

## SUMMARY AND RECOMMENDATION

**3. REZONING: 1695 Main Street**

**Summary:** To rezone from M-2 (Industrial) to CD-1 (Comprehensive Development District) to permit development of a single mixed use building in the South East False Creek Official Development Plan (SEFC ODP) area.

**Applicant:** John Clark, Chris Dikeakos Architects

**Recommended Approval:** By the Director of Planning

- A. THAT the application by John Clark of CDA Architects to rezone 1695 Main Street (PID: 008-766-240; Lot 7, Block E, DL 200A and 2037, Plan 12958) from M-2 to CD-1 (Comprehensive Development District), to permit a 13 storey mixed use building with a total density of 3.5 Floor Space Ratio, generally as represented in Appendix A to Policy Report "CD-1 Rezoning: 1695 Main Street" dated November 1, 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 Chris Dikeakos Architects and stamped "Received City Planning Department, August 15, 2006", provided that the Director of Planning or the Development Permit Board, as the case may be, 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 or the Development Permit Board, as the case may be, who shall have particular regard to the following:

**Design Development**

- (i) design development to further refine the mid-rise massing;

Note to Applicant: This can be achieved by creating a more vertical expression particularly on 1<sup>st</sup> Avenue and consideration given to create a more north-south orientation.

- (ii) design development to provide stronger shoulder massing of 3 to 5 storeys on Quebec Street adjacent to the Railspur Property;

Note to Applicant: Two-storey townhouses should remain at the ground level.

- (iii) consideration to reduce the height of the mid-block massing and to provide 2 storey townhouses fronting on the Railspur Property;

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- (iv) design development to the base of the 8-storey mid-rise to provide continuous retail frontage at the setbacks on Main Street and on 1st Avenue;
- (v) provide high quality, durable architectural materials and detailing including rain protection overhangs;
- (vi) design development to the roof mechanical penthouse/roof access to provide a form and material treatment as an extension of the building architecture and to minimize the scale of the penthouse;
- (vii) provision of an interim centre boulevard landscape treatment on 1st Ave where the future streetcar lines would develop

**CPTED (Crime Prevention through Environmental Design)**

- (viii) design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for;
  - theft in the underground parking;
  - residential break and enter;
  - mail theft;
  - vandalism such as graffiti.

**Landscape****Plaza Level**

- (ix) design development to provide a more animated courtyard entry experience;  
  
Note to Applicant: The applicant may wish to build on the "Salmon Fountain/shore line" proposed for the courtyard.
- (x) design development to identify and capitalize on opportunities for "Green Wall Systems " on the Plaza / entry court level;
- (xi) delete the decorative pots proposed in the entry plaza and in turn provide significantly greater ground oriented planting area;
- (xii) design development to provide a layered planting strip within the inside boulevard (between the sidewalk and the property line) along 1st Avenue and Quebec street, as per joint Planning and Engineering policies for 'Special City Boulevard Treatment'. The planting strip shall be comprised of layered low planting (mature height and width not to exceed 3 'x 3') with a minimum 1'-0" ground cover strip adjacent to the sidewalk;
- (xiii) delete small unusable lawn areas on the ground level and provide mass planting;
- (xiv) provide notation of Cistern location and Cistern calculations;

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- (xv) provide notations for hose bib's in the Plaza area;

Note to Applicant: signage is required for hose bibs connected to a Cistern warning "hose bibs are connected to a Cistern and water is not for human consumption".

- (xvi) integrate small trees into the ground oriented patios along 1st Avenue and Quebec street;
- (xvii) provide open space programming details for all roof decks and ground oriented plazas;

#### Roof Decks

- (xviii) design development to provide urban agriculture grow plots, tool storage and hose bibs on public roof decks, specifically level 12 Tower Roof Deck and level 7 Roof Garden;
- (xix) design development to delete the lawn area on the roof garden level 7 and provide a more sustainable planting area such as an extensive green roof with raised metal pathways connecting seating areas with circulation pathways;
- (xx) provide significantly larger (inter-connected) planters on both private and public residential tower roof decks;

Note to Applicant: provide notations for hose bibs on landscape plan.

- (xxi) provide details of green roof system and soil depth sections thru all roof planters;

#### General

- (xxii) provide an overlay of the 50 percent vegetative cover requirement;
- (xxiii) provide details of the irrigation system as per SEFC ODP "section 3" 3.1.2 Water and 3.1.3 Storm Water;
- (xxiv) applicant should consult SEFC Public Realm Plan;

#### Universal Design

- (xxv) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria" as outlined in Appendix F;

### Environmental Sustainability

- (xxvi) applicant to achieve the SEFC Green Building Strategy and meet a minimum LEED™ Silver Canada Certified standard (with a target of 36 points), including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency;

### Energy

- (xxvii) provide energy efficient design and modelling results to meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency;
- (xxviii) provide full building design to meet ASHRAE 90.1 2004 in its entirety (with the exception of outright energy efficiency, which is covered under provision “xxvii”, above) including:
- improved envelope options such as “continuous insulation”, increased r-values, and thermal breaks for balconies and slab extensions;
  - energy efficient lighting;
  - air exchange effectiveness;
  - full best practice building systems commissioning;
  - daylighting; and
  - provision of vestibules where necessary;

Note to Applicant: A letter from a professional engineer trained in building commissioning outlining provision for this service is to be submitted at the time of application for Building Permit.

- (xxix) provide compatible, energy efficient design and details of the heating and domestic hot water for the referenced connection to the False Creek Neighbourhood Energy Utility proposed for the area;
- (xxx) limit vertical glazing to a maximum of 40 percent or provide additional thermal measures such as low-e glass to compensate for the additional heat loss;
- (xxxi) provide roughed-in capacity for future individual metering for energy and water supplies;
- (xxxii) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;
- (xxxiii) fireplaces, if any are listed as a heating appliance, should have a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred.

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Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

#### Stormwater Management and Green Roofs

- (xxxiv) provision of a green roof (including useable, intensive roof and or inaccessible, extensive roof) on principal building roofs;
- (xxxv) provision of effective impervious area of no more than 60 percent of total site area with 30 percent of useable intensive green roof area in soft landscape (this includes drop off areas, walkways rooftops and plazas);
- (xxxvi) provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- (xxxvii) design development to provide a balanced stormwater management system that maximizes on site water quality/quantity (e.g., greenroofs, on-site ponds, infiltration galleries, etc.) and potable water conservation through reuse for irrigation, water features, and toilet flushing (e.g. cistern with dual piping, water treatment). Detailed technical drawings of stormwater reuse system will be required at the time of development permit application;

Note to Applicant: Provide a stormwater retention system separated from the potable water system (dual system) for the irrigation of the ground level semi-private open spaces and public realm landscaping, to be sized for the summer drought periods. In addition, water storage for the roof top shared open space should be considered. All hose bibs to deliver potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing.

- (xxxviii) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan;
- (xxxix) provision of green roof design to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture (regardless of initial roof design - intensive or extensive);

Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

#### In-Building Water Efficiency

- (xl) provide low water use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets;

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Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

## Urban Agriculture

- (xli) design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number which are to be productive and viable. The total amount of gardening spaces is to be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

## Building Durability

- (xlii) provide high quality, durable architectural materials and detailing including rain protection overhangs to meet or exceed CSA Guidelines on Durability in Buildings;

## Waste Management

- (xlili) provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit ensuring that a minimum of 75 percent landfill diversion through the construction process;

## AGREEMENTS:

- (c) That prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, the registered owner shall:

## ENGINEERING

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- (i) Dedication of the south 5 metres of lot 7 for road purposes;
- (ii) Dedication of the east 1.5 metres of lot 7 for road purposes;
- (iii) Provision of a 1.5 metre wide surface statutory right of way immediately north of the required 5 metre road dedication on 1st Avenue, and an option to purchase over the same right of way area in the event the underground parking does not require use of that area;

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- (iv) Provision of a statutory right for public access over the Railspur Property (Lot G) for access to lot 7, including interim access arrangements allowing for construction on the Railspur Property, and including improvements with appropriate drainage to the satisfaction of the General Manager of Engineering Services, together with a Section 219 Covenant providing that such arrangements will not be amended unless the City consents;
  - (v) Discharge of Easement & Indemnity agreement 501555M prior to any occupancy of the proposed building;
  - (vi) Provision of improvements and upgrades to the existing sanitary sewer network on 1st Ave. between Quebec St. and Main St.;
- Note: storm connections are to be directed towards Quebec Street.
- (vii) Provision of an interim, landscaped center island on 1<sup>st</sup> Avenue between Quebec and Main Street;
  - (viii) Undergrounding of all existing and 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;
  - (ix) Provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees and street furniture adjacent the Quebec and Main Street frontages of the site in keeping with the final SEFC public realm design requirements and adjacent the 1<sup>st</sup> Avenue frontage of the site in keeping with the Central Valley Greenway and SEFC Public Realm Plan requirements;
  - (x) Provision of 3 streams of waste removal for the development. (Regular garbage, recyclable materials and organics.) The site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of organics collection system;
  - (xi) building design is to include provision for connections to and be compatible with the Neighbourhood Energy Utility proposed for the area.
  - (xii) make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with the Director of Planning for:

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- (A) the provision, operation, and maintenance of co-operative vehicles and the provision and maintenance of parking spaces for use exclusively by such co-operative vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law; and
- (B) designation of visitor or surplus parking spaces which are publicly accessible for future use by co-operative vehicles, with such spaces not to be in addition to required parking for residents or visitors.

all as outlined below:

Dwelling Units	Co-operative Vehicle	Co-operative Vehicle Parking Space	Future Converted Co-operative Parking Space
1-49	None	None	1
50-149	1	1	1
150-249	2	2	2
250-349	2	2	3
Each add'l 100 units	+0	+0	+1

## SOILS

- (xiii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (xiv) 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 Certificate of Compliance has been provided to the City by the Ministry of Environment;

## OLYMPIC SECURITY REQUIREMENTS

Prior to enactment of the CD-1 By-law, the registered owner of the Lands (the "Owner") shall:

- (xv) enter into a legal agreement, on terms and conditions acceptable to the City's Director of Legal Services and the City's General Manager of Olympic Operations (the "Security Agreement") which shall, inter alia, provide for the following:
- (A) the Owner may make application for all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning (the "Improvements") at any time and may construct and occupy the Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Improvements. However, if all construction of the Improvements is not fully completed on or before January 12, 2010, the Owner shall, during the period between January 12, 2010 and March 12, 2010;



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- i. cease, or cause to cease, all servicing and/or construction activities on the Lands; and
  - ii. not access or use the Lands for any purpose other than for maintenance of and security for the Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;
- (B) the Owner shall, during the period January 12, 2010 through March 12, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner;
- (C) the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games;
- (D) the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel; and

the Security Agreement shall be fully registered in the applicable Land Title Office, to the satisfaction of the Director of Legal Services, prior to the enactment of the CD-1 By-law.

## COMMUNITY AMENITY CONTRIBUTION

- (xvi) the agreed Community Amenity Contribution in the amount of \$1,786,605, is to be paid to the City, on terms and conditions satisfactory to the Director of Legal Services;

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting 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.

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, if any, 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 to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E (assigned Schedule "B" (DD)) as set out in Appendix C to Policy Report "CD-1 Rezoning: 1695 Main Street" dated November 1, 2006, be approved;
- C. THAT the Noise Control By-law be amended to include this Comprehensive District in Schedule B as set out in Appendix C to Policy Report "CD-1 Rezoning: 1695 Main Street" dated November 1, 2006.

(RZ - 1695 Main Street)