

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 100 West 49th Avenue (Langara College)

Summary: To amend existing CD-1 By-law No. 4412 to add 25,200 m² to accommodate college expansion in a 25-year master plan.

Applicant: Laurie Schmidt, Brook Development Planning Inc.

Recommended Approval: By the Director of Planning

- A. THAT the application by Brook Development Planning Inc., to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) (Parcel Identifier: 008-778-842, LOT 1 of A, DL 526 PLAN 9812) by adding 25 200 m² of floor area for school and related uses, generally as described in Appendix A to Policy Report "CD-1 Text Amendment - 100 West 49th Avenue (Langara College)" dated September 12, 2006, be approved subject to conditions:

FORM OF DEVELOPMENT

- (a) 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
General**

- (i) Design development, at each development permit stage, to provide high quality architectural built form, with detailed regard to urban design principles, sustainability principles, phasing and implementation strategies established within the Langara College Policy Statement.
- (ii) Design development, with each development application, to incorporate green building principles to City standards for institutional buildings in place at the time of the application.

Note to applicant: Measures to be considered are described in the Langara College Policy Statement - Green Building Design and Construction Principles.

- (iii) Provision with each development application, of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth.

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Note to applicant: Measures to be considered are described in a Council resolution of March 3, 2005.

- (iv) Provision, with each development application, of an updated Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.

Sub-Area 1

- (v) Design development for this sub-area to provide a prominent built form, providing for a stronger sense of campus identity along 49th Avenue;

Note to applicant: The massing of this sub-area should integrate sensitively with existing on-site structures while providing select opportunities for higher elements of architectural significance within its built form.

Sub-Area 4

- (vi) Design development for this sub area to ensure maximum integration with the existing built form while providing for sensitive integration and transition between the various levels of the central open landscape area.

Note to applicant: The built edges of this sub-area should provide active and animating uses oriented to the open space. Development of this sub-area should explore new and reinforce existing pedestrian circulation routes into and through the campus.

LANDSCAPE

- (vii) Provision, with each development application, of a Langara College Tree Management Plan.

Note to applicant: With each development application, provide plan(s) indicating "trees existing to be removed", trees existing to be retained", and "replacement trees", including quantities, tree tag reference numbers and tree protection fencing consistent with the Tree By-law. Consider the overall site canopy cover and incorporate a long term management strategy. Tree status information should be updated to include any past and future phased development permit/tree permit activity. Clarify proposed building envelope or other physical constraints to tree retention or planting. Trees outside building envelopes should be retained, wherever possible. Landscape treatment in proximity to trees should enhance tree health (Arborist services may be requested at the development permit stage). Replacement trees should be located to reinforce edges and define corridors, such as in and around parking areas and to enhance pedestrian routes such as near the Student Union Building (multi-tree removal was approved in this area in recent years with the understanding that significant replacement trees would be provided). Include street tree protection/retention information and fill in the gaps.

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- (viii) Provision, with each development application, of a detailed landscape plan, demonstrating the delivery of landscape improvements consistent with Langara College Policy Statement and plans received by the City of Vancouver Planning Department, dated May 25, 2006;

Note to applicant: Landscape and Master Plan design should be informed by the Langara College Policy Statement, including sustainability principles and design development at the micro-scale. Plans must illustrate the common and botanical name, size and quantity of all existing/proposed plant material and be clearly illustrated on the Landscape Plan and keyed to the Plant List with symbols. Submit detailed, large scale sections for all planting on roofs/slabs. Include the public realm treatment and context where applicable (showing public elements such as transit infrastructure, Greenway design, street trees, parking, lamp posts, hydro poles, fire hydrants etc.). Indicate walkways, site furniture, retaining walls, seating edges, art installations, and light standards with consideration to universal access and Crime Prevention through Environmental Design (CPTED) principles. Ensure that grade resolution enhances open space design and is shown in detail on pertinent plans. Design development should include and provide specifications for regularly spaced exterior furniture, lighting, waste receptacles, vertical structures, signage, stormwater management systems, open parking area runoff treatment, efficient irrigation, childcare amenities and bike storage facilities.

- (ix) Provision, with each development application, of arboricultural services (if deemed necessary) including the submission of reports, site supervision, letters of undertaking and remediation as may be needed.

STORMWATER MANAGEMENT

- (x) Provision of an on-site storm water management plan with each development permit.

Note to applicant: Consideration of on-site storm water management is encouraged along with a review of the ability to divert storm water, including, but not limited, to nearby parks. This review to be done to the satisfaction of the General Manager of Engineering Services and in consultation with the General Manager of Parks and Recreation.

CRIME PREVENTION

- (xi) Provision, with the first development permit application, of a comprehensive vision for campus security management in a report addressing the upgrading of existing security operations, improved electronic and hardware security and underground parking security; and
- (xii) Provision of an updated campus security management plan with each subsequent development permit application addressing the upgrading, of existing security operations, improved electronic and hardware security and underground parking.

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EMPLOYMENT AND SKILLS TRAINING

- (xiii) Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, to the satisfaction of the Director of Planning, which outlines the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by Langara College and/or its contractors.

Note to Applicant: Once construction has begun, a semi-annual progress report on the implementation of the skills training and employment strategy must be submitted to the Director of Planning. Contact: Nathan Edelson, Planning Department (604.873.7444) to further discuss appropriate tracking mechanisms and details on aspects of the Plan expected.

- (b) 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 Director of Legal Services in consultation with the General Manager of Engineering Services for the following:
- a) Provision of a left turn bay on westbound 49th Avenue at Columbia Street with raised medians;

Note to applicant: The left turn bay provision will include all work associated with the installation of the left turn bay to the satisfaction of the City Engineer including, but not limited to; raised planted medians, curb and sidewalk relocation, modifications to the traffic signal system and modifications to street lighting.
 - b) Provision of a statutory right-of-way and an option to purchase the statutory right-of-way along the northern edge of the site to accommodate the permanent left turn bay design at Columbia Street (to provide for sidewalk and boulevard);
 - c) Review of the transit facilities on 49th Avenue between Cambie Street and Main Street to determine changes made necessary by the proposed left turn bay and the full master plan build out. Any changes to bus stop locations, such as adjustments or relocation of bus shelters and passenger areas that are related to the Langara College redevelopment, to be fully funded by the applicant;
 - d) Elimination of the northerly driveway access on Ontario Street and provision of pedestrian and bicycle access only at this point, modifications to the middle driveway access on Ontario Street to accommodate both in and out movements for parking and loading;

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- e) Provision of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth;
- f) Provision of a Greenway Seating Plaza at the corner of West 49th Avenue and Ontario Street (Southwest corner) that seamlessly integrates the design across private and public lands with appropriate agreements for construction, maintenance and public access; and
- g) Provision of street trees where space is created by way of left turn bay construction, crossing elimination or redesign and related curb adjustments.

Note to applicant: The timing of the works as follows:

1. Prior to Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of the Ontario Street improvements (i.e., driveway relocation, provision of traffic calming)
2. Within 1 year of the Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of a consultant study of development related traffic impacts with respect to the warrant for the left turn bay
3. Prior to Occupancy of the 2nd building permitted pursuant to this rezoning:
 - Provision of the left turn bay on West 49th Avenue, and all things associated, to the satisfaction of the City Engineer and subject to the approval of City Council
 - Provision of greenway seating plaza.

Undergrounding of Utilities

- (ii) Make arrangements satisfactory to the General Manager of Engineering Services for the undergrounding of all new utility services from the closest existing suitable service point.

Note to applicant: All services, and in particular electrical transformers, submersible Vita switches and pad mounted 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.

PUBLIC ART

- (iii) Make arrangements, satisfactory to the Director of Legal Services in consultation with the Managing Director of Cultural Services for the provision of public art in accordance with

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the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and

- (iv) Submit a preliminary public art plan to the satisfaction of the Assistant Director, Office of Cultural Affairs, in accordance with the City's Public Art Policy.

PARKS

- (v) Make arrangements, satisfactory to the Director of Legal Services in consultation with the General Manager of Parks and Recreation, to provide for public access on the land located between the College's western property line and the western edge of the planned north-south vehicular access road connecting to 49th Avenue and Columbia Street.

COMMUNITY AMENITY CONTRIBUTION

- (vi) Make arrangements, satisfactory to the Director of Legal Services, for the City's receipt of \$813,778.23 being a contribution offered by Langara College to the City to help offset the impact of this development on the City's undertaking. This contribution will be adjusted to account for changes in the Statistics Canada Non-Residential Building Construction Price Index, or a comparable index satisfactory to the City's Director of Finance from the date of enactment of this rezoning, payable prior to issuance of the first development permit.

Where the Director of Legal Service 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.

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- B. THAT the consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2) as set out in Appendix A be approved.

[RZ. 646/2006 - 100 West 49th Avenue (Langara College)]