

SUMMARY AND RECOMMENDATION

6. REZONING: 2960-2990 Nanaimo Street

Summary: To rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit non-market housing for Lu'ma Native Housing Society.

Applicant: Director of Planning

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT, to enable a proposed supportive housing development to proceed, the application to rezone the site at 2960-2990 Nanaimo Street (the Site) (Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660; PID:006-913- 709, PID:006-913-822, PID:006-915-655) from C-1 (Commercial District) to CD-1 (Comprehensive Development District), generally as presented in Appendix A to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009, be approved subject to the following conditions:

1. 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 Patrick R. Stewart, Architect in plans and stamped "Received City of Vancouver January 29, 2009", provided that the Director of Planning may allow 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 owner shall obtain approval of a development application by the Director of Planning, who shall consider the following conditions:

Design Development

- (i) design development to the Grandview elevation to improve integration with overall building massing;

Note to Development Applicant: This can be achieved by providing a similar setback at the north side of the third floor as the west elevation. Screening of parking and any proposed mechanical equipment should be proposed. The upper two floors should have visible support at the northeast corner. A continuation of the wood columns may be appropriate.

- (ii) design development to the roofline to simplify and strengthen its expression;

Note to Development Applicant: Areas of apparent symmetry should be resolved to be symmetrical, especially at the Nanaimo Street entry.

The roof form should express the overall building form, and not necessarily the location of balconies. The uppermost gable style appurtenance at the Nanaimo Street elevation should be extended further to the east to have a strong appearance from all view points.

- (iii) design resolution of the projecting balconies at the east elevation;

Note to Development Applicant: Projecting balconies should be well integrated with the building form, should align vertically, and must be coordinated with the townhouse "roof" expression. This can be achieved by inseting the balcony, and relocating it to the corner, which will also accomplish a better relationship to the neighbouring building.

- (iv) design development to provide improved pedestrian access to the building;

Note to Development Applicant: The retail entry at Grandview Highway must meet the sidewalk grade. This may require localized interior level changes. Grades, and the requirement of any retaining walls at the parking must be clarified. At the southeast Play Space clarify the direction of stair travel, and stair access on the Site Plan.

- (v) design development to the public realm on Nanaimo Streets, Grandview Highway as well as the east parking area;

Note to Development Applicant: This can be achieved by coordinating and clearly illustrating all significant landscape items and required setbacks, on the Site Plan. The drawing should include the extent and type of paving, both new and existing, the proposed street trees, the number and rise of stairs, and any retaining walls. Identify all the street furniture or fixtures. A flush planter should be provided at the amenity area entry, approximately between gridlines 12 and 13. The east elevation must show mechanical vents, if any, and proposed screening. The large concrete walls should be detailed with reveals, and climbing vines, if possible. CPTED issues, especially at the stair to the lane adjacent to the garbage area, must be addressed.

- (vi) design development to the south side yard to provide clear pedestrian access, and a neighbourly transition;

Note to Development Applicant: The south side yard must follow the grade of the adjacent site with minimal reliance on retaining walls. The building egress must be within the side yard setback, and simply executed.

- (vii) design development to unit layouts to provide improved liveability and maximum privacy between units;

Note to Development Applicant: This can be achieved by orienting units, wherever possible, so that living areas are not adjacent to

sleeping areas. When possible, entry doors across the corridor from one another should be offset to increase visual privacy.

- (viii) design development to achieve a coordinated resolution of the garbage and loading areas;

Note to Development Applicant: The loading and garbage areas should be screened in an attractive and coordinated manner. Provide details of the garbage enclosure construction, and illustrate areas of landscaping on the Site Plan. The design should reduce opportunities for crime, and have strong consideration of personal safety of residents accessing the garbage enclosure.

- (ix) provision of high quality building materials appropriate to the use;

Note to Development Applicant: The number of exterior siding materials should be limited to two field materials, one for the commercial base, and one for the upper residential levels. A panelized material may be more appropriate than the siding and shingles proposed. Changes in material should be handled in an attractive and logical manner. (The Tindal stone finish must wrap around the southwest corner, and have a well-detailed termination.)

- (x) provision of additional information on elevations and site plans identifying the location of exterior lighting;

- (xi) provision of a conceptual signage package noting compliance with the Sign By-law;

Note to Development Applicant: Show proposed locations and size of proposed signage on the site and building for *reference*. Signage should be integrated with, but not detract from architectural elements. Note on drawings that approval for signs will be sought in a *separate* application for a Sign Permit. The development permit does not approve signage.

- (xii) provision of larger scale sectional drawings showing proposed canopies, balconies, roof decks, post and beam feature and entries;

Note to Development Applicant: Drawings at a minimum of 1:50 scale must be provided of these and of any other area the development applicant feels expresses the strength of the integrated façade features and the building-to-street interface.

- (xiii) provision of details of significant exterior details including landscape elements;

Note to Development Applicant: At a minimum, provide details of the wood post to base connection, balcony rails and soffits, window details, and exterior stair railings, garbage enclosure and lighting.

Landscape

- (xiv) improvements of the plans:
- architectural sections and/or sectional plan arrows appear to be incorrect;
 - landscape plan to show property line;
 - provide spot elevations on the landscape plan and site plan to clarify the various grade changes and walls adjacent the building;
 - landscape plan to be submitted at a larger scale.
- (xv) provision of a high quality public realm, to be confirmed prior to the issuance of the building permit;

Note to Development Applicant: Coordinate with Engineering staff when designing the public realm, including the surface treatment, planting beds and trees. Along the Nanaimo Street frontage, provide a double row of street trees set into planting beds flush with grade. Consider that building entrances need to be unencumbered. A lawn boulevard should be provided adjacent the curb, where possible. Special paving, such as exposed aggregate banding, should be integrated into the public realm and be compatible with the private surface treatment. Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm the surface treatment and planting locations and Park Board, 604.257.8587 for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity of street trees to the satisfaction of the General Manager of Engineering Services and tree species to the satisfaction of the Park Board 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 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (xvi) provision of additional large scale sections through:
- grid line #12;
 - the linear planting strip near the lane in the northeast corner;
- (xvii) provision of high-quality surface treatment on private property along the Nanaimo Street and Grandview Highway frontages;

Note to Development Applicant: The material should be of higher quality finish than brushed concrete.

- (xviii) design development to improve the public realm amenity in proximity to the corner;

Note to Development Applicant: This can be done by the addition of outdoor furniture, planting and/or related element of interest.

- (xix) screening or enclosure of the hydro box at the lane;
- (xx) provision of dimensioned street tree protection fences to be labeled on the landscape plan; and

Note to Development Applicant: Refer to Engineering Street Tree Protection Guidelines.

Engineering

- (xxi) traffic calming measures, subject to public consultation, as follows:
 - speed humps on the north-south and east-west lanes;
 - diverts at the intersection of the lane at Copley Street and at the lane and 16th Avenue.

2. CONDITIONS OF BY-LAW ENACTMENT

- (a) That prior to enactment of the CD-1 By-law, and at no cost to the City, unless otherwise specified below:

Engineering

- i) the owner shall make arrangements on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (a) consolidation of Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660 into a single parcel; and
 - (b) undergrounding of all 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.

Housing Centre

- ii) the owner shall make arrangements on terms and conditions satisfactory to the Managing Director of Social Development and the Director of Legal Services, to enter into a Housing Agreement, in order to comply with the exemption provisions for social housing in the relevant DCL By-law and the Interim Citywide CAC Policy;

Soils

- iii) the owner shall 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 and to the satisfaction of the Manager of Environmental Protection and the Director of Legal Services; and

- iv) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment, and all other conditions imposed by the City or Ministry of Environment have been satisfied.
- B. FURTHER THAT, the application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-1) as set out in Appendix C to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009, be approved;
- C. AND FURTHER THAT, the Director of Legal Services be instructed to bring forward at the time of enactment of the CD-1 By-law the amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule B, as set out in Appendix C to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009.

(RZ - 2960-2990 Nanaimo Street)