

SUMMARY AND RECOMMENDATION

9. CD-1 TEXT AMENDMENT: 711 WEST BROADWAY

Summary: To amend an existing CD-1 (Comprehensive Development District) to increase density on Site B (700 West 8th Avenue) from 2.35 FSR to 6.31 FSR through a density transfer from the Woodward's project and to increase height from 18 m to approximately 50 m to permit a 17-storey residential development.

Applicant: Gregory Henriquez, Henriquez Partners

Recommended Approval: By the Director of Planning

- A. THAT the application, by Henriquez Partners on behalf of Westbank Projects Corporation and Peterson Investment Group, to amend CD-1 By-law No. 7648 (Reference #358) for 711 West Broadway (PID 025-491-806, Lot 1, Block 338, DL 526, Plan BCP1280) to increase the permitted floor area from 21 878 m² to 31 291 m² (4.40 to 6.31 FSR) and the building height for the northerly half of the site from 18 m above the base surface to 74.95 m above sea level,), generally as set out in Appendix A to policy report "CD-1 Text Amendment - 711 West Broadway" dated May 27, 2008, be approved subject to the following conditions:

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) THAT the proposed Form of Development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received Planning Department, June 20, 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**Holiday Inn (Sub-area 1)**

- (i) design development to provide comprehensively designed and integrated weather protection along the entire frontage of existing hotel, extending to the maximum considered appropriate over the sidewalk, including more generous coverage at the West Broadway and Heather Street corner, for pedestrian comfort;
- (ii) design development to entire existing podium façade to better integrate and comprehensively upgrade its architectural appearance;
- (iii) design development to enhance the quality and appearance of both the public sidewalk and all the materials (driving surface, walls, lighting, etc.) of the porte

cochère and parkade entrance areas, to improve the public realm on Broadway and add pedestrian interest;

Development Site (Sub-area 2)

- (iv) design development to detailing of “green walls” and green roofs to ensure their success for healthy growth of vegetation;

Crime Prevention Through Environmental Design (CPTED)

- (v) design development to take into consideration the principles of CPTED, having particular regard for:
- separation between residential and hotel functions;
 - reducing opportunities for mischief in alcoves and exit stairs;

Landscape Design

- (vi) design development of the townhouse front entries at the street level of West 8th Avenue with an adequate setback of soft landscaping from the front property line;

Note to Applicant: The townhouse front entries should be well landscaped to complement the landscaped yards on the north side of West 8th Avenue (across the street). Provide plantings in-ground or in planters around private entries.

- (vii) design development of the landscaping of the City setback of West 8th Avenue to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Plantings provided on the back boulevard should be comprised of a layered low planting mature height and width not to exceed 3'-0" by 3'-0" with a minimum 1'-0" lawn strip adjacent to the public sidewalk. New tree plantings on City property should be discussed with Streets Engineering prior to filing of the Development Permit application, contact Kevin Cavell at 604-873-7778.

- (viii) new street trees to be provided adjacent to the development site on West 8th Avenue and Heather Street and illustrated on the Landscape Plan, to be confirmed prior to issuance of the Building Permit;

Note to Applicant: Contact Eileen Curran, Streets Engineering at 604-871-6131 to confirm tree planting locations and Park Board at 604-257-8587 for tree species selection and planting requirements. Provide a notation on the Landscape Plan. Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion.

- (ix) provide an up-to-date legal survey illustrating the following information:

- Existing trees 20 cm calliper or greater on the development site;
 - The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;
- (x) provide, at the development permit stage, a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan is to be at 1:100 (1/8"=1'-0") scale;
- (xi) provide section details at a minimum scale of 1/4"=1'-0' scale to illustrate proposed landscape elements including planters on building structures, benches, fences/gates, arbours and trellises, posts and walls;
- (xii) provide written consent from the Park Board to remove two trees from the back boulevard of West 8th Avenue;
- (xiii) provide a high-efficiency irrigation system in common landscaped areas and hose bibs in all private landscape yards;

Note to Applicant: Provide notation to this affect on the Landscape Plan. The irrigation system design and installation shall be in accordance with the Irrigation Association of BC's latest standard.

- (xiv) provide notation confirming night-lighting on the Landscape Plan;

Environmental Sustainability

- (xv) applicant to work with City staff through best efforts, to achieve a minimum LEED™ Silver Canada Certified standard (with a minimum target of 35 points) with full LEED™ registration and documentation or equivalency;

Engineering

- (xvi) provision of a revised Transportation Impact Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, prior to issuance of the related development permit that clearly shows all turning templates for parking and loading access points and for all internal parking and loading circulations;

- (xvii) design development to relocate the vehicle access from Heather Street to the lane;

Note to Applicant: Revised plans, submitted by Henriquez Partners on February 29, 2008, are included in Appendix G illustrating the relocation of the vehicle access to the lane;

- (xviii) design development to improve the parking layout and circulation in the underground, and to improve the proposed ramp connection to the hotel's existing underground parkade;

Note to Applicant: The revised plans submitted on February 29, 2008 addressed many of these Engineering concerns. Drop-off and pick-up passenger areas, which also posed concerns for staff, were eliminated in the revised plans. It needs to be confirmed on the drawings submitted for development permit application that the parking layout adheres to the City of Vancouver Parking and Design Supplement.

- (xix) design development to provide bicycle spaces as required by the Parking By-law;
- (xx) provision of separated garbage facilities for the hotel and residential uses and clarification of pick up operations of each;
- (xxi) provision of fully detailed plans, that show all connections between hotel and residential uses, is required;
- (xxii) clarification that there are adequate pedestrian connections between the loading facility and residential garbage facility and the east tower;
- (xxiii) provision of adequate loading bay throats and provision of turning swaths clearly indicating that all 3 loading bays can operate independently when adjacent loading bay is in use;

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) 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) subdivision of PID 025-491-806, Lot 1, Block 338, DL 526, Plan BCP1280 to create a separate legal parcel for the development site;
- (ii) provision for shared use of the loading facility by the residential and hotel users;
- (iii) provision of adequate water service for the site;

Note to Applicant: The application does not currently provide enough details to determine the extent of upgrading. Please provide fire flow rates and related details to determine the extent of water system upgrading.

- (iv) upgrading of the sanitary sewers adjacent the site to serve the proposed development;

Note to Applicant: Upgrading of the existing sanitary sewer on 8th Avenue from Heather Street to Ash Street, the existing sanitary sewer on 8th Avenue from Ash Street to the manhole 57 m east of Ash Street, and the sanitary sewer on 8th

Avenue from the manhole 57 m east of Ash Street to the English Bay interceptor, all fully at the applicants expense.

- (v) undergrounding of all existing and new utility services from the closest existing suitable service point;

Note to Applicant: All services, 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.

AFFORDABLE HOUSING

- (vi) execute agreements, satisfactory to the Director of the Housing Centre and the Director of Legal Services, ensuring the transfer of six dwelling units to the City of Vancouver for affordable rental housing to be managed by a housing co-operative under agreement with the City.

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 Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law to include CD-1 By-law No. 7648 (Reference #358) in Schedule B as set out in Appendix D to policy report "CD-1 Text Amendment - 711 West Broadway" dated May 27, 2008.

(RZ 668/2007 - 711 West Broadway)