



CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: April 8, 2010
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Meeting Date: April 20, 2010

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning - 3333 Main Street

RECOMMENDATION

- A. THAT the application by Bastion Development Corporation, to rezone 3333 Main Street (Lots 6-12, Block 61, D.L. 302, Plan 198 PID: 005-019-648, PID:005-019-656, PID:005-019-664, PID:005-019-672, PID:005-019-681, PID:005-019-699, PID:005-019-711) from C-2 to CD-1, to permit development of a five-storey mixed-use commercial and residential building, be referred to a Public Hearing, together with:
- (i) plans prepared by Hotson Bakker Boniface Haden Architects, received December 4, 2009;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2), as set out in Appendix C, be referred to the same Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the Public Hearing.

- C. THAT, subject to approval of the rezoning, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER 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.

- D. THAT recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the party of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Riley Park South Cambie Community Vision
- C-2 Guidelines
- EcoDensity Action Item A-1 Policy for greener buildings
- Financing Growth (CAC) Policy.

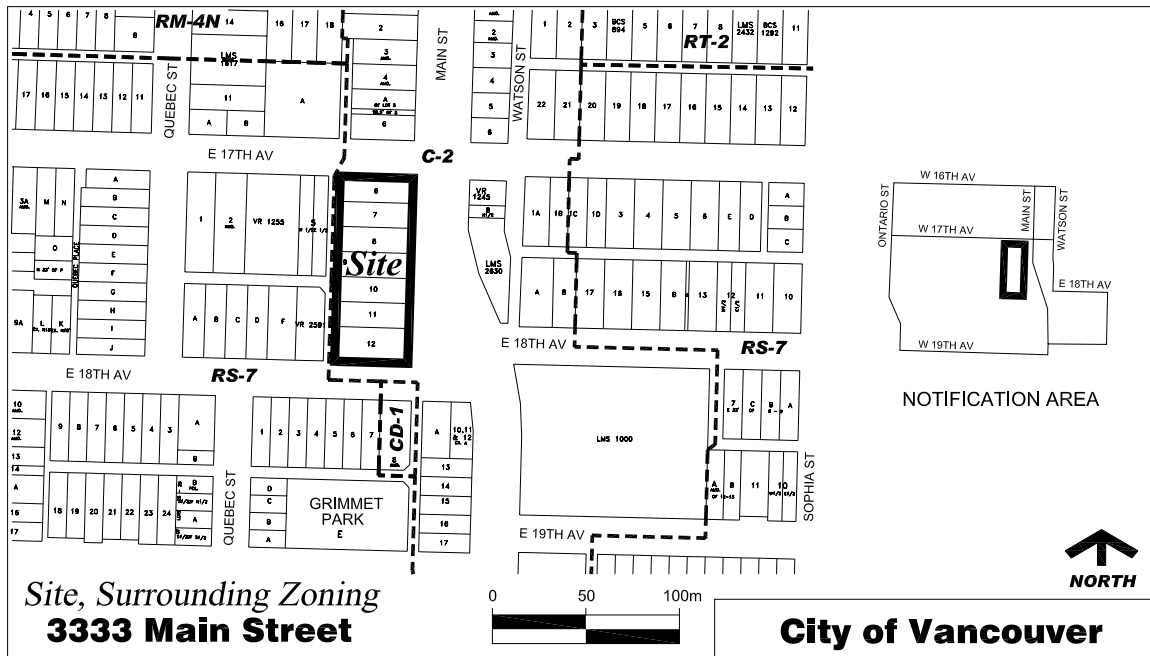
PURPOSE AND SUMMARY

This report assesses an application to rezone the site at 3333 Main Street from C-2 (Commercial District) to CD-1 (Comprehensive Development) District to facilitate development of a five-storey mixed-use commercial/residential building. Requested are a modest increase in the overall floor space ratio (FSR), an increase in the amount of residential floor area permitted above the first storey of the building, and an increase in the height beyond the recommended maximum achievable under the C-2 Guidelines.

SITE AND PHYSICAL CONTEXT

The site is located on the west side of Main Street, between 17th and 18th Avenues (see map in Figure 1, below). It is comprised of seven legal parcels and is currently developed with a former auto dealership (Coastal Ford), which has been out of operation for some time.

Figure 1: Site and Surrounding Zoning



BACKGROUND

It was the applicant's original intent to develop this site under the current zoning as a conditional approval development application under the C-2 District. The development application proposed a total density of 2.54 FSR, with 1.95 FSR in residential floor area located above the first storey. Both the overall FSR, and the proportion of residential on the upper storeys, exceeded the maximums permitted in the C-2 District, being 2.50 FSR and 1.75 FSR, respectively.

Although the requested increases in FSR and height are modest, the applicant contends that it is essential for the project to be viable, given the location and scale of the project and current market conditions. From a public interest perspective, an application for rezoning enables the City to secure public benefits which would otherwise not be achieved under a C-2 development, as discussed later in this report.

DISCUSSION

1. Policy Context

The Riley Park South Cambie (RPSC) Community Vision document does not contemplate rezonings in advance of further Neighbourhood Centre planning. Generally only projects involving a Housing Demonstration Project, heritage, social or affordable housing,

institutional uses or minor housekeeping amendments are expected to proceed in advance of further planning work.

The Vision document does, however, identify a number of directions which support specific features of this proposal, including: strengthening the Main Street shopping area; encouraging mixed-use developments which allow people to live closer to where they work and shop; providing an enhanced pedestrian experience and landscaped areas for outdoor seating adjacent to businesses; wrapping commercial uses around the building on the side streets; and enlivening commercial lanes.

In this instance, but for the nominal proposed increase in FSR and building height, this project would have been approved by the Director of Planning under the C-2 District's discretionary parameters. Noting that the requested variances from the C-2 zoning are minor in nature, staff support this rezoning proceeding at this time, in advance of further planning. In addition, a rezoning enables the City to secure public benefits at this time, amenities for the community which would otherwise not be achieved with a development under the current C-2 zoning.

2. Proposal

As noted previously, the proposal is for a five-storey building, with commercial uses on the ground floor fronting Main Street and wrapping around the corner of 17th Avenue. Seven two-storey townhouse units are proposed along the lane on the west side of the site. The 2nd through 5th floors of the building contain 91 dwelling units, for a total of 98 units. One and a half levels of underground parking are provided, with access from the lane. Grade-level parking, under structure, is located in the southwest part of the site to serve the commercial uses.

3. Use

The commercial and residential uses proposed are consistent with the uses currently permitted in the C-2 District. The RPSC Vision includes direction to encourage mixed-use developments with retail use at grade and residential above.

4. Form of Development (Note Plans: Appendix D)

The proposed form of development generally conforms to the form of development regulated by the C-2 District Schedule, except in regard to density and as noted in the development statistics which are attached as Appendix G. Recommended conditions of approval in response to the proposed form of development are noted in Appendix B, items (b)(ii) through (b)(iv). The proposed form of development also generally conforms to the dimensions recommended in the C-2 Guidelines, except in regard to height. Refinements to the building design not affecting the form of development are recommended in Appendix B as items (b)(v) to (b)(x).

5. Density and Height

The application proposes an increase in total density of 0.02 FSR, which is supported given the size and location of the site. The application also proposes an increase of 0.20 FSR in residential density which is located above the first storey, from 1.75 FSR to 1.95 FSR. As with the overall limit on residential floor area, the C-2 regulations limit the density of upper floor residential as an incentive to the creation of commercial space on upper floors. In practise, applications made under the C-2 zoning can and do choose to not construct upper floor commercial space (e.g. second-level offices) where it is uneconomic. The application

proposes a total commercial density of 0.46 FSR, more than that required under the existing zoning to achieve the total permitted density of 2.50 FSR. In terms of the form of development, the additional residential area of 0.20 FSR above the first storey has no significant effect as compared to existing zoning, since a building could be built to the same size by replacing a portion of residential floor area with other uses.

The application proposes a maximum height of 18.03 m (59.15 ft.). While “outright approval” applications are limited to 13.8 m (45.28 ft.) in C-2, there is no height limit for “conditional approval” applications in the C-2 regulations. For those, the Director of Planning typically considers the C-2 Guidelines, which recommend that a greater height up to 16.8 m (55.12 ft.) may be considered “for sites that are exceptionally large in both depth and width, to achieve benefits such as increased neighbourliness, open space and amenity”. In this case, the Director of Planning has considered the existing context, the unusually large size of the site, the adjacent open space, the improvements to the open space, and the opportunity to mark this location on Main Street with a prominent development, and supports the proposed height which is 1.2 m (4.03 ft.) over the Guideline maximum. In addition, a recommended condition of approval to achieve better ceiling height in the retail spaces would permit up to approximately 0.31 m (1.0 ft.) of further height to improve the viability of commercial area at grade (noted in Appendix B, item (b)(i)).

6. Parking

The project includes one and one-half levels of underground parking taking access from the lane. In addition, covered grade-level parking serving the commercial uses is provided on the south portion of the site, at the rear. A total of 174 parking spaces are proposed, which is consistent with the Parking By-law.

7. Traffic Calming

As noted in the responses to the neighbourhood notification (see Appendix F), traffic issues have been of considerable concern to local neighbours when asked to comment on this application. The topic was discussed extensively with both City staff and the applicant’s consultants at the Open House held for the project on February 9, 2010. Engineering Services staff have responded to those concerns by recommending that traffic diverters be installed at the lane intersections at 17th and 18th Avenue to direct traffic from the development toward Main Street, rather than into the neighbourhood.

8. Sustainability

For all rezonings for buildings that meet the minimum requirements to participate in the LEED® New Construction (NC) program, the Rezoning Policy for Greener Buildings requires that developments establish a design that would achieve a level of LEED® Silver at a minimum, or an equivalent achievement in green design. The policy also requires that a project show at least three “optimize energy performance” points, one “water efficiency” point and one “storm water” point on the LEED® scorecard.

The application included a preliminary commentary on sustainability issues and a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy. A recommended condition of approval seeks to complete compliance and to demonstrate how the building will achieve the proposed building credits (noted in Appendix B, item (b)(x)).

9. Slip-lane and Adjacent Open Space

Immediately adjacent to the site is a “slip-lane” which connects Main Street to 18th Avenue. (See Figure 2, below)

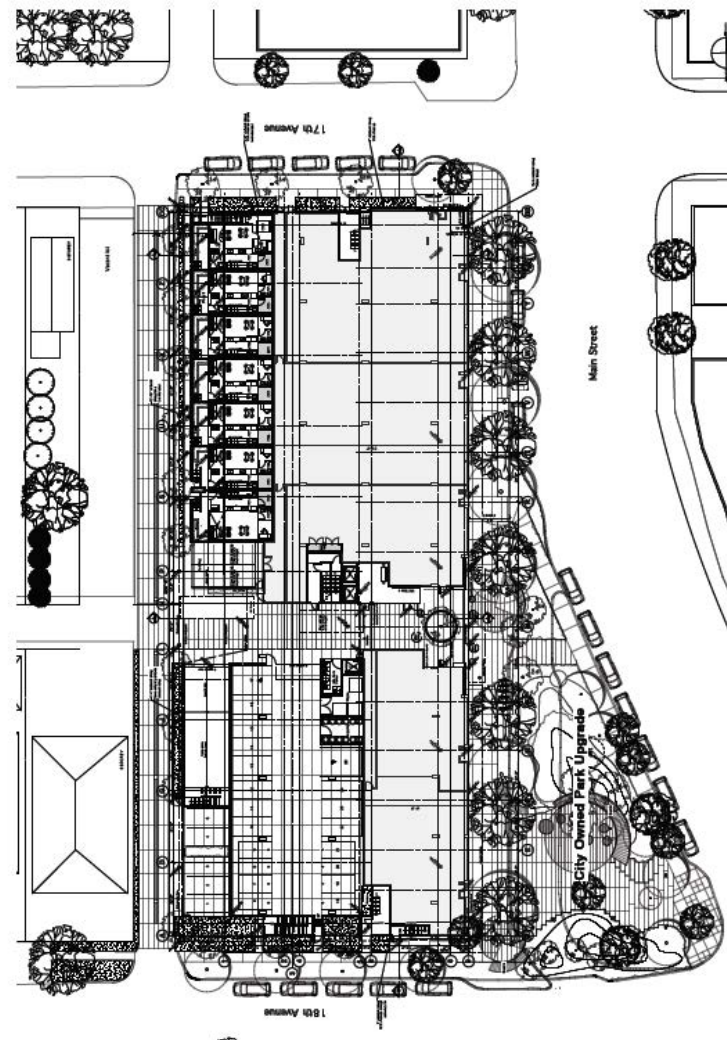
Figure 2: Current Condition of Slip-lane and Open Space



As a consequence of this proposed development, the slip-lane will be closed to traffic. The local community supports the closure, as the slip-lane is currently used by drivers entering the neighbourhood and using local streets to avoid congestion on Main Street — this despite a traffic diverter at the slip-lane’s intersection with 18th Avenue . Between the slip-lane and Main Street, is a small triangular open space, which connects the neighbourhood to the pedestrian-operated traffic light at 18th Avenue.

Staff and the community strongly support adding the closed slip-lane to the adjacent open space to provide a larger public open space. The applicant has indicated a possible design for this area on their site plan, noting that its design is outside the scope of their application (illustrated in Figure 3, below). Staff recommend that the Community Amenity Contribution, offered with this rezoning application, be directed to the design and development of the public open space, including the slip-lane. Park Board staff will initiate a neighbourhood consultation process seeking input into the design, with the intention of completing the necessary works to remove the slip-lane pavement, provide new curbs and associated work and develop the open space, concurrent with completion of construction of the proposed development. Construction and ongoing maintenance of the open space will be executed by the City.

Figure 3: Site Plan with concept for enlarged open space



PUBLIC CONSULTATION

Notification:

Signs describing the rezoning application were installed and a notification postcard was sent to 331 local residents on December 23, 2009. Twenty (20) written responses (letters and email) have been received, including a response on behalf of the Riley Park South Cambie Steering Committee.

Open House:

An open house event was held on-site on February 9, 2010. Fifty-one people attended along with staff and the applicant team. Seven comment forms were completed.

Concerns identified include:

- Project traffic should not be permitted into the neighbourhood via either 17th or 18th Avenues, or the east-west lane through the block

- Additional traffic in the neighbourhood will increase risks for children and families walking to nearby Grimmatt Park (19th Avenue between Main and Quebec Streets)
- The project is not providing enough parking
- Resident-only parking should be established in the neighbourhood
- Project traffic should be directed to 17th Avenue - the parking entry should be relocated to the north end of the project, rather than mid-block as shown
- The ground-floor commercial uses should be small and local-serving, not a large-format retailer
- A large retail tenant would result in conflicts between commercial delivery vehicles and residents in the lane
- The increased height (to 5 storeys) is not supportable under the RPSC Vision
- The project will shadow adjacent residences
- The livability of the lane townhouses is compromised by having their entrances "sunken" below lane level
- The architecture is not in character with the neighbourhood.

Aspects of the project that are supported include:

- Removal/closure of the slip-lane
- Redevelopment of the existing green space and slip-lane as a neighbourhood open space.

A more detailed summary of the comments received is provided in Appendix F.

PUBLIC BENEFITS

Community Amenity Contributions (CAC) – The City's Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. As of the date of this report, discussions with the applicant about the CAC had not completed. Staff are recommending that the CAC be directed to the upgrading of the small green space adjacent to the development site. This green space will expand in area once the slip-lane is removed, yet removal of the slip-lane is part of the street works that the applicant is required to undertake (see Engineering condition (c)(ii) in Appendix B). The proposal is to subtract the value of the street work to remove the slip-lane from the CAC. Staff will bring forward the details of the applicant's CAC offer, and the estimated cost of the work to remove the slip-lane, prior to the public hearing.

Development Cost Levies – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is in the Vancouver DCL District where the current rate for commercial and residential uses developed at a density greater than 1.2 FSR is \$7.70/sq. ft. On that basis, a DCL of \$827,273 is anticipated and would be collected prior to building permit issuance.

Public Art - Although the total floor area involved in this development is greater than 100,000 sq. ft. which is the threshold for applying the City's Public Art Policies and Guidelines, staff acknowledge that but for a very nominal increase in floor area, this project would be approvable as a development application which would have no art component included. Staff recommend that the Policy not apply in this instance. Staff note that a piece

of public art will be installed in the upgraded open space as part of the "88 Blocks- Art on Main Street UTS Project".

FINANCIAL IMPLICATIONS

Approval of this application will have no financial implications with respect to the City's operating expenditures, fees or staffing.

APPLICANT'S COMMENTS

The applicant, Bastion Development Corporation, was provided with a draft copy of this report and provided comments on the setbacks to the north and east property lines, which are called for by staff's recommended conditions of approval (b)(ii) and (b)(iii) in Appendix B. In their view, these setbacks will negatively impact the project and they have requested that the conditions be removed. Discussions between staff and the applicant about the setbacks are ongoing. Should staff decide to make changes to their recommendations, revised conditions will be brought forward for Council's consideration at the public hearing.

CONCLUSION

Staff have reviewed the application to rezone this site from C-2 to a CD-1 to allow a nominal increase in overall density, and in residential floor area on the 2nd to 5th floors, as well as an increase in building height, and conclude that it is supportable. The Director of Planning recommends that the application be referred to a public hearing, together with the draft by-law provisions contained in Appendix A, and that it be approved subject to the conditions contained in Appendix B.

* * * * *

3333 Main Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Uses

- Cultural and Recreational Uses, limited to fitness centre, library, museum or archives, arcade, artist studio, billiard hall, club, community centre or neighbourhood house or hall.
- Dwelling Uses, limited to:
 - Dwelling units in conjunction with any of the uses listed in this by-law except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
 - Principal Dwelling Unit combined with a Secondary Dwelling Unit in conjunction with any of the uses listed in this by-law, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion;
 - Principal Dwelling Unit combined with a Secondary Dwelling Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use; and
 - Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of the Zoning and Development By-law.
- Institutional Uses, limited to child day care facility, church, hospital, public authority use, school - elementary or secondary, school - university or college, social service centre, community care facility - Class B or Group Residence.
- Manufacturing Uses, limited to jewellery manufacturing and printing and publishing.
- Office Uses.
- Retail Uses, limited to adult retail store, furniture or appliance store, liquor store, pawnshop, secondhand store, grocery or drug store, retail store, small-scale pharmacy.
- Service Uses, limited to animal clinic, auction hall, barber shop or beauty salon, beauty and wellness centre, cabaret, catering establishment, drive-through service, hotel, neighbourhood public house, photofinishing or photography laboratory, print shop, repair shop class A, repair shop class B, restaurant - class 1, restaurant - class 2, restaurant - drive-in, school - arts or self improvement, school - business, school - vocational or trade, wedding chapel.
- Utility and Communication Uses, limited to public utility or radiocommunication station.
- Accessory Uses customarily ancillary to the above uses.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 3 881 m² [41,775 sq. ft.], being the site size at the time of application for rezoning, prior to any dedications.
- The maximum floor space ratio for all uses combined is 2.54, as follows:
 - for dwelling uses in conjunction with other uses, up to 1.95 in storeys located above the front street level storey, and up to 0.11 in the front street level storey or below;
 - for the purpose of computing floor space ratio, an artist studio shall be deemed to be a dwelling use.
- The following shall be included in the computation of floor space ratio:
 - all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- The following areas shall be excluded in the computation of floor space ratio:
 - open patios or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
 - enclosed sunrooms and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls, to a maximum of 55 m²;
 - enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council, to a maximum of 105 m²;
 - open residential balconies to a maximum of 570 m²;
 - where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
 - amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
 - all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
 - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm

thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and

- with respect to exterior:
 - wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

Height

- A maximum height, measured from base surface, of 18.6 m (61 ft.)
- The relaxation provisions available in Section 10.11 of the Zoning and Development By-law shall apply.

Horizontal Angle of Daylight

- All habitable rooms in buildings used for residential or hotel purposes shall have at least one window on an exterior wall which complies with the following:
 - the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The following shall be considered as obstructions:
 - the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
 - part of the same building including permitted projections;
 - accessory buildings located on the same site as the principal building;
 - the maximum size building permitted under the appropriate C or M District Schedule if the site adjoins a C or M site.
- The following shall not be considered as habitable rooms:
 - bathrooms; or
 - kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement provided he first considers the intent of this Schedule and all the applicable policies and guidelines adopted by Council.

Parking

- Parking, loading, and bicycle parking spaces will be provided and maintained according to the requirements and provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction.

Acoustics

- A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

* * * * *

3333 Main Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

Note: Further design development and response to circumstances resulting from the Public Hearing may result in additional design and technical conditions as part of the Director of Planning approval.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Hotson Bakker Boniface Haden Architects, and stamped "Received City Planning Department, December 4, 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:
 - (i) design development to provide a fourteen (14.0) ft. floor-to-floor dimension for the retail spaces, in order to improve the viability and amenity of the commercial activity;

(Note to Applicant: An increase in building height of approximately one (1.0) ft, may be considered as a part of meeting this condition.)
 - (ii) design development to provide an eight (8.0) ft. landscaped setback from the north property line at grade for the townhouse units;

(Note to Applicant: The intent is to create a larger open space to benefit occupants, and provide more of a transition to residential front yards located to the west along 17th Avenue.)
 - (iii) design development to provide a two (2.0) ft. setback from the property line for all retail spaces;

(Note to Applicant: The intent is to provide an optimum pedestrian width. This setback need not be provided where the upgraded open space long Main Street provides an increased width.)
 - (iv) design development to provide a minimum two (2.0) ft. setback from the lane to preserve lane clearance and accommodate landscaping entirely on the site;
 - (v) design development to improve the separation of adjoining residential and loading uses on the lane in terms of noise, safety and privacy;

(Note to Applicant: Consider a complete enclosure for the east loading facility, in accordance with Section 3.1 [c] of the C-2 Guidelines.)

- (vi) location of all rooftop equipment, including communications receivers and mechanical vents, on the plans and elevations, and details of the screening that will be provided to ensure visual and acoustic separation from residential units;

(Note to Applicant: Notation shall be indicated on plans confirming that: "Communication Receivers and Antennae are shown for reference only and are not approved under this Development Permit. A separate permit is required for the installation of antennae, including satellite dishes used for the transmission or reception of radio, television, satellite, microwave, cellular or related communications together with related masts, mechanical equipment and mechanical rooms.")

- (vii) details of a design for residential lighting that provides a secure night-time environment, without causing glare toward nearby properties, to be shown on the submitted plans and elevation drawings;

(Note to Applicant: This is especially important around the residential portion at grade. For more information, refer to Section 2.10 - Safety and Security, and Section 5.7 - Lights, of the C-2 Guidelines.)

- (viii) proposed finishes, materials, colours and dimensions for all exterior features on the elevation and section drawings, including soffits and wall returns;

- (ix) enlarged drawings for significant exterior features, especially at the public realm interface, keyed to the plans and/or elevations;

- (x) identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point;

(Note to applicant: Provide a LEED® checklist confirming LEED® silver equivalency and a detailed written description of how the above noted points have been achieved. Both the checklist and description should be incorporated into the drawing set.)

- (xi) conceptual drawings showing how the signage integrates architecturally in terms of finish and materials;

(Note to Applicant: A separate Sign Permit application will be required for signage. Notation shall be indicated on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits." The Sign By-law Coordinator should be contacted at 604.871.6714 for further information. Ensure also that there is a clearance of a least nine [9.0] ft.

under the sign band, unless the sign bands are recessed and flushed with storefront glazing.)

Landscape

- (xii) design development to angle the parking level slab downward, as needed, to accommodate soil depth and trees inside the property line;

(Note to Applicant: The objective should be 3.0 ft. depth of soil for trees in a continuous soil volume. Respecting code and ceiling height requirements, this is typically resolved by angling the slab down 3.0 ft. by 4.0 ft., or adding a right angled "elbow".)

- (xiii) design development to garden plot planters to specify high quality, durable materials consistent with the material palette of the building;

(Note to Applicant: The planters should be designed to last the full lifespan of the project.)

- (xiv) a revised Landscape Plan/Site Plan at a more detailed, larger scale format (minimum 1/8" = 1 foot);

- (xv) adequate soil volumes and planter depth;

(Note to Applicant: Where further design development reveals a conflict, landscape amenities [trees] as proposed, should not be deleted.)

- (xvi) large scale section drawings (typical) through planted areas;

(Note to Applicant: Special attention should be paid to any planting proposed above slab such as the second floor permanent planters, trees in the lane and the feature tree at the entrance courtyard off of Main Street, and the townhouse interface. Sections should include the soil profile, root ball and slab/retaining walls. Planting conditions should meet or exceed the latest British Columbia Landscape & Nursery Association [BCLNA] Standards.)

- (xvii) a large-scale, detailed Landscape/Planting Plan(s) for the proposed "Community Garden Area" on the second floor;

(Note to Applicant: Further design development and programming should include: starter plant list, work station, compost, irrigation, benches, vertical landscaping and additional trees and/or structures. Provide a detailed section drawing through the garden plot area to indicate materials, grading, soil depth and function.)

- (xviii) large-scale detailed section/elevation drawings of proposed "green walls";

- (xix) specification of a high-efficiency irrigation system for all common planters, and hose bibs for garden plot areas and private patios of areas equal to, or greater than 9.3 m² (100.0 sq. ft.), illustrated with symbols and noted on the Landscape Plans;

- (xx) clarification of materials/patterning on public and private walkways and streetscape design;
- (xxi) design development to provide foundation planting (shrubs/groundcover) on the “inside” boulevard along East 17th and East 18th Avenues;

(Note to Applicant: Boulevard landscaping must meet the Guidelines for Planting City Boulevards, including the provision of a 1.0 ft. wide grass strip between the public sidewalk and the plants. Plants should not exceed 1.0 m height at maturity.)

Social Infrastructure

- (xxii) design development to provide opportunities for creative play for children with a range of ages, in a location that optimizes casual surveillance from the indoor amenity area;

(Note to Applicant: Particular care should be given to avoid the use of toxic plants and landscaping materials in and around common outdoor amenity areas. Edible landscaping is encouraged. Play equipment is not required, and creative landscape/play features [creative motor-skills developing features such as balancing logs and boulders, a small/tangible water stream or feature, cat-proofed sandbox, etc.] which provide a myriad of creative play opportunities are encouraged.)

- (xxiii) design development to the “Community Garden Plots” on the west side of the podium roof to include on-site composting, tool storage, hose bibs and potting benches which support urban agriculture activity.

(Note to Applicant: Some garden plots should be universally accessible as per the “Urban Agriculture Guidelines for the Private Realm”. Consideration should be given to a rainwater collection system to assist with irrigation.)

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:

Engineering

- (i) consolidate Lots 6 to 12, Except the West 20 Feet now Lane, Block 61, D.L. 302, Plan 198, into a single parcel;
- (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of:
 - Traffic calming measures at the 17th and 18th Avenues lane entries to prevent westbound turns from the lane, at no cost to the City;
 - Closure of the slip-lane and completion of all resultant curb and sidewalk work;
 - Street trees adjacent to the site, where space permits; and

- Standard concrete lane crossings at the 17th and 18th Avenue lane intersections.
- (iii) undergrounding of all utility services from the closest existing suitable service point;

(Note to Applicant: 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 Branch. Early contact with the Utilities Branch is recommended.)

- (iv) execute a Pedestrian Walkway Agreement satisfactory to the Director of Legal Services and the Director of Planning to provide public access through the development site, to connect the mid-block entry to the lane on the western boundary of the site.

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 are 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.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

3333 Main Street

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (comprehensive Development Areas) by adding the following:

“3333 Main Street [CD-1 #] [By-law #] B(C-2)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Section B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 3333 Main Street”

* * * * *

BOLLON
JÄGER
BOKHAGE
BYSTAD

BYGGMÄSSIGT OCH STRUKTURELLT
BYGGNADSPROJEKT
BYGGMÄSSIGT OCH STRUKTURELLT
BYGGNADSPROJEKT

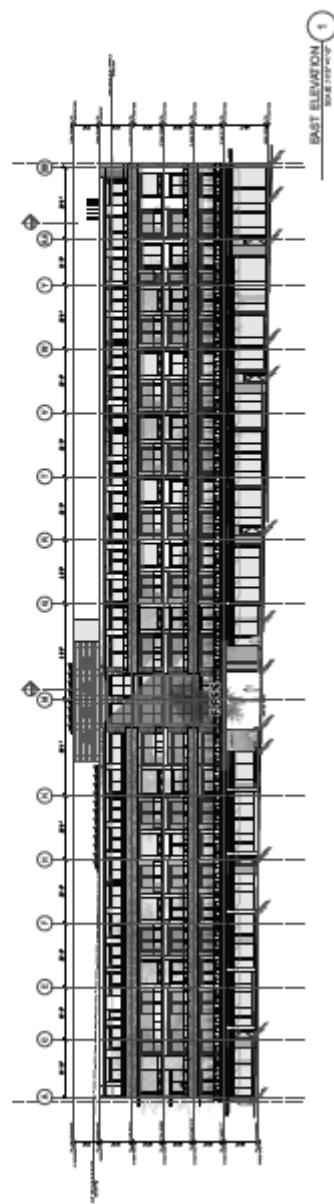
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Projekterad av: **Projekterad av**
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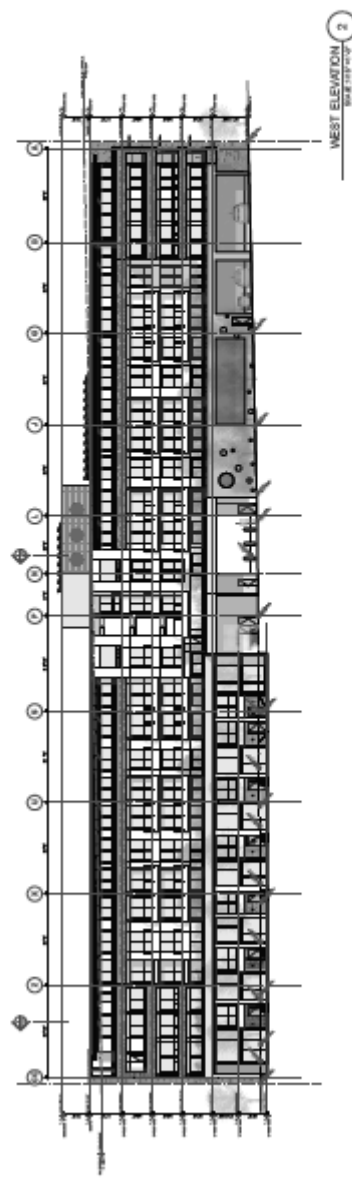
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DP020

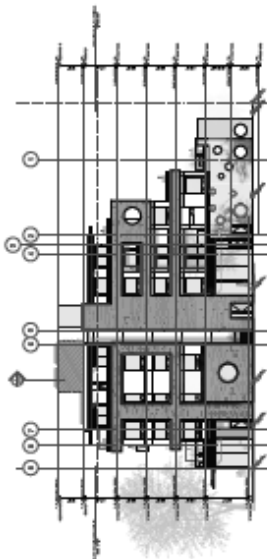


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2020-01-01

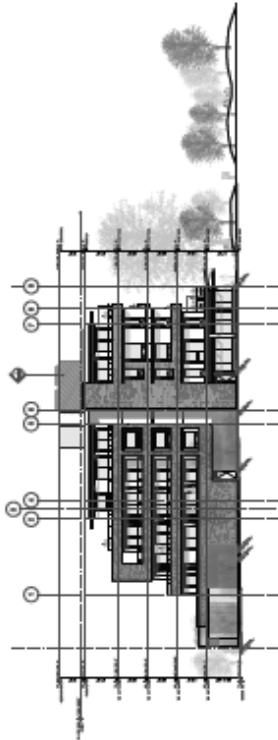


WEST ELEVATION
2020-01-01

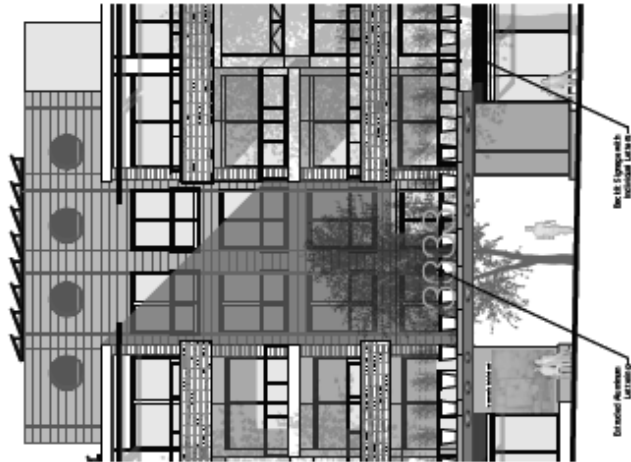
BOISOR
ROBILAK
ARCHITECTS
 1000 W. 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.BORISOR.COM



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION DETAIL VIEW AT ENTRANCE CANOPY
SCALE 1/4" = 1'-0"

PROJECT
 1000 W. 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.BORISOR.COM

DESIGNED BY
 BOISOR ROBILAK ARCHITECTS

DATE
 05/14/2014

PROJECT NO.
 1000 W. 10TH AVENUE

SCALE
 1/4" = 1'-0"

DATE
 05/14/2014

PROJECT NO.
 1000 W. 10TH AVENUE

SCALE
 1/4" = 1'-0"

DATE
 05/14/2014

PROJECT NO.
 1000 W. 10TH AVENUE

SCALE
 1/4" = 1'-0"

DATE
 05/14/2014

PROJECT NO.
 1000 W. 10TH AVENUE

3333 Main Street
ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 3 881 m² (41,775 sq. ft.) site is comprised of seven parcels on the west side of Main Street, between 17th and 18th Avenues. The site has a frontage of 97.73 m (320.66 ft.) and a depth of 33.0 m (108.33 ft.).

Proposed Development:

Five-storey mixed use development with commercial uses at grade fronting Main Street and 17th Avenue, seven townhouses at grade along the lane and 91 dwelling units on the 2nd through 5th storeys. Parking is provided underground on one and one-half levels and at grade (under structure) on the southwest portion of the site.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Park Board Comments: The General Manager Park Board welcomes the creation of a small public open space along Main Street as an opportunity to provide enhanced access to urban nature in this neighbourhood.

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on October 8, 2008 and supported the proposed use, density and form of development and offered the following comments:

EVALUATION: SUPPORT (4-1)

Introduction: Sailen Black, Development Planner, introduced the proposal for a five-storey mixed use building with retail at grade, residential above and seven two-level townhouses on the lane. Mr. Black described the surrounding area including zoning and site context. A small open space owned by the City sits along the curve of Main Street and East 18th Avenue. Mr. Black noted that Engineering Services supported the removal of the road between the open space and the curb and there is significant community interest in seeing the currently underutilized open space be developed into a real community amenity.

Advice from the Panel on this application is sought on the following:

1. Earning of additional height;
2. Design of the townhouses facing the lane;
3. Proposed public and semi-public spaces, including:
 - o use and treatment of corner open space, as well as roadway and parking lanes
 - o east-west passageway through building
 - o vehicle access along lane;
4. Main Street façade character and visual scale.

Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Kim Maust, Bastion Development, said they were excited about the project as it's a unique location for their development company. One of the things they focused on in the building was to provide a mix of housing. There will be 1, 2 and 3 bedroom units

to provide an affordable choice to the market. They will also be making sure there is viable commercial space. They are looking at a number of sustainable features and are at about a mid point LEED® Silver and with four more points they will make LEED® Gold. The solar panels and solar shading a large part of the sustainability along with heat recovery from the commercial space.

Joost Bakker, Architect, further described the proposal using the context and architectural models. He noted that Main Street is a unique and colourful street and their intent was to reflect that in the building design. Mr. Bakker added that they saw an opportunity to offer a variety of housing types including lane housing (townhouses). The entry to the residents is in the throughway which he feels is an important feature for livability. The proposed building comprises a full block residential building using non-combustible construction (steel and concrete) with pre-painted anodized aluminum metal paneling and a spandrel glass treatment on the top of the building.

Chris Phillips, Landscape Architect, described the landscape plans noting the park along Main Street and the recent improvements to make the street more of a pedestrian friendly environment. The approach is to make for a friendly lane and they are looking at putting permeable pavement down the middle of the lane to make for a green lane. A green roof is planned for the south-west side of the building. They plan on making a statement on the Main Street side of the building using lots of pots with drip irrigation. There are a number of sustainable initiatives including collecting water from the roof and storing it for irrigation in the basement.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Work with Engineering Services for a viable solution for the slipway and pocket park;
- Improve pedestrian experience in the passage way by diminishing vehicle conflicts; and
- Design development to ground floor retail and to the architectural transition between ground and second floors.

Related Commentary: The Panel supported the height conditionally on the quality of public realm coming through. The Panel thought it was an interesting and engaging solution and supported the long architectural expression of the building noting that anything else would have looked chopped up. They thought the end elevations facing the side streets were animated and well designed and that more of that language could be applied to the front facade. They particularly liked the application of colour and thought the project earned the additional height but it was somewhat conditional on the quality of the public realm coming through. They also thought the townhouses were attractive and liked the small courtyard at the front door but had some concerns regarding privacy. One Panel member suggested adding a privacy screen or additional plantings.

Several members emphasized the importance of working with Engineering Services to achieve the detailed design proposed for the pocket park area. The Panel thought there should be a fall back position for an approvable design that Engineering Services will support that looks at taking out the slipway or drop off and has a pocket park that engages the building.

The Panel liked the east-west passage way through the building but said more design development was needed to improve brightness and openness, and to reduce traffic conflicts. Some Panel members suggested segregating the car and pedestrian traffic and to consider the how car headlights would be disruptive to the pedestrian realm in the evening.

Several Panel members noted that the project could benefit from some design development from the slab edge between the residential and retail noting that the retail didn't have much distinction and could use a stronger horizontal expression. The slab edge, the anodized aluminum and canopy are all the same colour. The applicant was encouraged to go further and think about improving the retail base of the building and to increase the height of the retail at the south end. A couple of Panel members suggested emphasizing the canopies and encouraged the applicant to try to get away from a single retail tenant. There was also some concern regarding signage noting that the applicant didn't indicate where they would be applied.

The Panel encouraged the applicant to find an opportunity to break up the corridor and make it shorter and also suggested they look for an opportunity to bring light into that corridor.

Applicant's Response: Mr. Bakker noted that this was their first time working with Bastion Development. He said he agreed with the Panel regarding working with Engineering Services around the slip way adding that he wants to make an interesting streetscape. He said they aren't there yet with regards to the retail and haven't looked at signage. There are glass windows at both ends of the corridor which should bring some light into the area and he plans to keep the colours of the floor, walls and ceilings the same colour to help with more light.

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on use of automobiles.

* * * * *

3333 Main Street Summary of Public Input

Those opposing the application indicated the following concerns:

- **Traffic Impacts:** Concerns expressed by every respondent related to the impact of traffic from the project accessing and leaving the site through the neighbourhood. Respondents want all project traffic directed to Main Street rather than into the neighbourhood. Some residents felt that the proposed mitigation measures at the lane intersections would not do enough to dissuade drivers. Several respondents proposed that access to the site be taken from either 17th or 18th Avenues or Main Street, not from the lane.
- **Height and Density:** Concerns that the footprint of the building is too large and that additional setbacks and open spaces should be provided on site. Concerns that the area was already underserved in terms of green space and that the increase in density (residents) would negatively affect the existing amenities. Concerns that a five-storey building is precedent setting and out of character with existing development along Main Street. Concerns that there should be more townhouses and a less bulky building.
- **Architectural Expression:** Concerns that the design does not reflect the Main Street context and that the building is uninteresting and has been designed purely to maximize the density. Concern that the small adjacent open space does not mitigate the dominance of the building and the architectural design does not justify the height increase. Suggestion that there are not enough setbacks, breaks or terracing in the building form.
- **Sustainability:** Concerns that the building does not go far enough in terms of sustainability. More should be achieved.
- **Main Street Character:** Concerns that the project is being reviewed in isolation and should only be considered in terms of a broader review of Main Street.
- **Open space upgrade:** Concerns that the upgrade to the existing open space is does not justify the increase in height and residential density. Concerns that the small open space will not compensate for the lack of green space in this neighbourhood.
- **Commercial Use:** Concerns regarding the possibility of a large format retail tenant rather than the small individual tenancies that characterize Main Street. Suggestion that the City limit the size of retail unit. Concerns about conflicts between commercial loading vehicles and residential traffic in the lane. Suggestion to require commercial use (offices) on the second floor. Concern regarding the potential hours of operation and noise and traffic impacts on the neighbours.

Favourable comments from respondents included the following:

- **Architecture:** Support for the design and style of the building and the reference to the former dairy on this site. Support for the walk-through which breaks up the retail areas into smaller components.

- Open space upgrade: Support for the enlarged open space, as providing a measure of community benefit from the project for residents who are impacted by the development. There should be a seating area where people could rest.
- Slip-lane closure: Support for the closure to enable creation of a larger usable open space.

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3333 Main Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	3333 Main Street
Legal Description	Lots 6 - 12, Except West 20 Feet Now Lane, Block 61, D.L. 302, Plan 198 PID: 005-019-648, PID:005-019-656, PID:005-019-664, PID:005-019-672, PID:005-019-681, PID:005-019-699, PID:005-019-711
Applicant	Kim Maust, Mainstream Projects Inc.
Architect	Hotson Bakker Boniface Haden Architects
Property Owner	Mainstream Projects Inc.
Developer	Bastion Development Corporation

SITE STATISTICS

SITE AREA	3 881 m ² (41,775 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-2	CD-1	
USES			
DWELLING UNITS	No maximum specified.	98	
MAX. FLOOR SPACE RATIO	2.50 for all uses combined. 1.75 for residential uses in conjunction with other uses, above the front street level storey.	2.54 for all uses combined. 1.95 for residential uses in conjunction with other uses, above the front street level storey.	
MAXIMUM HEIGHT	13.8 m	18.02 m	18.6 m
PARKING SPACES	155	174	
FRONT YARD SETBACK	0.6 m	0 m	0.6 m
SIDE YARD SETBACK	0.6 m	0.6 m	2.43 m from north property line adjacent to townhouse unit.
REAR YARD SETBACK	0.6 m	0.41 m	0.60 m