



CITY OF VANCOUVER

POLICY REPORT - DEVELOPMENT AND BUILDING

Report Date: January 30, 2007
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Meeting Date: February 13, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Text Amendment — 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site)

RECOMMENDATION

THAT, subject to enactment of the by-law to rezone 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site), the Director of Planning be instructed to make application to amend such CD-1 By-law generally as described in Appendix A, and that the application be referred to Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally as described in Appendix A, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- At a public hearing on October 17, 2006, Council approved "in principle" the application by Merrick Architecture on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver to rezone 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street, being the Olympic Village site, to CD-1 Comprehensive Development District, subject to several conditions being met prior to enactment of the rezoning by-law.

- On July 8, 2004, Council adopted the Southeast False Creek Green Building Strategy.

PURPOSE AND SUMMARY

This report recommends a text amendment to the CD-1 By-law for the Olympic Village to remove a limit on passive design exclusions. This will permit developments in the Olympic Village to exceed the limit currently imposed by the by-law.

BACKGROUND

At the October 17, 2006 public hearing for the Olympic Village rezoning, staff recommended to Council that the draft by-law be approved with a limit on the amount of floor area that can be excluded from the calculation of permitted floor area for passive design elements. Passive design elements include such items as larger ventilation shafts, corridors, or other elements providing ventilation and light within buildings, and solar appurtenances on buildings that help mitigate solar gain. The applicants for the Olympic Village developments have been encouraged to design passive elements in their projects to help achieve the sustainability goals of the SEFC Green Building Strategy. It is also anticipated that the passive design elements would contribute to the developments fulfilling the rezoning commitment to attain LEED Gold.

As with other floor space exclusions that potentially increase the bulk of a building, such as balcony and storage exclusions, staff recommended that a limit be established for the passive design exclusion. Staff determined in consultation with the applicants that the passive design elements might occupy about 2% of the total floor area over all of the buildings combined.

At the public hearing, the applicants noted that the 2% limit for the Olympic Village area was likely to be exceeded. Staff advised Council to leave the limit as drafted and that, pending further investigation during the development application review, a recommendation to change the limit would be brought forward for Council's consideration if needed. The text amendment recommended in this report is that change.

DISCUSSION

At the time of the writing of this report, five of eight development permit applications for the Olympic Village have been reviewed by staff. The passive design elements included in those applications use up all of the 2% of floor area allocated for the exclusion. Two of the remaining parcels for which development permit applications are pending also include passive design elements and these will result in the 2% limit being exceeded. By how much it will be exceeded will not be known until those applications have been submitted and reviewed.

Since we do not know at this time what the appropriate limit should be, staff recommend that the limit simply be removed from the passive design provision. The

passive design exclusions are granted at the discretion of the Director of Planning. In those applications so far reviewed we have evaluated, in consultation with green building experts, the effectiveness of the proposed design elements. For example, increased balcony depth, proposed for the south and west facades of the buildings, adds a measurable solar blocking effect which decreases solar gain in the summer months.

For the Olympic Village site, the staff review of the proposed passive design exclusions is sufficiently advanced to establish an understanding with the applicants that their passive design elements have a good rationale and hold promise. However, the short timeframe for development permit reviews require that either a new limit be established now, or the limit be removed, as the schedule for completion of the Olympic Village cannot easily accommodate any delay that may be entailed if the CD-1 By-law had to be further amended, an amendment that would require a public hearing. Given uncertainty as to what is the “right” limit at this time, we recommend that the limit be removed for the Olympic Village CD-1 By-law.

When the passive design exclusions are extended to other SEFC sites or elsewhere, our experience with the Olympic Village will inform both the type and amounts of exclusions that are appropriate.

The proposed amendment, shown in Appendix A, retains the requirement that the passive design exclusions be subject to urban design acceptable to the Director of Planning within the approved form of development.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

Approval of this text amendment facilitates sustainable building practices in the development of the Olympic Village.

CONCLUSION

The amendment to the Olympic Village CD-1 By-law proposed in this report responds to Council’s desire to facilitate sustainable passive design elements in the Olympic Village project. The Director of Planning recommends removal of the limit on passive design exclusions. Subject to the enactment of the by-law to rezone the Olympic Village site, he recommends that this amendment be referred to Public Hearing and be approved.

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PROPOSED TEXT AMENDMENT
CD-1 BY-LAW for
51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia
Street (Olympic Village site)

[All additions are shown in *bold italics*. Deletions are shown in ~~strike through~~]

Amend Sub-Section 6.8 (g) as follows:

- (g) floor space devoted to passive design elements such as larger ventilation shafts, corridors, or other elements providing ventilation and light within buildings, and solar appurtenances on buildings that help mitigate solar gain, subject to: *urban design acceptable to the Director of Planning within the approved form of development.*
 - (i) ~~the total area of the passive design element exclusions not exceeding 2 276 m², and~~
 - (ii) ~~in the opinion of the Director of Planning, the urban design within the approved form of development being acceptable.~~