

SUMMARY AND RECOMMENDATION

4. REZONING: 111 Princess Avenue (formerly 590 Alexander Street)

Summary: To rezone from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development) District to permit a 10-storey residential building with a total floor space ratio of 5.29. This rezoning provides for the development of 139 supportive housing units, and specifically meets the objectives of the Housing Plan for the Downtown Eastside, and the Memorandum of Understanding between the City and the Province pertaining to the 12 City-owned sites.

Applicant: Amela Brudar, GBL Architects Inc.

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

A. THAT the application by GBL Architects on behalf of Portland Hotel Society to rezone 111 Princess Avenue, formerly 590 Alexander Street, (Lots 12,13,14,15 and16, Block 42, District Lot 196, Plan 196, PID 015-603-172, PID 015-603-199, PID 013-658-034, PID 013-658-042, PID 013-658-069) from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District), to permit a 10-storey residential building with a total floor space ratio of 5.29, generally as presented in Appendix F, to the Policy Report, "*CD-1 Rezoning – 111 Princess Avenue (formerly 590 Alexander Street)*", dated August 25, 2009, be approved subject to approval of 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 GBL Architects and stamped "Received City Planning Department, May 14, 2009", provided that the Director of Planning 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, who shall have particular regard to the following:

Design Development

- (i) design development to the landscape strategy for Princess Avenue to include opportunities to exhibit and feature customized art projects, in conjunction with the Princess Avenue Interpretive Walk Program;
- (ii) relocation of the proposed bike rack off the Princess Avenue to allow unimpeded pedestrian movement to and from the building's main entrance;

- (iii) enlarged-scale detail drawings including a typical wall section from the ground plane to the parapet noting exterior cladding materials, their physical placement in relationship to each other, and how they are fastened;
- (iv) notation on the drawings indicating the path of travel of the exhaust from the kitchen to a rooftop location;
- (v) provision of manufacturer and colour-swatch identification numbers for all proposed colour samples of all elements in the design, listed directly on drawing set; all colour-swatch samples to be stapled directly on the drawing set;
- (vi) design development to ensure the doors in the lane do not swing over the property line;
- (vii) design development to allow for adjustment of the garbage compactor to ensure access and to avoid conflict with a column in the parkade;

Note to Applicant: Following adjustments, confirmation is required from a waste hauler that they can access and pick up from the location shown.

- (viii) design development to include provisions for a canopy over sidewalk;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems.

Operations Management Plan (OMP)

- (ix) provision of an operations management plan to augment the sponsor profile, to the satisfaction of the Managing Director of Social Development, prior to issuance of an Occupancy Permit, to include the following:
 - identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - 24-hour emergency contact;
 - a liaison with the local community policing operations; and
 - a commitment to establish a Community Advisory Committee, if the need for such involvement is determined by the Managing Director of Social Development;

Crime Prevention through Environmental Design (CPTED)

- (x) design development to improve visibility in the parking garage in accordance with section 4.13 of the Parking By-law;

- (xi) design development to improve security and visibility in the parking garage by painting the walls and ceiling white;
- (xii) provision of a letter of assurance from the building operator guaranteeing transparency and visual access between the ground floor uses and Princess Avenue and Alexander Street during normal daytime hours, to ensure casual surveillance of the public realm;

Landscape

- (xiii) design development to enhance the viability of the urban agriculture plots on the eighth floor terrace by maximizing their sun exposure;

Note to applicant: This can be accomplished by moving the garden plots to the south end of the terrace, or by deleting or relocating the three trees (one Katsura and two Dogwood trees) proposed to be planted to the south of the garden plots.

- (xiv) retention of the grass outer boulevard on Princess Avenue and Alexander Street;

Note to applicant: A notation to this effect should be added to the Landscape Plan.

- (xv) provision of dimensions for the planters on the third and eighth floor terraces, indicating the planting depth and the sizes of the planters; the scale of the plan view (1:100) should be added to all landscape plan views on pages L1, L2, and L3;

- (xvi) provision of one hose bib for the eighth floor urban agriculture plots;

- (xvii) illustration of all lane edge utilities on the Site Plan and the Landscape Plan;

- (xviii) provision of the following notation on the Landscape Plan for new street trees: "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 long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the Building Permit. Call Park Board for inspection after tree planting completion.";

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and the Park Board (604.257.8587) for tree species selection and planting requirements.

- (xix) provision of dimensioned tree barriers (illustrated on the Landscape Plan) around all existing street trees located adjacent to the development site as per City of Vancouver Guidelines;

Public Realm

- (xx) design development to ensure landscape plan shows the correct curb ramp at corner, correct lane curb return and correct lane crossing;
- (xxi) design development to ensure sidewalks are reconstructed from curb to property line;

Note to Applicant: Reconstruction of above is to be fully at the applicant's expense.

- (xxii) provision of the following notation on the Landscape Plan and/or Site Plan;

"This plan is not for construction of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as 'for construction'. Eight weeks notice is requested. No work on public property may begin until plans receive 'for construction' approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."

Sustainability

- (xxiii) The following sustainability features have been noted on the LEED checklist submitted for this application. As per the Design Rationale submitted, it is understood that the sustainability strategies were yet to be finalized at the time of application. Prior to issuance of the Development Permit, the following features are to be elaborated to the satisfaction of the Director of Planning, and noted on the application drawings for the Development Permit:

- 1) Optimize Energy Performance (6 points) – Submit energy modeling results demonstrating how the energy reduction has been met.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 3 optimize energy performance points.

- 2) Water Efficiency Points (3 points) – Submit documentation that demonstrates how the water use reduction has been achieved.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 1 water efficiency point.

- 3) Stormwater Management (1 point) – Submit documentation demonstrating how this point will be earned.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 1 stormwater management point.

- 4) Ventilation Effectiveness – Submit documentation to explain how this point is earned. Furthermore, provide a notation on the drawings showing the operable windows for each dwelling unit.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of the following:
 - i) consolidation of Lots 12 through 16, all of Block 42, DL 196, Plan 196;
 - ii) upgrading of the downstream sanitary main that serves the site from the manhole east of Heatley Avenue to Hawks Avenue. The existing main is at capacity, upgrading of the sewer is necessary to serve the proposed development;
 - iii) provision of curb and gutter, and pavement to the road centerline on the west side of Princess Avenue from Alexander Street to the lane south of Alexander Street;
 - iv) provision of a standard concrete lane crossing at Princess Avenue and at the lane south of Alexander Street;
 - v) provision of street trees adjacent to the site where space permits;
 - vi) provision of sidewalk improvements on Alexander Street to meet future portside greenways standards. (The drawings propose improvements to Alexander Street sidewalks which should be consistent with greenways treatments throughout the city);
 - vii) 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.

Soils

- viii) 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;
 - ix) do all things and/or enter into such agreements deemed necessary by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there 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.
- B. THAT, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigning Schedule B (DEOD)], as set out in Appendix C, to the Policy Report "*CD-1 Rezoning – 111 Princess Avenue (formerly 590 Alexander Street)*", dated August 25, 2009, be approved; and
- C. THAT, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law following approval and enactment of the CD-1 By-law to establish regulations for this Comprehensive District in Schedule B generally as set out in Appendix C, to the Policy Report "*CD-1 Rezoning – 111 Princess Avenue (formerly 590 Alexander Street)*", dated August 25, 2009.

(RZ. - 111 Princess Avenue)