

SUMMARY AND RECOMMENDATION

4. REZONING: 1655 - 1675 West 3rd Avenue

Summary: To rezone from IC-1 Industrial District to CD-1 Comprehensive Development District to permit a mixed residential and commercial development.

Applicant: Director of Current Planning

Recommended Approval: By the Director of Current Planning

- A. THAT the application, by Hywel Jones Architect to rezone 1655-1675 West 3rd Avenue (Lots 37-40, Block 229, DL 526, Plan 590 and Lot G, Block 229, DL 526, Plan 19512) from IC-1 to CD-1 to permit mixed residential and commercial development, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 1655 - 1675 West 3rd Avenue" dated June 13, 2006, 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 Hywel Jones Architect and stamped "Received City Planning Department December 16, 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 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 treat the exposed end walls of the proposed building on Parcel A with material and colour patterns;
- (ii) provision of weather protection at commercial entrances on West 3rd Avenue;
- (iii) design development to provide high quality building materials such as architectural concrete, metal panel and glass;
- (iv) locate and screen any service utilities such as electrical transformers and parking exhaust/intake;

Environmental Sustainability

- (v) consideration to provide individual garden plots on the roof shared open space and utilizing stored rainwater irrigation for this area;

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- (vi) provision of a summary of sustainable building features, which could be in the form of a LEED checklist, noting specific response to building solar orientation;

CPTED

- (vii) design development to take into consideration the principles of CPTED, having particular regard for:
- providing full secure separation for residential users from other uses including circulation, parking, loading and garbage,
 - open visibility of planting and fencing in the pedestrian mews area,
 - reducing opportunities for graffiti on the existing building on the lane.

Parking, Loading and Bicycles

- (viii) design development to meet the Parking By-law requirements for parking, loading and bicycles.

Building Code

- (ix) the applicant to confirm in writing that the comments of the Building Code Specialist have been read and understood.

Landscape

- (x) design development to provide a standard public realm layout (similar to the street frontage to the south) along the entire Pine Street frontage of the building. Layout should include curb-side grass boulevard with new street trees, sidewalk and inside boulevard planting.

Note to Applicant: Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding sidewalk and boulevard layout. In addition, the layered planting strip within the inside boulevard (between the sidewalk and the property line) shall be comprised of layered low planting (mature height and width not to exceed 3' x 3') with a minimum 1'-0" grass or ground cover strip adjacent to the sidewalk.

AGREEMENTS

- (c) 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 on terms and conditions satisfactory to the Director of Legal Services:

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Subdivision

- (i) Subdivision approval and registration to create the separate parcels intended for this project.
- (ii) Dedication of the northerly 0.61 m (2 feet) of Lot G for lane purposes including arrangements for portions of the existing building to remain over the lane requirement.

Engineering

- (iii) Upgrading of offsite water systems as required by the General Manager of Engineering Services.
- (iv) 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.
- (v) Installation of City-standard concrete lane entry at the Pine Street entry to the lane.
- (vi) Provision of street trees adjacent the site where space permits.

Soils

- (vii) The applicant or property owner shall provide to the City's Manager of Environmental Protection a site profile and, if necessary, a preliminary site investigation or detailed site investigation.
- (viii) The property owner shall, as required by the Manager of Environmental Protection 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.
- (ix) Execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Certificates of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection.

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- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (IC-1) be approved.
- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).

(RZ 1655 - 1675 West 3rd Avenue)