

SPECIAL COUNCIL MEETING

(PUBLIC HEARING)

DECISIONS

DATE: May 12, 2005
TIME: 7:30 p.m.
PLACE: COUNCIL CHAMBER
THIRD FLOOR, CITY HALL

For information, please call Tarja Tuominen at 604-873.7191 or email at tarja.tuominen@vancouver.ca

1. HERITAGE DESIGNATION: 696 West 16th Avenue

THAT Council approve the designation of the north and west facades of 696 West 16th Avenue, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.

2. TEXT AMENDMENT: 5750 Oak Street

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8055 for 5750 Oak Street (Lot B of Lot A, Block 1008, DL 526, Plan LMP 42868) to increase the floor area permitted for institutional use, generally as outlined in Appendix A of the Policy Report dated March 23, 2005 entitled "CD-1 Text Amendment - 5750 Oak Street - Lubavitch Centre", be approved.

3. TEXT AMENDMENT: Residential Accessibility

A. THAT the application by the Director of Planning to amend section 3 of the Zoning and Development By-law to improve accessibility to residential buildings for persons with disabilities generally as outlined in Appendix A to the Policy Report dated March 10, 2005 entitled "Text Amendment: Section 3 - Enhanced Accessibility to One-Family Dwelling, One-Family Dwelling with Secondary Suite and Two-Family Dwelling" be approved.

B. THAT if A is approved, the Enhanced Accessibility Guidelines be approved at time of enactment of the amending by-law.

4. REZONING: 2820 Bentall Street (Canadian Tire)

A. THAT the application by Kasian Architecture, Interior Design and Planning to amend CD-1 By-law No. 6654 for 2820 Bentall Street (Lot 2, Sect. 38, Town of Hastings Suburban Lands, Plan 16415, N.W.D. to permit highway oriented retail development generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment - 2820 Bentall Street (Canadian Tire) " dated March 29, 2005 be approved, subject to the following conditions:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Kasian Architecture, Interior Design and Planning, and stamped "Received City Planning Department", April 6, 2004, July 28, 2004 and August 17, 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 reduce the overall scale impacts of the proposed development;

Note to applicant: This can be achieved by reducing height and a greater emphasis on horizontal proportioning. Further design development to architectural expression to reduce the extent of blank wall and achieve a simpler, lighter industrial character is also required. Opportunities to maximize clerestory glazing should be pursued.

- (ii) design development to more clearly announce building entries and related on-site circulation systems;

Note to applicant: A greater reliance on good design, and less reliance on wayfinding systems, is required. Clear alignment where possible, and announcement, of building entries with on-site pathways/access routes is required.

- (iii) design development to achieve a more streetwall like character for the Bentall and Cornett Streets frontage while managing the scale of the overall development;

Note to applicant: A development strategy that maximizes and expresses active uses, reveals pedestrian/patron movement through maximum clear glazing and de-emphasizes automobile parking and access is required. Confirmation of outdoor display expectations, and related design considerations is required.

- (iv) provision of a conceptual signage package that confirms signage types and locations in compliance with the Vancouver Sign By-law;

Note to applicant: The signage concept should be developed for site, building and tenancy considerations and should be expressed in a simple, understated manner. The signage concept should enhance the daylight creek setting on the northerly portion of the site while acknowledging the importance of Grandview Highway as a prime entry corridor with green front yard setbacks. Minimal reliance on wayfinding systems is required.

- (v) provision of a conceptual lighting package that confirms lighting types and locations;

Note to applicant: The lighting concept should be developed for site, building and tenancy considerations and should be expressed in a simple, understated manner. The lighting concept should enhance the daylight creek, and related pedestrian pathway, and bike hub setting on the northerly portion of the site through special lighting considerations.

- (vi) design development to properly screen loading activities and utility functions;

Note to applicant: The architectural strategy for screening should be integral to the overall building expression and quality.

- (vii) confirmation of proposed materials, including glazing and screening systems, to ensure a high quality built form response in an industrial context;
- (viii) design development to confirm the location and design of weather protection systems to ensure functionality and visual quality in an industrial context;
- (ix) design development to delete the signage in the landscaped setback;

LANDSCAPE

- (x) design development to make all the landscape setbacks along Grandview Highway, Bentall Street and Cornett Road compatible with the naturalistic treatment of the Creek's landscape;
- (xi) design development to provide substantial and coherent planting along the Grandview Highway frontage;
- (xii) design development to provide green edges to the surface parking area. This could be accomplished by incorporating a trellis with vines at the top of the walls on the east and west sides of the parkade. Daylighting opportunities into the ground level parking area should also be incorporated;

Note to applicant: This will require consolidation of the small car parking stalls thereby allowing a more efficiently planned parking layout which will contribute greater area to landscaping and natural light.

- (xiii) design development to provide additional interest to the east and west facades, with consideration to add trellises on the north facade;
- (xiii) design development to consider adding a vertical landscape element to the northeast corner of the building, near the bicycle plaza;
- (xiv) design development to consider adding some stormwater treatment for the site water draining from the roof and the parking structure;
- (xv) clarification of the roof treatment for the Canadian Tire building. A notation on the architectural drawings refers to a roof reservoir. Consideration should be given to adding a green roof for part of the roof;

GREENWAYS

- (xvi) incorporation of a pathway adjacent the creek side that connects and ties into seating at either end of the daylighted portion of the creek;
- (xviii) inclusion of pedestrian scale lighting for any seating areas;
- (xix) consideration of public art that has a focus on habitat and possible stormwater uses;
- (xx) provision of interpretive features incorporated into the “hub” area;
- (xxi) consideration of “green roof” principles is encouraged to mitigate stormwater runoff;

SUSTAINABILITY

- (xxii) design development to take into consideration environmental and sustainable objectives as outlined in the HOR policy, as well as sustainability and greenhouse gas reduction objectives as identified in current civic policy:
- (xxiii) design development to include and/or consider:
 - (a) for building systems:
 - (1) pursue energy performance standards that exceed existing city baseline of ASHRAE 90.1 2001 to ensure significant energy use reduction;
 - (2) ensure that building orientation and exposure of facades maximizes solar exposure and natural ventilation opportunities;
 - (3) achieve reduced greenhouse gas (GHG) emissions through improved building systems;
 - (4) maximize daylighting and views for interior space through the use of clerestory windows, skylights, and etc.
 - (b) for whole site systems
 - (1) implement an extensive green roof strategy for as much of the non-parking roof surface as possible to achieve an increase in site habitat value, and assist in stormwater management and energy efficiency; where extensive green roofs are not possible, use high reflective roofing materials to reduce heat island;
 - (2) ensure that stormwater management systems are designed to significantly reduce peak flows and the flushing of contaminants into Still Creek; maximize treatment of water leaving the site through bio-remediation; minimize water leaving the site through high permeability and on-site retention and absorption taking into account the sites characteristics;
 - (3) provide opportunities for management of site water into landscape elements such as swales, ponds, or vegetative buffers.
 - (c) for potable water management

- (1) explore planting opportunities that encourage hardy, robust local species and reduce reliance on irrigation systems; if irrigation systems are necessary, use only drip irrigation systems or systems using recycled site storm water;
 - (2) select only ultra-low-flow fixtures, dual flush toilets and preferably waterless urinals; explore opportunities to redirect reclaimed and bio-filtered water.
- (d) for building materials management
- (1) ensure a minimum diversion of 50% of construction waste materials, with a goal of 80% or better;
 - (2) wherever possible, choose construction and finishing materials which have recycled or reclaimed content, are locally processed, or rapidly renewable;
 - (3) maximize use of finishing materials that are low in Volatile Organic Chemicals (VOC's), contain no added urea formaldehyde resins and meet the maximum "green" environmental standards.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (xxiv) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for reducing opportunities for mischief through reconfiguring the exit stairs from the loading area to be flush and at grade level;
- (xxv) provision of a comprehensive security report by a licensed security professional for securing or patrolling parking areas for both business and non-business hours;

TRANSPORTATION

- (xxvi) provision of a Transportation Demand Management Plan to encourage among employees and customers travel by means other than the private automobile and particularly the single-occupant private automobile with commuting targets set for non-single occupancy modes, including transit, car-pooling, walking, and cycling.
- (xxvii) The applicant to work with staff to pursue LEED Silver as a minimum standard, with a target of LEED Gold, including full registration, documentation and certification of the building through the Canadian Green Building Council.

AGREEMENTS

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

ENGINEERING

- (i) make suitable arrangements, to the satisfaction of the General Manager of Engineering Services, for:

- (a) all new BC Hydro and Telus services are to be undergrounded from the closest existing suitable service point including a review of any necessary cabling to assess the impact on the neighbourhood; and
 - (b) clarification of the power needs for the site and assurances that all necessary primary power transformers will be located on site and not rely on secondary voltage from the existing electrical network. All Hydro servicing is to be approved by the General Manager of Engineering Services.
- (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for:
- (a) clarification of charges on title. A charge summary is required which addresses each charge and its impact on the development proposal;
 - (b) dedication of the following portions of the site for road purposes (see plans, page 8 and 9):
 - a 25.976 m width for the Cornett Street extension from Bentall Street to the existing Cornett Road;
 - a 1.5 m x 1.5 m corner cut at the northwest corner of the site;
 - a varied amount at the northeast corner of the site;
 - a varied amount at the southeast corner of the site;
 - a 4.2 m x 3.4 m corner cut at the southwest corner of the site.

Note to applicant: the corner cut requirements noted above are necessary to ensure proper manoeuvring and turning radii for delivery trucks to access and circulate around the site.

- (c) appropriate agreements to ensure public use of "hub" area and to ensure ongoing maintenance of the "hub" by the adjacent property owners;
- (d) daylighting of Still Creek adjacent the site, including relocation of the water main and sewer main affected by the daylighting proposal;
- (e) construction of the Cornett Street extension, including curb, gutter, pavement, sidewalk, street lighting, and street trees where space permits and all utility/servicing needs for the road construction. The Cornett Street extension to include "greenway" features and improvements (see GREENWAYS above);
- (f) provision of a traffic signal at the Cornett Road and Grandview Highway intersection, including related curb adjustments and a raised left turn bay on Grandview Highway;
- (g) concrete sidewalks adjacent the site where space permits;
- (h) street trees adjacent the site where space permits; and
- (i) curb ramps both adjacent and opposite the site at all connecting sidewalk points to ensure continuing disability access to and from the adjoining City sidewalks.

PUBLIC ART

- (iii) execute an agreement satisfactory to the Director of Cultural Affairs and the Director of Legal Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and

amount satisfactory to the aforesaid officials; and provide a preliminary public art plan to the satisfaction of the Director of Cultural Affairs;

Note to applicant: The "Public Art Policy and Guidelines" set out all Public Art Program requirements, including details of the preliminary public art plan referred to above. To discuss your application or any questions on the Guidelines, please call Bryan Newson, program manager, at 604-871-6002.

SOILS

- (iv) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site; and
- (v) Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City and Approving Officer from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues an approval, in a form satisfactory to the Director of Legal Services and the General Manager of Engineering Services, certifying that the subject site, including all roads, utility corridors and open spaces contained therein, have been remediated to Provincial Standards as defined in such approval.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting 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; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

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 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 by the Director of Current Planning to amend the Appendix C of the Zoning and Development By-law No. 3575, as a consequential amendment of the rezoning, to establish landscaped setbacks for the site be approved.
- C. THAT the consequential amendment to CD-1 By-law No. 6654 for Still Creek to delete 2820 Bentall Street from that by-law be approved.
- D. THAT the consequential amendment to Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" (M-2) be approved.

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