

SUMMARY AND RECOMMENDATION

3. REZONING: 1134 Burrard Street (Supportive Housing)

Summary: To rezone the site from Downtown District (DD) to a Comprehensive Development (CD-1) District to develop a 16-storey building with 141 supportive housing units, in conjunction with new program space for the Directions Youth Services Centre. A maximum floor space ratio (FSR) of 6.54 and a maximum building height of 54 m are proposed.

Applicant: Dane Jansen, dysarchitecture

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

- A. THAT the application by dysarchitecture on behalf of the Kettle Friendship Society to rezone 1134 Burrard Street (PID 007-074-531, Lot G, Block 90, DL 541, Plan 18877 NWD) from DD (Downtown District) to CD-1 (Comprehensive Development District), to permit the development of 141 units of supportive housing, in conjunction with new program space for the Directions Youth Services Centre, generally as presented in Appendix A, to the Policy Report, *"CD-1 Rezoning - 1134 Burrard Street"*, dated January 11, 2010, 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 dysarchitecture and stamped "Received City Planning Department, July 28, 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 simplify the building's façades and architectural treatments;

Note to applicant: design development should consider reducing the number of architectural embellishments and variations in material treatments to achieve an overall architectural character. Provision of high quality materials and detailed large-scale (1:25) architectural plans, sections and elevations describing the exterior finishes and articulation, including location of signage, weather protection, landscaping and soil depth is required.

- ii) design development to the front elevation to enhance it's prominence on Burrard Street;

Note to applicant: design development should consider more glazing on both the tower and podium components, to minimize the amount of blankness on the façade.

- iii) compliance with EcoDensity Action Item A-1 with regard to the specific point requirements and identification on the building plans and elevations of all sustainable design features;

Note to Applicant: Written clarification of and demonstration of the sustainable features establishing a minimum LEED™ Silver equivalent, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point must be shown on the final approved permit drawings.

Crime Prevention Through Environmental Design (CPTED)

- iv) design development to take into consideration the principles of CPTED;

Landscape

- v) provision of a permanent high efficiency irrigation system for all planters, excluding the food planters on the urban agriculture deck.

(Note to applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines)

- vi) provision of a landscape rationale explaining the public realm treatment, the use of manufactured planters (rather than poured in place planters) and a clarification of the irrigation/water use strategy.
- vii) provision of a small storage room or shed for gardening tools on the urban agriculture deck.
- viii) provision of a covered outdoor seating area for the urban agriculture deck in order to provide an area for social interaction and resting.
- ix) provision of a public realm sidewalk treatment consistent with the Burrard-Granville section of the Downtown District, subject to approval of the General Manager of Engineering.
- x) provision of a full Landscape Plan (at the time of development permit application). The landscape plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is

clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

Sustainability

- x) Provision of a LEED scorecard, and consideration to achieve a LEED Gold equivalent rating in the projects sustainability performance.

Waste Management

- xii) Provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics) the development site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

ARRANGEMENTS

- (c) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services be made for the following:

SOILS

- i) 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.
- ii) 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.

FURTHER THAT a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD) as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning - 1134 Burrard Street*", dated January 11, 2010, be approved.

- B. THAT, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law following the approval and enactment of the CD-1 By-law, to include this Comprehensive Development District in Schedule B as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning - 1134 Burrard Street*", dated January 11, 2010.

[RZ. - 1134 Burrard Street (Supportive Housing)]