations; and
- Design Development to the frame element.

Related Commentary:

The Panel unanimously supported this application. There were no concerns about use and density and the Panel thought the building would be a good addition to the neighbourhood.

With respect to the form of development, concerns were expressed about to the courtyard. Given the limited private open space elsewhere in the building and the likely limited usability of the rear decks, the Panel thought more effort should be put into the design of the courtyard to maximize the sense of community with some common amenity space and to provide more light access. Deleting some or all of the end walls of the courtyard was strongly recommended. It was not thought to be a Building Code issue. The courtyard was considered to be somewhat relentless at its south edge. One suggestion for improving the quality of the courtyard was to consider flipping the bedroom balcony on the upper units. As well, there was a comment that the concrete walls in the north courtyard will promote heat gain, affecting the livability of the top units.

The amount of usable outdoor space on the north block was thought to be insufficient and the addition of roof decks, including opportunities for gardening, was strongly recommended, especially on the north block.

It was also recommended to provide a greater connection between the courtyard and the street to make it more inviting. There was thought to be a good opportunity to create a gracious entry, playing down the elevator in favour of an attractive exterior stair. Safety and security should also be carefully considered in design development of the residential lobby.

There were differing opinions about the frame element, although the Panel in general agreed that it needed better resolution. One Panel member thought the frame was gratuitous, another that it seemed neither one thing or the other and needed to be either stronger or more integrated. Another thought it was a legitimate architectural expression but needed further design development. One Panel member questioned whether the frame should be in steel rather than concrete to better reflect an industrial character, and suggested the success

of the frame in concrete might also be difficult to achieve in such small dimensions. There was also a note of caution that concrete frames tend not to age very well.

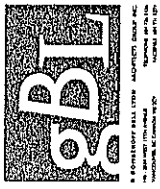
With respect to materials, the Panel stressed the success of the building will be in its detailed treatment and how the various materials come together. One Panel member recommended reconsidering the use of cementitious board for the canopies, and to pay careful attention to the top flashing to ensure a clean expression.

With respect to the landscape there was a suggestion the landscape architecture is too residential in character. There were also questions about the planting in front of the CRUs because it could interfere with the intent if the units are for retail uses having display windows to encourage passersby to look in. This should be clarified in design development. There was also concern expressed that the CRUs do not provide much flexibility for individual treatment of the units.

Finally, there was a suggestion that even a project of this small scale should include consideration of sustainable design.

Environmental and Social Implications: The proposed rezoning neither contributes to nor detracts from the objective of reducing atmospheric pollution. There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and concurs with the contents.



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REVISIONS
DATE
BY
DP Application

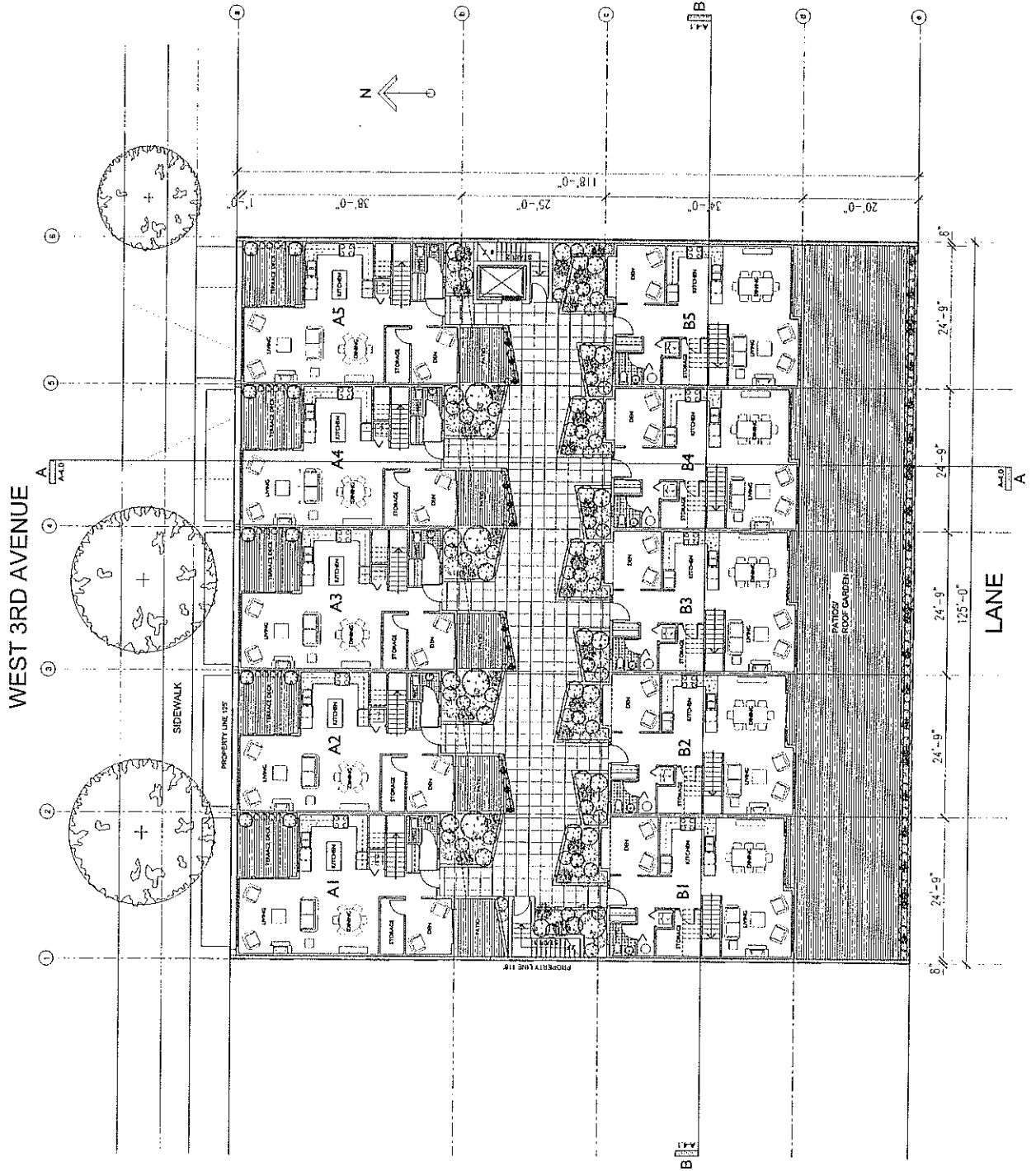
APPENDIX E PAGE 2 OF 7

1760 WEST 3RD
AVENUE

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JOB NO.: 0407

A2.3





ARCHITECTURAL GROUP INC.
 100 WEST 3RD AVENUE
 SUITE 100
 DENVER, CO 80202

CONTRACT NO. 1760 WEST 3RD AVENUE

REVISIONS
 NO. DATE DESCRIPTION
 DP Application

APPENDIX E
 PAGE 3 OF 7

1760 WEST 3RD
 AVENUE

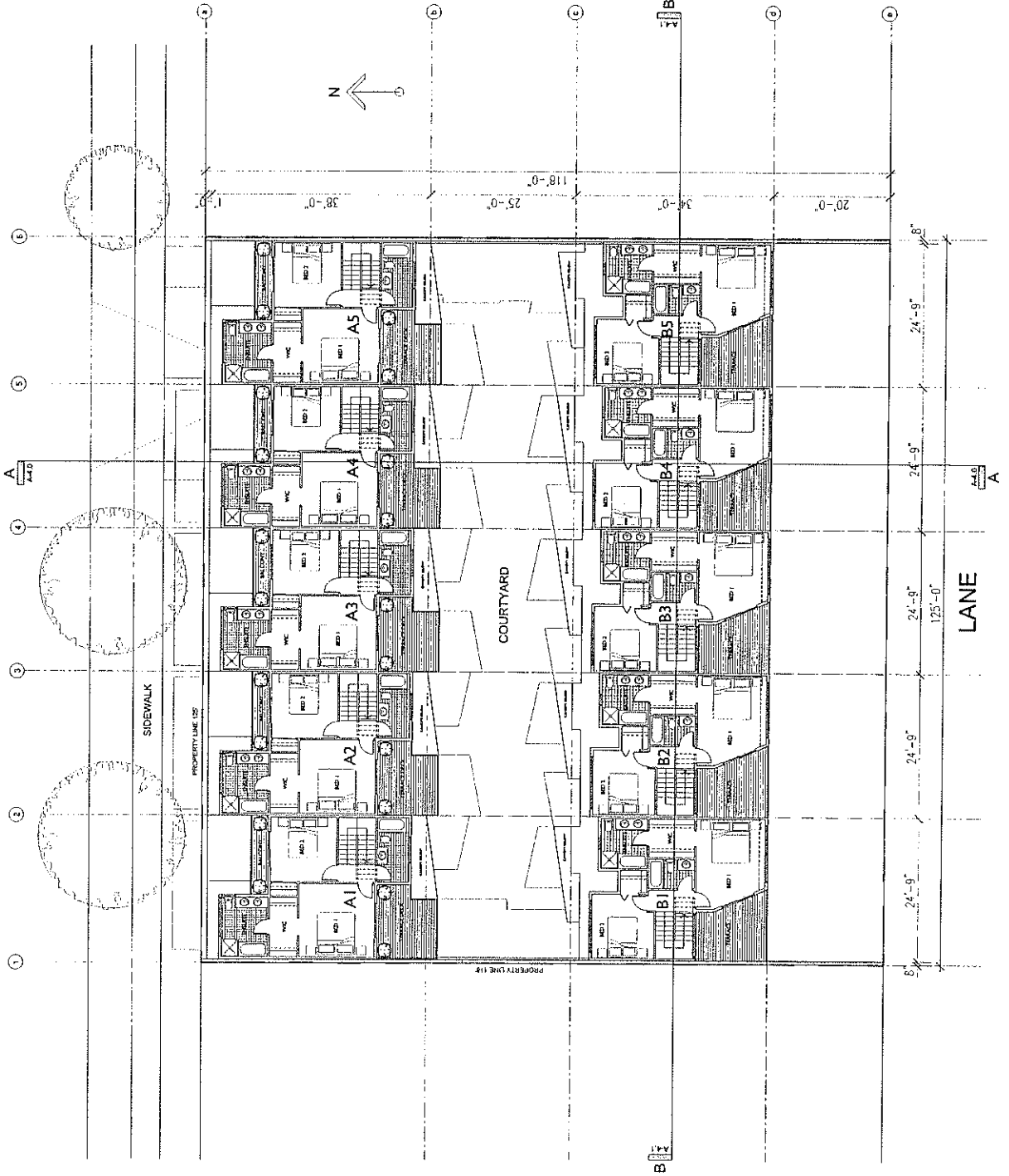
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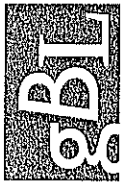
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WEST 3RD AVENUE

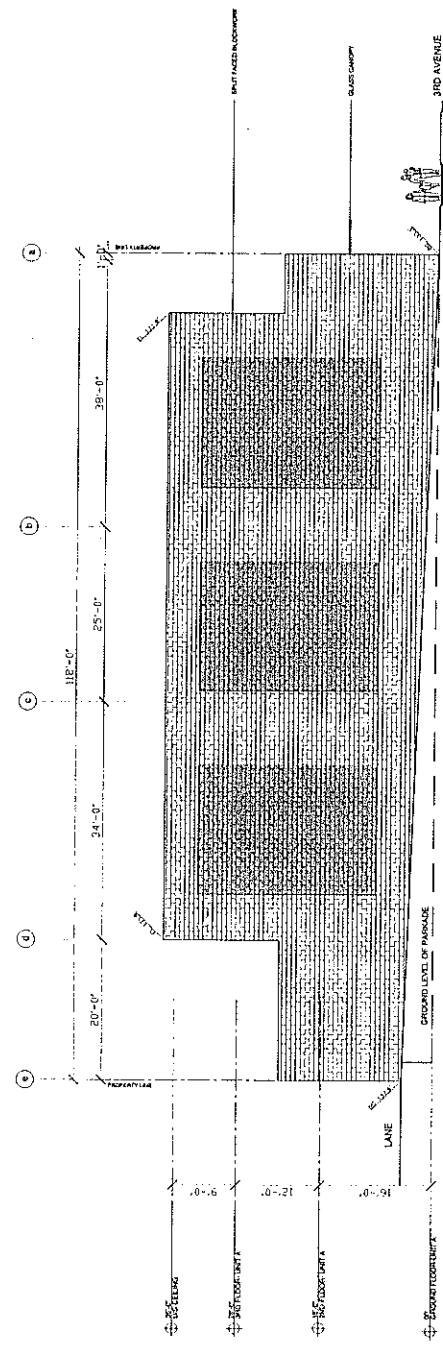




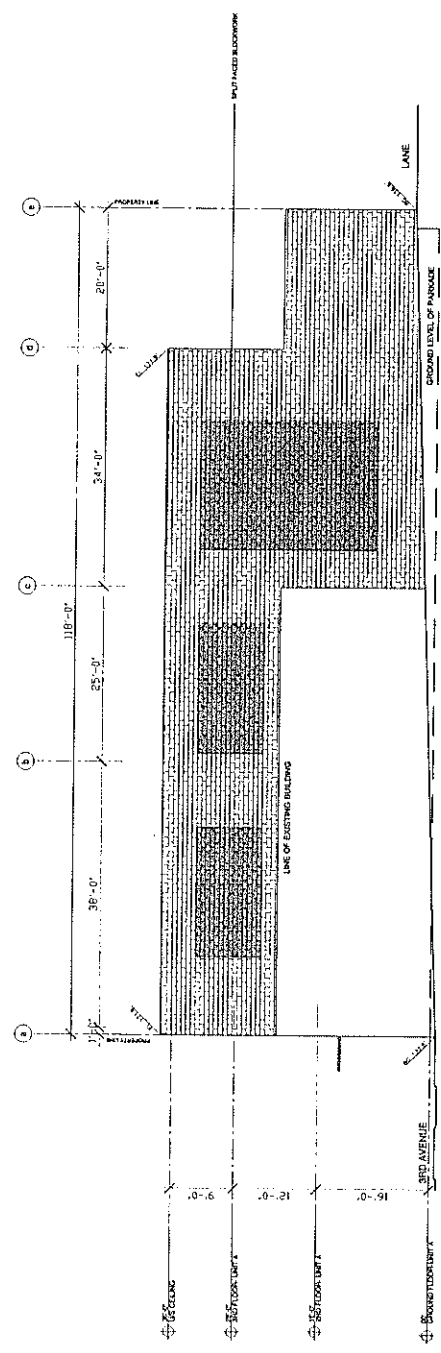
8 BENTLEY BUILDING, 1000 WEST 3RD AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW: WWW.ABL.COM

DATE: 11/15/2011 10:00 AM

REVISIONS
 NO. DATE DESCRIPTION
 01 11/15/2011 DP Application



EAST ELEVATION



WEST ELEVATION

1760 WEST 3RD AVENUE

10 UNIT RESIDENTIAL DEVELOPMENT

EAST AND WEST ELEVATIONS

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DATE PLOTTED	11/15/2011
JOB NUMBER	0407



1766 WEST 3RD AVENUE
 10 UNIT RESIDENTIAL DEVELOPMENT
 MA 01104

ARCHITECTS
 GBL
 DATE: 04/07
 PROJECT: 1766 WEST 3RD AVENUE
 SHEET: 0407

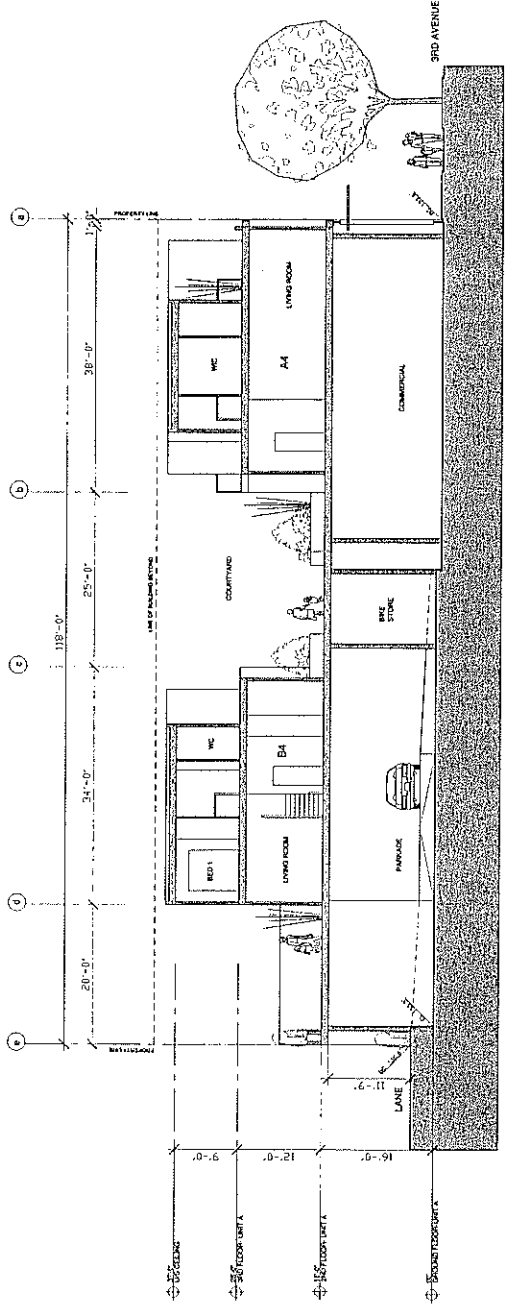
APPENDIX E
PAGE 7 OF 7

1766 WEST 3RD AVENUE

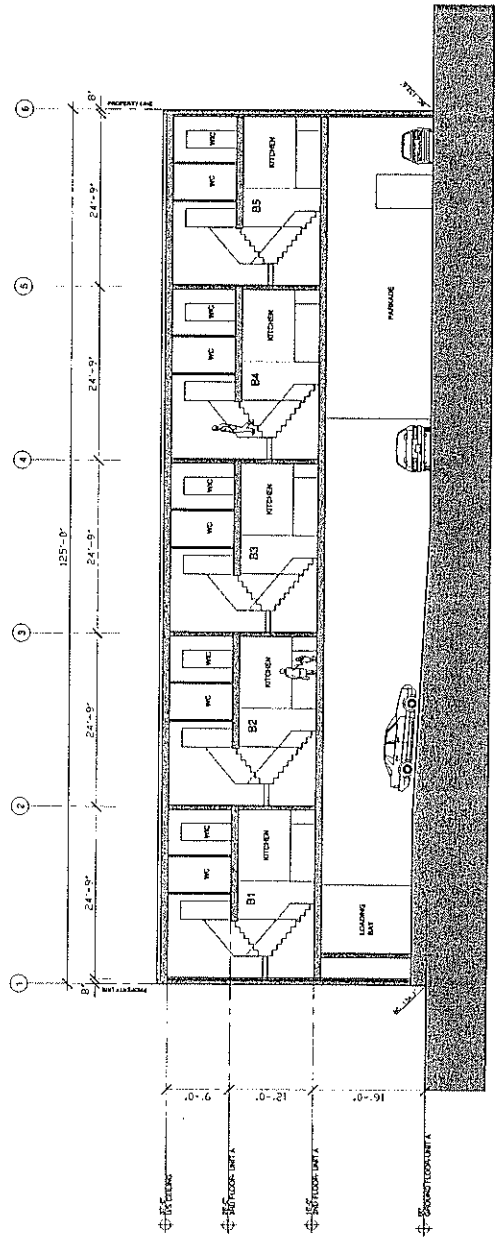
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 SECTIONS

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DESIGNED BY:	MM
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CAD FILE:	SECTION.AIA
PLOT NUMBER:	0407

A4.1



CROSS SECTION A-A



LONG SECTION B-B

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	1752-1760 West 3 rd Avenue
Legal Description	Lots 6,7 and A, Block 238, DL 526, Plan 590
Applicant	GBL Architects
Architect	GBL Architects
Property Owner	Trasolini Chetner
Developer	Trasolini Chetner

Site Statistics

	Gross	Dedications	Net
Site Area	1379.6 m ² (14,850 sq. ft.)	0.6 m (2.0 ft) from Lot 6 and 7	1370.2 m ² (14,749 sq. ft.)

Development Statistics

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (IF DIFFERENT THAN PROPOSED)
ZONING	IC-1	CD-1	
USES	Industrial	Mixed Use (Residential/Commercial)	
DWELLING UNITS	0	10	
MAX. FLOOR SPACE RATIO	3.0	1.36	
MAXIMUM HEIGHT	18.3 m (60 ft.)	11.76 m (38.6 ft.)	
PARKING SPACES	As per Parking By-law	25	
FRONT YARD SETBACK	0	0.6 m (2.0 ft.)	
SIDE YARD SETBACK	0	0	
REAR YARD SETBACK	0	0.6 m (2.0 ft.)	