

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 125 West 1<sup>st</sup> Avenue**

**Summary:** To amend existing CD-1 By-law No. 9454 (reference number 454) to add this site to the Olympic Village to permit a mixed-use development on an expanded Parcel 5 consisting of two buildings over underground parking. One building is for 99 units of affordable housing and the other for 58 market units with retail at grade. Buildings would be a maximum of 8 storeys. Consequential amendments to the Southeast False Creek Official Development Plan are also to be considered.

**Applicant:** Stu Lyon, Gomberoff Bell Lyon Architects Group Inc.

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

- A. THAT the application, by Gomberoff Bell Lyon Architects Group Inc. on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver, to rezone 125 West 1st Avenue (PID 026-723-930, Lot 317, False Creek, New Westminster District, Plan BCP24394) ("Lot 317") from M-2 (Industrial) to CD-1 (Comprehensive Development District) by amending CD-1 By-law No. 9454 (#454) to include Lot 317, generally as presented in Appendix A to Policy Report "CD-1 Rezoning of 125 West 1st Avenue (Lot 317) by Plan and Text Amendments to Olympic Village CD-1 By-law No. 9454 (#454)" dated May 8, 2007, 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 Gomberoff Bell Lyon Architects Group Inc. and stamped "Received Planning Department, April 19, 2007", 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 final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall consider the following conditions:

**DESIGN DEVELOPMENT – GENERAL**

- (i) design development to clarify architectural expression, design intent, and related design development strategies, to ensure a high quality, distinguished and coherent identity that is recognized for sustainability performance;

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Note to applicant: A range of architectural responses that are characterized by varied approaches to expressing passive and active sustainable design systems is anticipated for all buildings to ensure that the Olympic Village precinct achieves a recognizable identity while properly managing respective block and building scale. Strategies to ensure different approaches to design systems detailing should be considered.

- (ii) design development to more clearly distinguish individual building massing components from each other within the parcel as a strategy to improve project and precinct scale; further design development to more clearly differentiate between lower two/three-storey scaled streetwall, from upper floors and penthouses is also required;

Note to applicant: Further attention to articulation of massing, provision of substantive "breaks" between massing, materiality strategies and related building envelope detailing will assist in mitigating project and individual block scale. Penthouse units should be adequately setback and present a lighter, more transparent architectural expression while achieving sustainable performance.

- (iii) design development to optimize pedestrian interest and commercial use exposure by appropriately locating retail tenant entries and related residential entries;

Note to applicant: Further design development to maximize fine-grain commercial retail unit (CRU) opportunities along Manitoba Street based on the expression of an approximate frontage module of 7.6 m (25 ft.) is also required.

- (iv) design development to confirm perimeter setback dimensions, landscape setback treatment and the design of ground-oriented entries/porches/patios and related articulation to ensure that all buildings achieve streetwall and adjacent pocket park definition while clearly demarcating private and public realms;

Note to applicant: Design development to ensure proper integration with the Council-approved SEFC Public Realm Plan and to ensure that buildings contribute to coherent street identity is required. Perimeter alcoves for residential uses at grade are not supported.

- (v) provide design development wall section information, including confirmation of detail intent for building envelope, related passive and active architectural systems and other innovative features to ensure that anticipated design quality is achieved at construction;

Note to applicant: Sustainable precinct character will be achieved by a strategy of robust architectural expression of passive and active systems that are well designed and carefully integrated into buildings.

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- (vi) design development to affordable housing buildings to ensure that architectural expression and quality is well integrated with market housing buildings;

Note to applicant: Careful attention to building envelope quality, including the provision of substantive materials and related detailing, to avoid these buildings from being overly distinguished from market residential buildings is required.

- (vii) provide an exterior lighting strategy (white light) for all buildings, including pedestrian routes, and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents;

Note to applicant: Provision of anticipated exterior lighting fixture character that is consistent with the design intent for precinct lighting in the Council-approved SEFC Public Realm Plan is required.

- (viii) provide a conceptual signage plan that confirms design intent for general precinct related signage aspirations, retail frontages, anchor tenancies, individual buildings and addressing;

Note to applicant: The conceptual signage package should carefully consider the overall design intent established in the Council-approved SEFC Public Realm Plan with respect to character.

- (ix) design development to all loading zone, utility enclosure and underground parking ramp opening locations to ensure optimal integration, high quality visual screening, ground surface/public realm quality and public safety;

Note to applicant: Careful attention is required to the bulkhead design at the ramp opening and to related ceiling treatment in the parking garage.

- (x) design development to maximize privacy between residential suites and commercial uses/activities including careful attention to entry door locations, window openings and the provision of properly located, and visually effective, privacy screening;

- (xi) provide substantive weather protection in the form of fixed canopies for all retail, or future potential retail, frontages;

Note to applicant: Careful integration of canopy systems with storefront system, entries, signage, lighting and drainage is required. Opportunities to distinguish between CRUs should be pursued.

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- (xii) design development to provide a retail storefront design strategy that ensures maximum transparency/display/visual interest and opportunities to optimize sidewalk activity and "openness" to the exterior utilizing high quality building systems and detailing;
- (xiii) design development to minimize the size, carefully integrate and screen all mechanical equipment, and related systems, that do not visually convey sustainable principles into the overall massing, form and architectural response for each building;
- (xiv) design development to optimize the architectural expression of vertical circulation systems, including common stairways and elevators, as a design response to sustainability expression and as a form of social animation. Careful attention to enclosure systems, and related lighting is required;
- (xv) design development to fully integrate the design intent of the Council-approved SEFC Public Realm Plan for this parcel's buildings, courtyards and open spaces;

Note to applicant: Further design development, in consultation with the SEFC/OV Project Office and their consultants, to ensure a seamless, innovative and expressive public realm, is required.

- (xvi) design development to ensure a seamless integration, and transition, of private realm landscaping with public realm design intent; further design development to maximize opportunities to integrate sustainable landscape systems at grade with public realm requirements is also required;
- (xvii) design development to provide adequate on-site communal open space, including opportunities for communal gardening;
- (xviii) design development to green roof systems to ensure optimal stormwater management performance and long term viability while clarifying active and passive programming opportunities;
- (xix) provide a Green Roof Management Plan to clarify requirements that will ensure usage and longevity;

Note to applicant: The plan should outline roles and responsibilities of the owner and future strata(s) with respect to green roof system opportunities, constraints and related maintenance performance requirements.

- (xx) design development to improve the quality of exterior space between the market housing building and the affordable housing building, and to mitigate privacy impacts of this adjacency;

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- (xxi) design development to achieve a more pronounced two-storey expression for the Walter Hardwick Avenue frontage, as well as a more consistent rhythm of ground-oriented entries or porches that is evident in previously approved developments adjoining this street;

## LANDSCAPE DESIGN

## Open Space and Landscape Treatment

- (xxii) design development to the building entrances to provide paving materials that are substantive, reflect the robust character of the site and are tied to the palate of the building;
- (xxiii) design development to the retail frontage on Manitoba Street to provide a seamless interface between the public realm and private property by providing the same paving pattern to both areas, as well as a band of pavers indicating the property line;
- (xxiv) provide, at time of development permit application, a detailed rationale outlining the specific programming of outdoor spaces and landscape elements, including use, pedestrian capacity, storage (for example, compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat); provision of continuous soil trough to establish climbing plants on walls and structures; provision of durable landscape materials and structures such as plant specific soils, durable planters, wall trellis structures;

Note to Applicant: Strong consideration should be given to outlining the maintenance expectations of the following sustainable systems: on-site stormwater management, green roof, urban agriculture, soil quality (mulching), compost, pruning, edible food harvesting, habitat and Integrated Pest Management. Documents should include brand specifications, where applicable (for example, cistern and rainwater harvesting manufacturer specifications).

- (xxv) clarify the planter height along Walter Hardwick Avenue at the sidewalk edge; the Landscape Plans appear to show a grade condition for the sidewalk edge planting and the architectural elevation appears to show a raised planter;
- (xxvi) provide a Plant List which contributes to the place-making character of the precinct and accentuates the individuality of the site;

Note to applicant: The plants should be hardy and drought tolerant, and shade tolerant in the case of north facing planters.

- (xxvii) provide hose bibs on all private decks that are 100 sq. ft. or greater;

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- (xxviii) provide an overlay of all roofs, in order to illustrate the amount of roof coverage by intensive and extensive green roofs;

Note to applicant: Green roofs covering 50% of all roof surfaces are encouraged but not required. Where green roofs are not provided, roofing should be of high reflective material following the EPA Energy Star roofing requirements.

- (xxix) for green roofs: provide premium standard green-roof membrane for chosen brand technology; submit with development permit application details and sections; submit with building permit application technical details, sections and specifications; provide a letter of assurance that a roofing consultant has been hired to oversee the roofing process;

## Technical

- (xxx) provide, at time of development permit application, a detailed Landscape Plan;

Note to Applicant: The Landscape Plan should be at minimum scale 1:100 (1/8" = 1'-0"). Aspects to include: public realm, plants, trees, grading, special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, site furniture, trees, stormwater retention, rain gardens, public art, demonstration projects, urban agriculture, utilities, garbage storage, recycling and loading facilities. Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Where applicable, reconfigure underground parking design to increase soil depth to angle downward at the corner (3 ft. across and 4 ft. down) to increase planting depth for inner boulevard trees/planters. Planted areas adjacent to structures and on slab to contain continuous soil volumes; provision of large-scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, patios and privacy screens.

- (xxxi) provide additional planting plans for the sixth floor urban agriculture terrace and seventh floor private patio planters;
- (xxxii) provide large-scale sections (1/8"= 1'-0" or 1:100) illustrating the planter depths for the second, sixth and seventh floor all garden terraces;
- (xxxiii) provide large-scale sections (1/4"= 1'-0" or 1:50) illustrating the townhouse to public realm interface along 1st Avenue as well as the interface between the townhouses and the childcare terrace with the pocket park; the sections should include planter walls, stairs, gates, guardrails, landscaping, soil depth, including any underground structures,

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patios and privacy screens;

#### Trees

- (xxxiv) protect trees and planting from vehicular impacts by providing metal tree surrounds, bollards or low curbs as needed; modify or stagger overhead canopies, where necessary, if trees can be provided to inner boulevard;

#### Water Efficiency and Stormwater Management

- (xxxv) provide a notation on the landscape plans regarding the methods to be used for reducing the use of potable water for irrigation (e.g., high efficiency irrigation, moisture sensing, special soils and mulching, use of drought-tolerant plants, provision of a stormwater cistern);
- (xxxvi) design development to meet the LEED™ Canada 1.0 stormwater management credits (Sustainable Sites Credits 6.1 and 6.2); stormwater treatment/storage facilities should be integral to the open space design; detailed technical drawings to be submitted at time of development permit application;
- (xxxvii) design development to significantly limit the use of potable water for irrigation through the provision of a stormwater cistern system; indicate on the architectural plans of the size, location and capacity of the cistern;

Note to Applicant: Provide cistern(s) separated from the potable water system (dual system), sized properly to reduce annual overall building water use for the irrigation of the ground-level common open spaces and public realm landscaping, and sized for the summer drought periods. Strong consideration should be given to maximizing the function of the cistern by using cistern water for landscape irrigation in the water-deficit periods and for toilet flushing during the water-surplus periods, allowing the cistern to circulate supply regularly. Where it is prohibitive to service outdoor patios with stored cistern water, the potable water system should be directed to required patio hose bibs. This system is to be designed in coordination with Building /Plumbing Code Processing.

#### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (xxxviii) design development to take into consideration the principles of CPTED having particular regard for:
- theft in the underground,
  - improving visibility in the underground, and
  - mail theft;

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## SOCIAL PLANNING

- (xxxix) design development to ensure that indoor amenity rooms comply with the High Density Housing for Families Living With Children Guidelines;

Note to applicant: An accessible washroom, kitchenette and storage should be provided in multi-purpose amenity rooms. Consideration should be given to locating amenity rooms adjacent to shared outdoor amenity space.

## ENGINEERING

- (xl) undergrounding of all new utility services from the closest existing suitable service point; all services, in particular electrical transformers accommodating 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;
- (xli) provide for a minimum 3% of residential parking stalls with 120 V AC single phase outlets (per section 86 of the Canadian Electrical Code) with provision for future expansion to 15% of all residential parking stalls to allow for charging of e-vehicles and scooters;
- (xlii) provide for SEFC public realm treatments adjacent to the site;

Note to Applicant: Engineering will seek a copy of the finalized landscape plan for review and record purposes.

- (xlili) provide three streams of waste removal for the development (regular garbage, recyclable materials and organics); the development site is to provide adequate space to accommodate the three streams of waste removal; include fully outfitted areas that can be made active upon implementation of organics collection system;
- (xliv) provide for the applicants' "best commercial effort" to secure a single operator for waste removal from the site;
- (xlv) building space heating and domestic hot water design is to include provision for connections to, be compatible with, and maximize efficiency of, the "False Creek Neighbourhood Energy Utility";

Note to Applicant: The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall with suitable space for the installation of the NEU system ETS equipment, and with adequate provision for connection to outside NEU



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distribution piping and communications conduit all to the satisfaction of the General Manager of Engineering Services. The developer shall make available use of sewer and potable water piping in each ETS room. The ETS room shall be ventilated as required by the Vancouver Building Bylaw and heated during the winter to minimum 15°C. The developer must provide a dedicated 15 amp 120V, 60 Hz single-phase electrical service for operation of the ETS, all to the satisfaction of the GMES. Please contact Chris Baber, NEU Project Manager at 604-871-6127 or [chris.baber@vancouver.ca](mailto:chris.baber@vancouver.ca).

- (xlvi) provide details of the flow rates to be transmitted to the site's stormwater connection(s);

## ENVIRONMENTAL SUSTAINABILITY

- (xlvii) for all buildings, achieve the SEFC Green Building Strategy (as outlined in Appendix F of the September 14, 2006 Policy Report for the CD-1 rezoning of the Olympic Village) and meet a minimum LEED™ Gold Canada Certified standard (with a target of no less than 42 points, including City of Vancouver prerequisites) (with full LEED™ registration and documentation) or equivalency; registration with the Canada Green Building Council (CaGBC) is required for all buildings; the applicant must submit full documentation, including initial certified design credits, required for LEED™ certification to the City for verification prior to issuance of a long-term occupancy permit;

Note to applicant: The City encourages the applicant to complete full LEED™ certification for LEED™ Gold with the CaGBC.

## Energy

- (xlviii) provide energy efficient design and show modeling results that meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency;
- (xlix) 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 "xlviii", 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 to be submitted at the time of application for Building Permit.

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- (I) provide vertical glazing to a maximum of 40% or provide additional thermal measure such as low-e glass to compensate for the additional heat loss;
- (ii) provide roughed-in capacity for future individual suite metering for energy and water use;
- (iii) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;
- (iii) no natural gas fireplaces are to be installed within dwelling units; ornamental, non-combustion fireplaces are permitted if they are not heat producing;

Note to Applicant: All fireplaces are discouraged. A letter from a professional engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit.

#### In-Building Water Efficiency

- (iv) provide low-water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets; specify in-suite water-conserving appliances and building equipment (meeting Energy Star requirements);

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

#### Urban Agriculture

- (iv) design development to provide opportunities for urban agriculture, in particular shared garden plots and edible landscaping, in each of the affordable and market housing buildings, including, where possible, wheelchair-accessible garden plots for use by people with disabilities;

Note to applicant: Approximately 30% of the units without access to private outdoor space of 100 sq. ft. or more should have access to a shared garden plot. Plots should be approximately 24 sq. ft. in size and located to maximize solar access, so as to be productive and viable. Ancillary programming should also be provided, including composting, tool storage and irrigation. Consideration should be given to locating urban agriculture with other shared outdoor amenity spaces and programming for a synergy of uses.

#### Building Durability

- (vi) provide high quality, durable architectural materials and detailing to meet or exceed CSA

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Guidelines on Durability in Buildings;

Waste Management

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

Note to Applicant: Submit a Construction and Demolition Waste Management Plan. Follow the waste management requirements in LEED™ Canada 1.0 Materials and Resource Credit 2.

UNIVERSAL DESIGN

- (Iviii) applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" as outlined in Appendix H of the September 14, 2006 Policy Report for the CD-1 rezoning of the Olympic Village.

AGREEMENTS

- a) THAT, prior to enactment of the by-law to amend the CD-1 By-law, the registered owners shall, at no cost to the City make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

ENGINEERING

- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, in consultation with the Director of Planning, for:
- 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;

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all as outlined in the table 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 additional 100 units or portion thereof | +0                   | +0                                 | +1  |

- (ii) consolidation of Lot 317 with Lot 316. Consolidation prior to issuance of Development Permit is required.
- (iii) release of any redundant charges on title of Lot 317.
- (iv) provision of a 1.0 m by 1.0 m corner cut at the southeast corner of Lot 317 is required. (A surface right of way is required).

## SOILS

- (v) 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;
- (vi) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, covenanting 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 Environment;

## HOUSING

- (vii) execute revised agreements, satisfactory to the City Manager and the Director of Legal Services, ensuring development of a total of at least 21 151 m<sup>2</sup> (227,673 sq. ft.) of floor area on Parcels 2, 5, 9 and Lot 317 for Affordable Housing as defined in the South East False Creek Official Development Plan, such proposed floor space to be sufficient to accommodate a minimum of 250 Affordable Housing units of which 50% of all Affordable Housing units must be designed for families with children.

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- (viii) execute a revised agreement, satisfactory to the Directors of Legal Services and the Office of Cultural Affairs, for the provision of public art in accordance with the City's Public Art Policy and the SEFC Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

## COMMUNITY AMENITY CONTRIBUTION

- (ix) the agreed Community Amenity Contribution in the amount of \$522,215 is to be paid to the City, on terms and conditions acceptable 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; 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, 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 draft consequential amendments to the Southeast False Creek Official Development Plan ("SEFC ODP"), generally as presented in Appendix C to Policy Report "CD-1 Rezoning of 125 West 1st Avenue (Lot 317) by Plan and Text Amendments to Olympic Village CD-1 By-law No. 9454 (#454)" dated May 8, 2007, be approved;
- C. THAT Recommendation A & B be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

(RZ - 125 West 1<sup>st</sup> Avenue)