

8. REZONING: 3200 West 41st Avenue (Crofton House School)

Summary: To rezone from RS-1 to CD-1 in accordance with the school's long-range master plan by permitting a new dining hall, an athletics facility, an Early Childhood Education Centre and underground parking. Retention, upgrading and Heritage Designation of the "Old Residence" is included in the rezoning proposal.

Applicant: Crofton House School

Recommended Approval: By the Director of Current Planning

- A. THAT the application by Crofton House School to rezone 3200 West 41st Avenue (Lot C, Block R, DL 321, Plan LMP6571) from RS-1 to CD-1 to permit replacement of and additions to student facilities, including a new Senior School building, a new Dining Hall and Athletic Facility, below-grade parking and an Early Childhood Education Centre, generally as presented in Appendix A, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Cornerstone Architects, and stamped "Received by the City Planning Department", February 23, 2005, 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 final form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

Design Development

- (i) provide design development that addresses additional detail of the proposed expansion and all subsequent phases;

Note to Applicant: The drawings are conceptual and lack information regarding key defining elements for future phases including:

- landscaping and site character;
- pedestrian spaces, circulation and linkages;
- roof forms;
- building scale.

- (ii) design development to the scale of the Senior School;

Note to Applicant: Provide more articulation to massing so it is less undifferentiated and continuous in form.

- (iii) design development to the siting and plan resolution of the Early Childhood Education Centre;

Note to Applicant: The relationship to adjacent buildings and overall campus needs better integration.

- (iv) design development to the gymnasium's height, linkages to the heritage building and scale as it presents itself to the street;

Note to Applicant: Linkages between the buildings need to be sensitively handled, providing for transitions in height, massing and materials that minimize impact on heritage resources. Provide for greater articulation of the gymnasium building mass and greater transparency and visual interest as seen from the street. Consider lowering gym to a more compatible grade, reducing height relative to the adjacent building and better orientation to the playing field.

- (v) design development to the roof forms providing greater articulation that enables a more cohesive and interesting roofscape as seen from the street;

Note to Applicant: Pitch roof forms may be more suitable to the established character and scale of the campus.

Landscape

- (vi) design development to ensure that the property edge treatment remains lush and green to effectively screen the new development; and
- (vii) design development to retain existing trees wherever possible.

HERITAGE

- (c) That a conservation plan by a heritage professional, be required for the protected heritage building for any subsequent Development Permit that involves the heritage building.
- (d) That all proposed new buildings connected to the heritage building be a compatible fit in terms of placement and detailing (to the satisfaction of the Director of Planning), noting the following:
 - (i) Any proposed new connection to the rear elevation is to be a compatible link in a material distinct but fitting to the historic character of the building. This does not preclude the owner's ability to add the Gymnasium and Dining Hall in locations illustrated

SUMMARY AND RECOMMENDATION

in the Master Plan, it does however direct the design of both buildings and the link to be a compatible fit with the historic structure.

- (ii) All interventions should follow heritage conservation standards and guidelines outlined by Parks Canada.
- (e) That the Statement of Significance be revised to reflect the resolutions of the Vancouver Heritage Commission.

AGREEMENTS

- (f) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the following to the satisfaction of the Director of Current Planning and the General Manager of Engineering Services, on terms and conditions satisfactory to the Director of Legal Services, unless otherwise specified:

ENGINEERING

- (i) Upgrading of the sewer and water systems to serve the development site. The existing application lacks adequate details to determine upgrading needs. Storm and wastewater drainage requirements and existing and proposed drainage plans are required to determine sewer needs. Fire flow details are necessary to determine water upgrading needs.
- (ii) Completion of a review of the existing options and rights-of-way for the 41st Avenue building line agreement and the Balaclava Street widening line agreement, to determine and make modifications *as necessary* to meet this application's needs. This may include dedication of the Balaclava option area (to meet transportation requirements) and encroachment agreements or other arrangements for portions of the widening area to accommodate existing structures within the widening area and proposed wall and seating at the 41st Avenue entry.
- (iii) Dedication or other arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the west 2.13 m of the site (Blenheim building line) as road.
- (iv) Street improvements to Balaclava Street to accommodate improved drop-off facilities for students including traffic circle, lay-bys and other calming devices on Balaclava and adjoining streets. Improvements to include concrete curb and gutter, pavement, lighting, curb ramps, signage, street trees and related works.
- (v) Provision of a lighted walkway along the west side of Balaclava Street from 41st Avenue to the school entries and beyond to 43rd Avenue. The exact design, location and surface

treatment of the walkway to be explored along with the Vancouver Park Board and Crofton House School.

- (vi) Provision of a pedestrian-activated signal and related street adjustments at 41st Avenue and Balaclava Street (north).
- (vii) 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.
- (viii) A current traffic study to assess the traffic impact of the redevelopment on the neighbourhood and determine any necessary traffic improvements surrounding the site.
- (ix) An updating of the existing Transportation Management Plan and Facilities Use Plan to reflect current achievements and set new goals for the school as the property builds out.
- (x) A Construction Management Plan prior to the issuance of any related building permit for the site.

- B. THAT, subject to approval of the rezoning following a Public Hearing, the Subdivision By-law No. 5208 be amended generally as set out in Appendix B.
- C. THAT, subject to approval of the CD-1 rezoning, Council designate the building at 5707 Balaclava Street, listed as a "B" on the Vancouver Heritage Register, as protected heritage property and include the following interior features:
 - (i) the Ballroom; and
 - (ii) the curved entry stairs off the front entry.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to designate the building at the time of enactment of the CD-1 By-law.

(RZ - 3200 West 41st Avenue (Crofton House School))