



# P1

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: May 3, 2010  
Contact: Karen Hoesé  
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RTS No.: 08582  
VanRIMS No.: 08-2000-20  
Meeting Date: May 18, 2010

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Rezoning - 1142 Granville Street

**RECOMMENDATION**

- A. THAT the application by Chris Dikeakos Architects Inc., to rezone 1142 Granville Street, (PID: 027-581-527, Block 93, Plan BCP37419, D.L. 541 NWD, Parcel C, Group 1) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the density from 3.5 to 5.72 FSR to permit construction of a ten-storey market rental residential building with commercial uses at grade, be referred to a Public Hearing, together with:
- (i) plans received January 13, 2010;
  - (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 add the CD-1 and to assign regulations in accordance with Schedule "G1" (DD), also be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally in accordance with 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 Comprehensive Development District in Schedule A to the Noise Control By-law generally in accordance with Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the enactment to the Noise Control By-law as so amended generally in accordance with Appendix C at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part 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:

- Central Area Plan (December 3, 1991)
- Downtown Official Development Plan (November 4, 1975)
- Granville Street Guidelines (July 30, 1991; amended September 8, 1998)
- Short Term Incentives for Rental Housing (STIR) Program (June 18, 2009)

#### ***SUMMARY & PURPOSE***

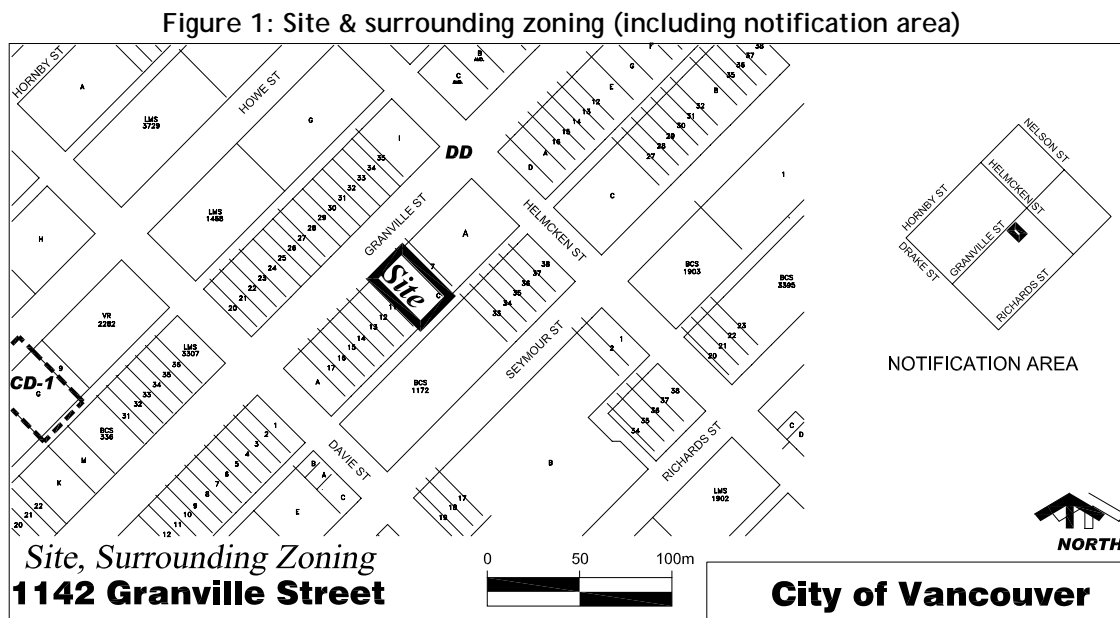
This report assesses an application to rezone this site from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit an increase in the overall maximum density from a floor space ratio (FSR) of 3.5 to 5.72. The application, which has come in under the STIR Program, proposes construction of a ten-storey market rental residential tower (unstratified) with commercial units at grade. The rezoning application includes bonus density of 1 851 m<sup>2</sup> (19,923 sq. ft.). In return the applicant is offering a housing benefit in the form of 106 units of secured market rental housing for 60 years or life of the building, whichever is greater.

Staff have assessed the application and conclude that it is supported by Council policy. Staff recommend that it be referred to Public Hearing and be approved subject to conditions.

## DISCUSSION

### 1. Site and Context

This 835.5 m<sup>2</sup> (8,993 sq. ft.) site is situated on the east side of Granville Street between Helmcken and Davie streets. The site has 22.9 m (75 ft.) of frontage along Granville Street and a depth of 36.6 m (120 ft.). It is currently used as a parking lot. Zoning for the site is Downtown District area "K" (along Granville Street between Helmcken and Drake streets) which allows a maximum FSR of 3.5 and a height limit of 27.4 m (90 ft.). This zoning provides primarily for commercial uses, as well as residential in conjunction with those uses. The Granville Street Entertainment District is north of the site, in the 600 to 900 blocks of Granville Street.



### 2. STIR Application Processing

This application is undergoing concurrent processing of the rezoning and development permit applications to provide an expedited process, as is permitted under the STIR Program.

### 3. Land Use

The application proposes a mixed-use building with commercial and residential uses. These uses, and the uses listed in the draft CD-1 By-law (see Appendix A), are consistent with the current zoning. Two commercial units are provided at street level to maintain the retail continuity required along Granville Street. Residential uses (including mezzanine storage area) would occupy the upper nine storeys, providing 106 dwelling units. The tenth floor includes an amenity area for residents totalling 176 m<sup>2</sup> (1,890 sq. ft.).

### 4. Density and Height

Under the existing DD zoning, the overall density permitted on the site is 3.5 FSR or 2 924 m<sup>2</sup> (31,476 sq. ft.). A total floor area of 4 775 m<sup>2</sup> (51,399 sq. ft.) is proposed with floor space

ratio of 5.72. This includes 215.4 m<sup>2</sup> (2,318 sq. ft.) in commercial uses and 4 560 m<sup>2</sup> (49,081 sq. ft.) in residential uses.

The existing zoning for this site allows a maximum height of 27.4 m (90 ft.), with a building envelope that steps back above 21.3 m (70 ft.) at the front and above 19.8 m (65 ft.) at the rear of the building. The building proposes some protrusions into the prescribed height envelope; however, at 28 m (92 ft.) the proposed building is only slightly over the maximum height permitted under the zoning, and the envelope is modestly exceeded. The building envelope and proposed building are illustrated in Appendix E, page 2.

In considering the context, staff found that the proposed development is very fitting within the Granville streetscape, presenting an overall massing that is consistent with many of the historic street wall buildings that line both sides of Granville Street in this area. Staff conclude that the proposed additional floor area has been sensitively integrated into the building form and that the very modest protrusions into the height envelope provide negligible impacts.

## 5. Form of Development

The application proposes a ten-storey building with 106 residential units (unstratified) and two commercial units at street level. Parking is proposed below grade with access from the lane. (See plans in Appendix E and statistics in Appendix F). Staff have evaluated the proposed form of development, including any urban design impacts of the building massing which go beyond that contemplated under the zoning.

**Urban Design** – The form of development generally meets the recommended massing and architectural character of the existing zoning and the Granville Street Guidelines. The building provides for a continuous street wall and the ground-level retail satisfies the zoning requirements in terms of use and pedestrian interest. The first storey aligns well with adjacent buildings and the Granville streetscape in general. Staff conclude that the overall character of the building creates an appropriate relationship to both existing and future development on Granville Street.

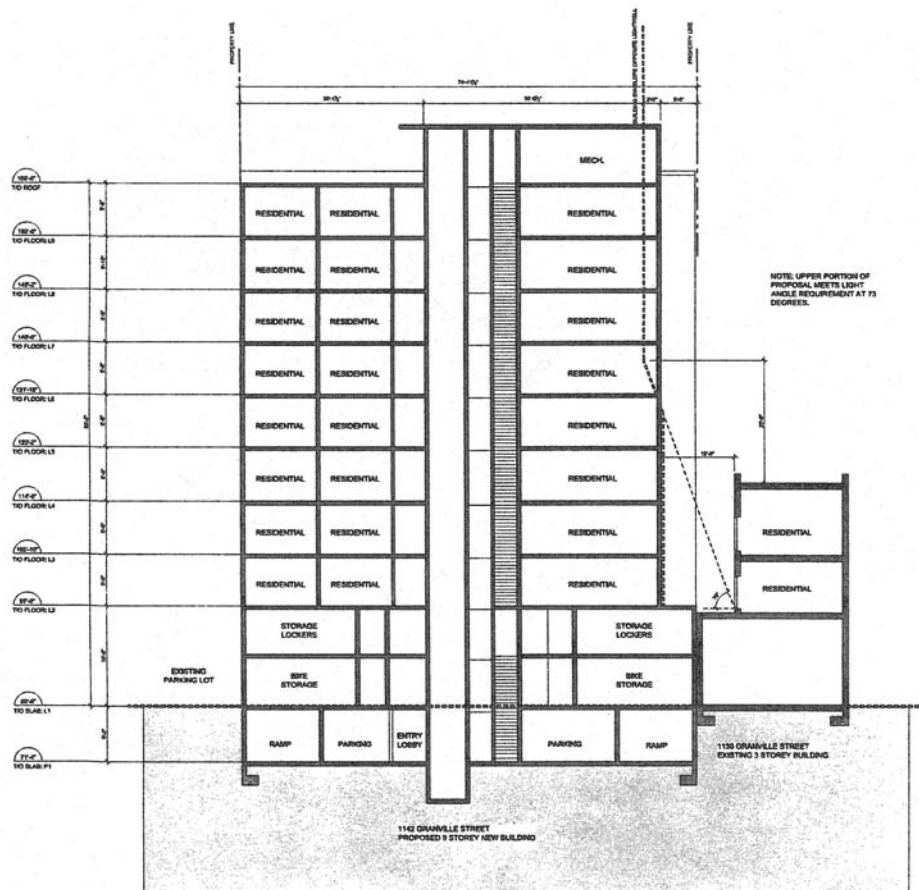
**Liveability** – This application includes 106 units of market rental housing on this site. The units are all proposed to be 29.7 m<sup>2</sup> (320 sq. ft.) in size. Section 10.21 of the Zoning and Development By-law requires a minimum floor area of a dwelling unit to be 37 m<sup>2</sup> (398 sq. ft.), although a lesser floor area to a minimum of 29.7 m<sup>2</sup> (320 sq. ft.) may be considered subject to the design, location, and occupancy of the units.

This central city location is considered appropriate for smaller units, as individuals can rely on cultural, recreational, shopping and other amenities in the community to expand their living space. The detailed layout of units has been carefully considered and designed in terms of liveability. An amenity area, providing both indoor and outdoor space, is located on the top floor overlooking Granville Street. Staff conclude that an acceptable level of liveability has been provided, noting however that only a small number of the units include balconies, and recommend that a higher level of balcony area be provided.

**Neighbourliness** – The adjacent three-storey building at 1130 Granville Street has dwelling units located on the second and third floors, with several windows in a south-facing recess that will face the development site. Also, in the proposed building, two units on the second

and third floors will face into this window-well providing their sole outlook. City guidelines provide direction for new development adjacent to residential buildings that have windows or light-wells near interior property lines. The objective is to ensure that the livability of such units is maintained, primarily with regard to ventilation and natural daylight. The proposed development is close to compliance with the recommended standards in these guidelines (See Figure 2). The length and width of the window-well has been duplicated, creating a 3.7 m (12 ft.) separation between the two buildings on the second and third levels. Units higher than the third level in the proposed building will have an overlook beyond the neighbouring building, towards the Chateau Granville Hotel which is approximately 25.9 m (85 ft.) away.

**Figure 2: Light-well Analysis** – Section through proposed building and existing building to the north (1130 Granville Street) looking west, showing the light-well between the buildings.



On balance, while an increase in the amount of light reaching the affected units would be preferable, staff conclude that the necessary design changes would have too great an impact on the layout of the proposed building.

**Urban Design Panel** – The application was reviewed by the Urban Design Panel on January 27, 2010. The Urban Design Panel supported the application with some commentary on the buildings architectural treatment with which staff agree (see minutes, Appendix D).

**Conclusion** – Staff support the form of development and recommend that the application be approved subject to conditions which seek some additional design development at the development permit stage (see Appendix B, design development conditions (b) 1 to 8).

## 6. Parking, Loading and Circulation

The application shows one level of underground parking providing 18 parking spaces and one loading space at grade, both accessed from the lane. Under the STIR Program rental units qualify for a reduction in parking. This parking policy, adopted by Council on June 18, 2009, allows for a reduction of rental parking spaces through the provision of additional car-share vehicles and parking spaces (each shared vehicle parking space may count as five parking spaces for purposes of satisfying the parking requirements). The applicant has proposed to provide a total of four car-share vehicles and parking spaces, which together with 14 regular parking spaces, is equivalent to the Parking By-law requirement for 34 spaces.

## 7. Environmental Sustainability

The Rezoning Policy for Greener Buildings, approved June 10, 2008, requires that rezoning applications received after this date achieve a minimum of LEED® Silver certification or equivalency with targeted points for energy performance, water efficiency and stormwater management. This project is targeting LEED® Silver equivalency. A LEED® checklist was submitted with the rezoning application, indicating that the project could attain 34 LEED® points and therefore be eligible for LEED® Silver.

## 8. Rental Housing and the STIR Program

**Policy** – Beginning on July 6, 2009, the City introduced the Short-Term Incentives for Rental Housing (STIR) program. STIR is a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new residential market rental units throughout the City. This proposal has come in under the “negotiated” stream whereby incentives, including increased density, could be tailored for the specific project.

Rental housing currently provides homes for 131,500 Vancouver households (52% of the total). There is strong demand for rental housing. Each year an additional 1,000 to 1,500 new rental units are estimated to be needed. In addition, over the last 15 years, there has been a decrease of new rental units (primarily condominiums available for rental), with no net increases over the last 5 years.

By encouraging the development of rental housing across the City, the STIR program aligns with Council’s priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver’s population and by stimulating the rental housing market, the STIR program is one of a number of City initiatives to sustain socially, economically and environmentally thriving communities.

**Proposal** – The applicant has proposed to build 106 units of rental housing (unstratified) under the STIR program. The rental units will all be 29.7 m<sup>2</sup> (320 sq. ft.). The public benefit accruing from these units is their contribution to the City’s rental housing stock for the life of the building or sixty years, whichever is greater. This would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

**STIR Incentives** – The negotiated stream in the program makes available various incentives to improve the economic viability of rental housing. Under the STIR Program it was envisaged that various levels of incentives would be necessary to stimulate the development of purpose-built rental housing. Site-specific factors such as location, zoning and built form will affect the level of incentive required to achieve a viable project that delivers rental housing. For example, it was anticipated that in areas of the city where land values are relatively low and where wood-frame construction is typical, a much lower level of incentive would be required. In the downtown area where considerably higher land values and construction costs exist, a more significant incentive package can be expected.

The applicant is requesting an incentive package consisting of a parking relaxation; a DCL waiver on the market rental units; and a density bonus of 1 851 m<sup>2</sup> (19,923 sq. ft.). The incentives represent a mixture of construction cost savings through regulatory relaxations, bonus density, and forgone revenues from DCLs. The actual foregone revenues to the City are estimated as follows:

Foregone City Revenues	Estimated Value	Description
DCL Waiver	\$638,000	\$13.00 per sq. ft. (based on the residential component of the building only)
<b>Total</b>	<b>\$638,000</b>	

**Affordability** – Vancouver has for many years faced significant affordability challenges. The STIR program can assist with affordability by increasing the rental stock. Rental housing is generally more affordable than ownership because for a comparable unit, the annual costs of home ownership (e.g., mortgage payments, property taxes and strata fees) are greater than the annual cost of renting. Whilst there are many people who rent by choice, there also many who are simply unable to afford the necessary down payment or qualify for financing required for home ownership. In a city where housing costs are so high, market rental housing may be the only housing option for some.

The developer estimates that the units will rent on average for \$960 per month. Given the finishing, unit size and design features in this location, staff find the rent levels proposed for this project to be consistent with the STIR program and the City Manager has determined that there is a measure of affordability for this housing.

**Conclusion** – As was noted in the June 2, 2009 Council report that detailed the STIR program, the program is not revenue neutral and it was recognized that the program prioritizes rental housing ahead of other potential City priorities and amenities (i.e., rental housing is provided as a public benefit in the place of a community amenity contribution which is used to help address growth costs, area deficiencies, and/or other community needs and impacts). There is currently no housing on this site and the opportunity to create 106 new rental units for no less than sixty years, in this location, is significant.

#### ***PUBLIC INPUT***

A rezoning information sign was installed on the site on December 30, 2009. A notification letter, dated December 17, 2009, was mailed to 3,070 surrounding property owners. As of the

date of this report four responses from individual households providing comments have been received.

Those opposing the application cited the following concerns:

- Negative impact on the property immediately to the north (with residential units on the second and third floors), specifically loss of views, daylight and sunlight, shadowing, loss of privacy, and increased safety risks due to the adjacency of the windows.
- Inadequate provision of parking for tenants and their guests.
- Residential in this location is at odds with Granville Street being an entertainment centre.

Comments from those in support of the application included the following:

- Addition of rental stock in downtown Vancouver, particularly Granville Street, will be of great benefit to the city, adding much needed activity and residential density.

### *PUBLIC BENEFITS*

In response to City policies which address changes in land use and density in the Downtown, the application offers the following public benefits:

1. **Development Cost Levies (DCLS):** DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is located in the Downtown South DCL area where the rate for the net increase in development floor space is \$139.93 per m<sup>2</sup> (\$13.00 per sq. ft.). It is anticipated that the new commercial floor area will generate DCLs of approximately \$30,134 which are to be collected prior to building permit issuance (based on the current DCL rate). Under the provisions of the STIR Program, the applicant has requested that Development Cost Levies (DCLS) be waived for the rental housing component of this development.
2. **Short Term Incentives for Rental Program (STIR):** The applicant, under the negotiated stream of the STIR program has offered to provide 106 market rental housing units for the life of the building or sixty years, whichever is greater. Staff reviewed the applicant's development proforma to ensure that the STIR program incentives provided no undue profit.

Staff reviewed the applicant's development proforma to identify whether the rezoning generated a sufficient increase in land value or land lift, to warrant a Community Amenity Contribution (CAC) offering. Staff concluded that after factoring in the costs associated with the development of market rental housing units, there was no land lift and, therefore, no CAC offering applicable.

The Public Art Program does not apply to this application because the total floor space proposed 4 775 m<sup>2</sup> (51,399 sq. ft.) is under the minimum qualifying size of 10 000 m<sup>2</sup> (107,639 sq. ft.).



*FINANCIAL IMPLICATIONS*

The applicant has applied to have the rental component of the project considered under the Short Term Incentives for Rental Housing (STIR) Program, approved by Council on June 18, 2009, to facilitate the development of new residential market rental housing. Under the STIR Program, the City will waive the DCLs applicable to the rental component of the development estimated at \$638,000.

*CONCLUSION*

Staff assessment of this rezoning application has concluded that the proposed form of development can be supported at this location. Further, the public benefits of this project will contribute to the City's housing goals in the form of a net increase of 106 long-term rental units.

The Director of Planning recommends that the application be referred to public hearing, together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Director of Planning that these be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

\* \* \* \* \*

**DRAFT CD-1 BY-LAW PROVISIONS**  
**1142 Granville Street**

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

**1 Uses**

- Retail Uses;
- Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Body-rub Parlour, Cabaret, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade;
- Dwelling Uses in conjunction with other uses in this section;
- Accessory uses customarily ancillary to the above uses.

**2 Conditions of Use**

Dwelling units are in an "activity zone" as defined by the Noise Control By-law and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

**3 Density**

- 3.1 The floor space ratio must not exceed 5.72. For the purpose of computing floor space ratio, the site is deemed to be 2 741 m<sup>2</sup>, being the site size at time of application for rezoning prior to any dedications.
- 3.2 The following shall be included in the computation of floor space ratio:
- (a) All floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the buildings.
- 3.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;

- (d) all residential storage space above or below base surface;
- (e) 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
- (f) with respect to exterior:
  - i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - ii) 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.

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  - i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) amenity areas to a maximum floor area of the lesser of 20 percent of the permitted floor area or 929 m<sup>2</sup>.

## 4 Height

4.1 The maximum height of a building measured above the base surface is 28 m.

4.2 The Director of Planning may, at his discretion, permit a greater height than otherwise permitted for the following items:

- (a) mechanical appurtenances such as elevator machine rooms;
- (b) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, provided that the Director of Planning considers:
  - i) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
  - ii) all applicable policies and guidelines adopted by Council; and

iii) items similar to any of the above.

## 5 Parking, Loading and Bicycle Parking

5.1 Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following:

- (a) a minimum of one Class B loading space shall be provided and shared by the residential and commercial uses.

## 6 Acoustics

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

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

\* \* \* \* \*

**PROPOSED CONDITIONS OF APPROVAL  
1142 Granville Street**

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 Chris Dikeakos Architects Inc., and stamped "Received City Planning Department, January 13, 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:

**Urban Design**

1. design development to increase the number of private open spaces;

(Note to Applicant: Incorporating decks to the 2nd floor units facing Granville Street and providing more balconies, including French balconies, particularly on the sunny lane side should be pursued.)

2. introduction of narrow, slit windows in blank south and north walls of Units 10 and 13 respectively, in a varied pattern, to improve facade interest and liveability to these end units;
3. design development to add visual interest to party walls, particularly the fully exposed south wall, through a more dynamic pattern of reveals and colour, taking into account the Granville Street context;
4. design development to provide a more exuberant colour palette adding more contemporary colour accents;
5. 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 with reference to specific building features in this development. Both checklist and description should be incorporated into the drawing set. The use of electric baseboard heating should be reconsidered.)

6. design development to improve the overlook of the roof level by providing an extensive green roof;
7. consideration to relocate the laundry room to level 9, adjacent to the amenity space;

#### **Environmental Health**

8. the City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.

### **PROPOSED CONDITIONS OF BY-LAW ENACTMENT**

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

#### **Social Development**

1. make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the designated units as rental for 60 years or life of the building, whichever is greater, subject to a no-separate-sales covenant and a non-stratification covenant, and subject to such rentals being made available as rental housing units pursuant to the Short Term Incentives for Rental Housing (STIR) Program;

#### **Engineering**

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2. 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.
3. provision of four shared vehicles and shared vehicle parking spaces as per Section 3.2.2(b) of the Parking By-law, together with a one-time cash contribution of \$100,000 to enable the purchase of four new car share vehicles and \$38,000 as a contribution towards the cost of insuring, operating, repairing and maintaining them; and,

4. provision of a shared loading agreement allowing for residential and retail tenants access to and use of the Class B loading facility.

\* \* \* \* \*

**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510**

Amend Schedule E (Comprehensive development Areas) by adding the following:

"1142 Granville Street      [CD-1#]              [By-law #]              G1 (DD)"

**DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555**

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #]                      [by-law #]                                      1142 Granville Street

\* \* \* \* \*



## ADDITIONAL INFORMATION

### 1. Urban Design Panel

The Urban Design Panel reviewed this proposal on January 27, 2010, and supported (7-1) the density and form of development.

**Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a new concurrent rezoning and development permit application. The site is being rezoned from DD to CD-1 to allow an increase in the density and height beyond that permitted under the current zoning. This is to secure a provision for rental housing. The project is being developed under the Short Term Incentives for Rental (STIR) program approved by Council in June 2009. STIR provides a strategic set of incentives to encourage and facilitate development of new market rental housing. The incentives available and which are being requested include: concurrent processing; a reduced parking standard; waived DCLs; rental property assessment (through a Housing Agreement); and where a rezoning is involved, bonus density. Ms. Hoese noted that the area allows an FSR of 3.5 subject to the provision of retail and service uses at grade and the Transfer of Density Policy further allows for up to a 10% increase in floor area through the transfer of heritage density. The maximum height is 90 feet. The Granville Street Guidelines, which apply to the 800 to 1200 blocks of Granville Street, further provide guidance with regard to the design and development of the site.

Anita Molaro, Development Planner, further described the project noting that currently the site is vacant and used for parking. She then described the context for the area noting adjacent development. The maximum height permitted is 90 feet and regulations require a building envelope with 45 degree angled planes above 70 feet at the front and 65 feet at the rear of the building. She also noted that rooftop mechanical does not meet the 10% requirement. The project proposes a maximum height of 90.5 feet (at the lane and 88 feet on Granville Street) with some additional protrusions into the building envelope. Ms. Molaro described the form of development noting that it will be a 9-storey mixed-use building. There is to be 106 market rental residential units, all studios, and all 320 square feet in size on floors two through nine. There will be an indoor and outdoor amenity space provided on the 9<sup>th</sup> floor as well as additional an outdoor amenity area on the 2<sup>nd</sup> floor. Two retail units are proposed at grade. Behind the retail space a mezzanine has been incorporated to provide residential storage. There is to be one level of underground parking, accessed from the lane with 18 parking spaces (4 car shares and 4 handicap spaces will be provided to meet the equivalent of 36 required spaces). Also one Class B loading space will be provided. As required, the project proposes a LEED® Silver equivalent.

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

- Resolution and quality of the Granville Street façade and character treatment;
- Neighbourliness and livability of units including adjacency with neighbouring lightwell;
- Resolution and treatment of the exposed party walls.

Ms. Hoese and Ms. Molaro took questions from the Panel.

**Applicant's Introductory Comments:** Richard Bernstein, Architect, further described the proposal noting that most of the buildings on Granville Street have a similar height and width ratio and have a blocky massing. The buildings typically have a high retail base with a mid section of punched window openings and topped with a heavy cornice line. Mr. Bernstein noted the height of the building will be 90 feet as per the guidelines for the area. The massing of the project fits with other buildings along Granville Street with a high retail base and a vertical element which has some punched balcony openings. The cornice line is treated at the setback with an amenity deck. The utility functions and the below grade parking will be accessed from the lane. Mr. Bernstein described the unit layouts noting that they are all 320 sq. ft. On level nine there is an almost 1,900 sq. ft. amenity space which will be used as a party, meeting and exercise room. There is also an outdoor amenity spaces on the 2nd and 9th levels. Mr. Bernstein described the building materials and the colour palette. He also noted that it will be a LEED® Silver building and will include a communal car program, bike storage, water reduction and as well they will be optimizing the energy performance of the building.

Dylan Chernoff, Landscape Architects, described the landscape plans noting that Granville Street has been redesigned. The interface between the building and the street is a simple, contemporary approach. The material in the lobby will come out to the property line. On the 2nd level there is some private spaces as well as an amenity space with an exterior courtyard that links the exit stair. This area will be separated from the private patio with a landscape planter. Trees will also be around the patios. On the 9th level amenity there will planters at guard rail heights and as well, benches will be placed around the space.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Consider adding more exuberance to the colour palette and further articulation to the facade;
- Design development to increase animation of the façade and provide more balcony access for the units;
- Consider future access to the roof;
- Consider having the laundry room adjacent to the amenity space on the 9th floor.

**Related Commentary:** The Panel supported the proposal and thought it was a good example of a project taking advantage of the STIR program.

The Panel supported the massing and thought the design had gone a long way to provide animation consistent with Granville Street although they suggested some design development and resolution could still be done at the retail level. They noted that the key factor of the legibility on Granville Street was signage and needed to follow the spirit of the street. Several Panel members thought the applicant needed to look more closely at the colour palette and composition as they felt it should be more contemporary with one Panel member suggesting the applicant be more daring with the approach.

The Panel thought the building was stepped back enough to be sensitive to the neighbours but thought there could be additional openings and windows. The Panel commended the applicant for adding windows at the end of the corridors to daylight the halls. The Panel had some concerns with the light well as they thought it was a little small.

Several Panel members thought the interior twin units facing north were problematic but also thought they would be less expensive rentals because of their location and lack of views. One Panel member noted that the units needed some resolution internally and that the applicant should look at other social housing units as there were precedents regarding the suite layout that could work better in this project. One Panel member was concerned that when the neighbouring building gets redeveloped in the future it might not respect those units. Several Panel members thought the units could use more balconies with a couple of Panel members suggesting a French balcony to give a feeling of the outdoors.

The Panel felt the party wall needed some resolution although they acknowledged that the Howard Johnson site would be developed some time in the future. They felt it was handled in a predictable way but felt that other opportunities could be explored.

The Panel commended the applicant for the communal parking but thought there could be less parking considering the project is in the downtown and most people won't have a car. The Panel thought the amenity space was well done but a couple of Panel members suggested putting the laundry room off the amenity space so that it would be used more often.

Regarding sustainability, it was suggested that the façade may not be the solution for energy performance. The Panel member noted that the energy standards have become more stringent and thought it would be a challenge to achieve LEED® Silver with electric baseboards.

The landscaping was considered appropriate for the location, simple and modest with one Panel member suggesting the length of the planter on the top level could be reduced in size and that more animation could be done to the roof because of the overlook. One Panel member suggested the roof design be adaptable for the possible future addition of solar panels or urban agriculture.

**Applicant's Response:** Mr. Bernstein said he appreciated the comments from the Panel and was sympathetic to the issues that have been raised.

## **2. Comments—General Manager of Engineering Services**

Engineering Services reviewed the application and, in a memo dated February 4, 2010, the Project Engineer stated that Engineering Services has no objection to the proposed rezoning provided that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report (see Appendix B, conditions (b) 2 and 3).

## **3. Comments - Social Development Department**

The following comments were provided on March 3, 2010.

Social Development staff note that vacancy rates in Vancouver sit below 1.2%, and there has been little new purpose-built rental accommodation constructed in the City over the past 25 years. The opportunity to create 106 studio market rental units in the Downtown South is significant.

The Managing Director of Social Development supports this rezoning, subject to all 106 studio units being secured as rental tenure for 60 years or the life of the building, whichever is greater, subject to a no-separate-sales covenant and a non-stratification covenant.

#### 4. Comments—Building Code Specialist

The following comments were provided on March 3, 2010:

The following comments are based on the preliminary drawings prepared by Chris Dikeakos Architects Inc. dated December 9, 2009 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-law No. 9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
3. Building construction is required to be noncombustible.
4. High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
5. \*All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
6. The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
7. \*The building is required to meet Enhanced Accessibility provisions [3.8.2.27.]. The bathrooms in the dwelling units do not comply.
8. \*At least 2 accessible paths of travel to 2 separate exits are required from the parking floors containing stalls for persons with disability.
9. Storage garage security shall conform to 3.3.6.7.
10. \*Distances between exits are not sufficiently remote from each other in the P-2 basement level.
11. \*A second means of egress is required from the 1st storey common area.
12. \*Dead end public corridors exceed 6 m in length.

13. Amenity room on the top storey requires a second means of egress and doors are required to swing in direction of travel to the exit.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

#### 5. Comments of the Applicant:

The applicant has been provided with a copy of this report and is in agreement with the recommendations.

\* \* \* \* \*

FORM OF DEVELOPMENT DRAWINGS  
1142 GRANVILLE STREET

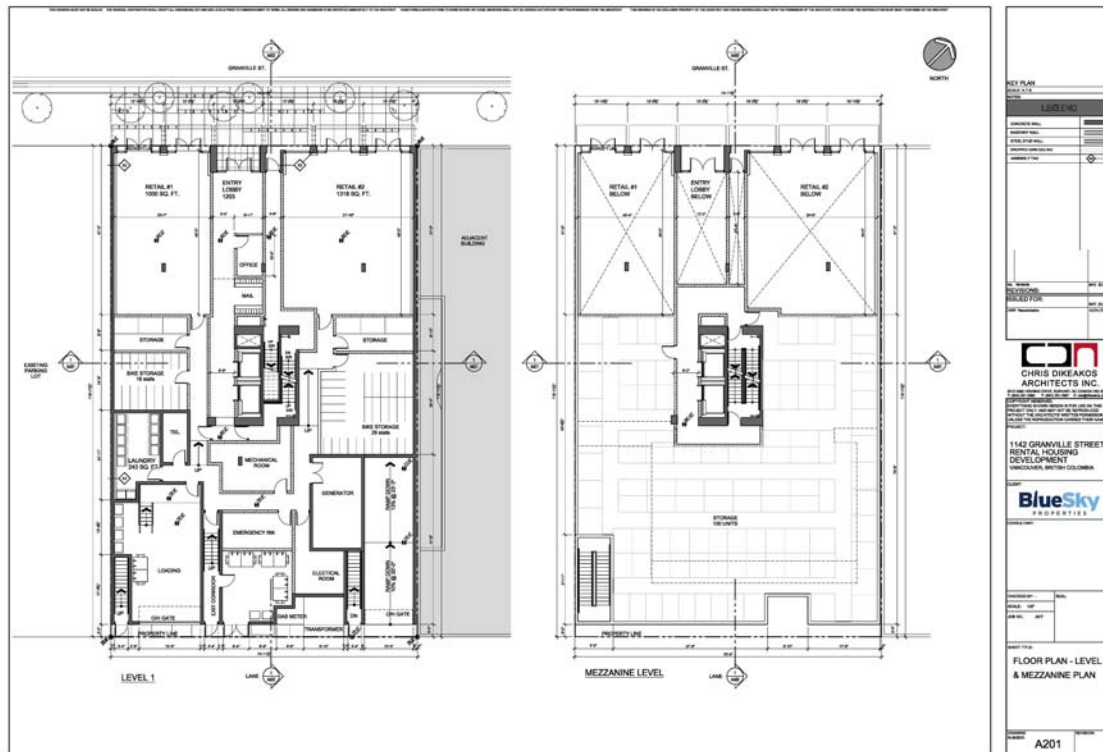


GRANVILLE STREET ELEVATION

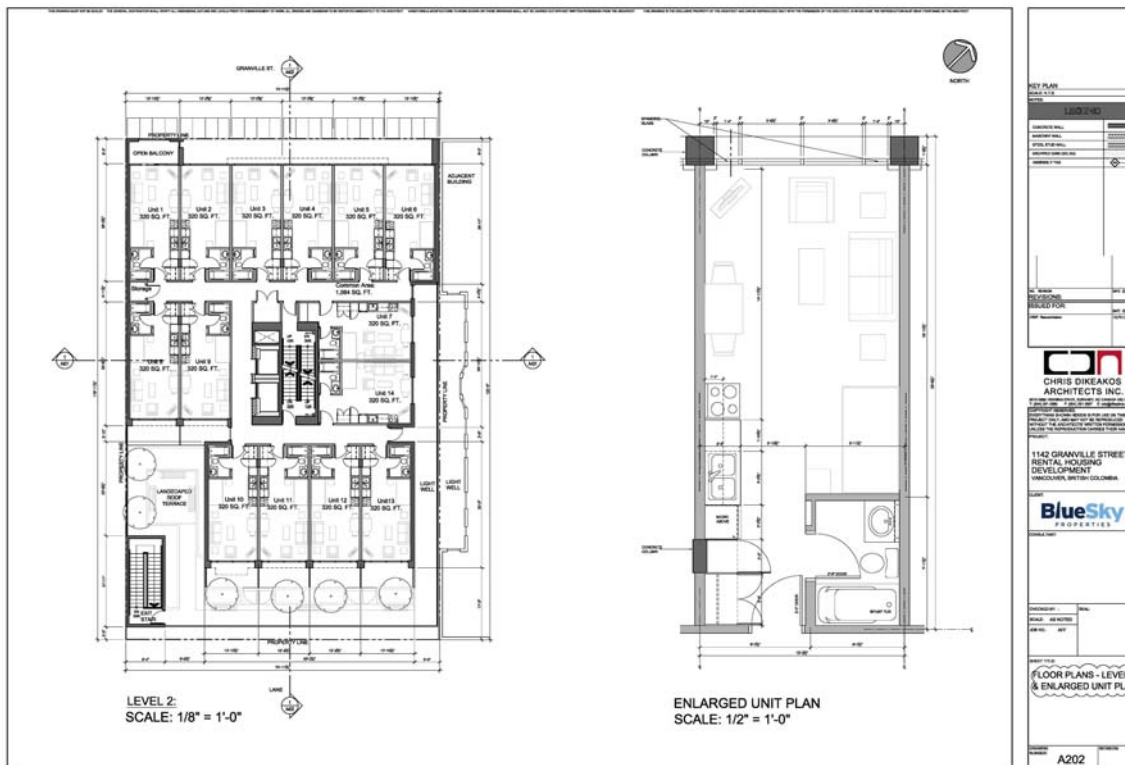


LANE ELEVATION



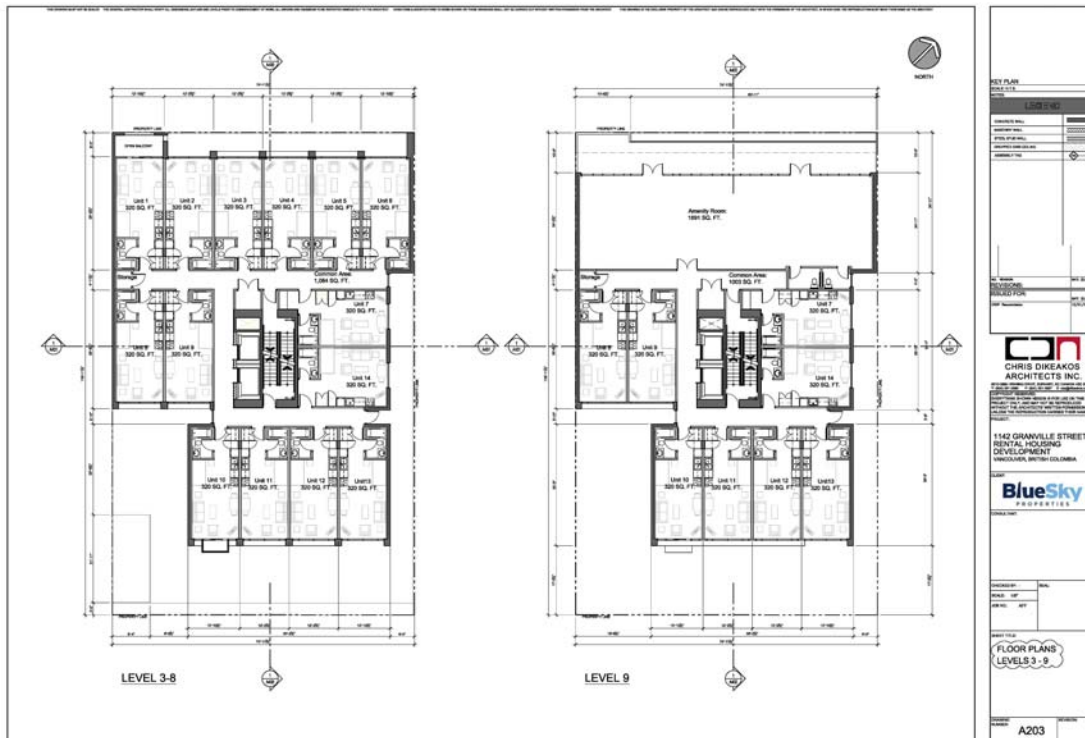


LEVEL 1 AND MEZZANINE FLOOR PLANS

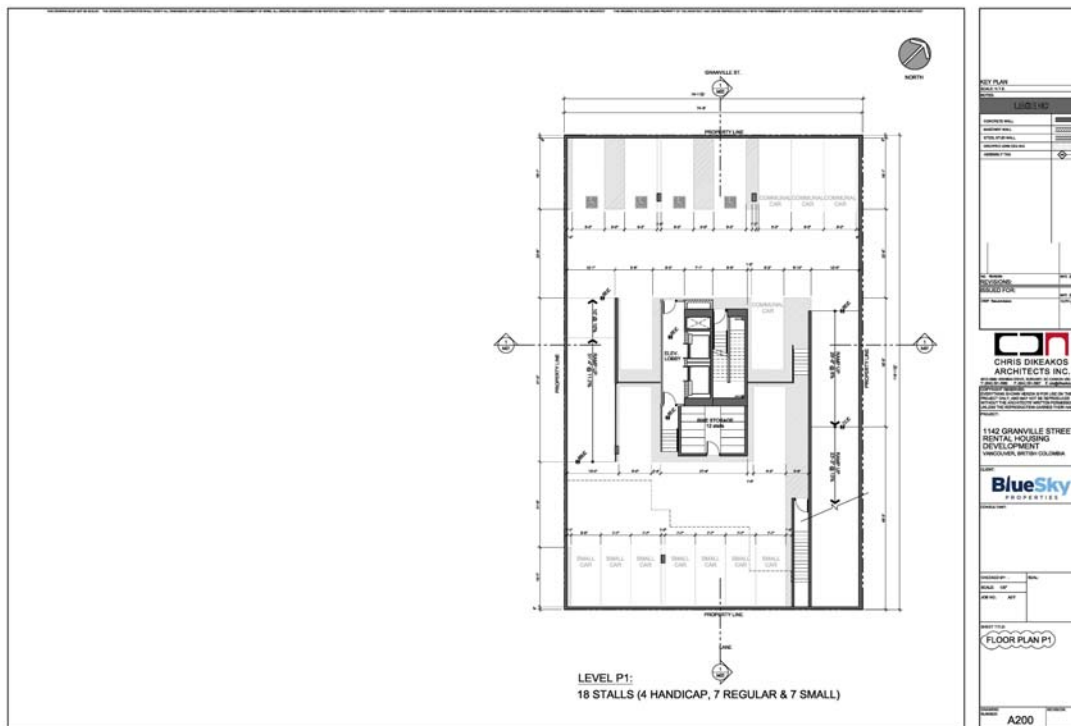


LEVEL 2 FLOOR PLAN & ENLARGED UNIT PLAN





LEVELS 3-9 FLOOR PLANS



FLOOR PLAN: P1



APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Date Application Submitted: December 9, 2009; revised January 13, 2010

Architect: Chris Dikeakos Architects, Inc.

Property Owner/Developer: Blue Sky Properties

DEVELOPMENT STATISTICS

Site Area: 74.97 ft. x 119.97 ft. = 8,993.0 sq. ft. (22.8 m x 36.6 m = 834.5 m<sup>2</sup>)

	Current Zoning/Development	Proposed Zoning/Development
<b>Zoning District</b>	<ul style="list-style-type: none"> <li>▪ DD (Downtown) District</li> </ul>	<ul style="list-style-type: none"> <li>▪ CD-1 (Comprehensive Development) District</li> </ul>
<b>Land Uses</b>	<ul style="list-style-type: none"> <li>▪ Retail and service uses</li> <li>▪ Residential in conjunction with commercial uses</li> <li>▪ Currently a vacant site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail/Service Uses (at street level)</li> <li>▪ Residential Uses</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>▪ 3.50 Floor Space Ratio (FSR)</li> <li>▪ 31,476 sq. ft. (2 924 m<sup>2</sup>) of total floor space</li> </ul>	<ul style="list-style-type: none"> <li>▪ 5.72 FSR</li> <li>▪ 4 775 m<sup>2</sup> (51,399 sq. ft.) of total floor space</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>▪ 27.4 m (90 ft.) with outright approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ 27.6 m (92 ft.)</li> </ul>
<b>Housing Units</b>	<ul style="list-style-type: none"> <li>▪ none exist on the site</li> </ul>	<ul style="list-style-type: none"> <li>▪ 106 studio units</li> <li>▪ All units would be rental for the life of the building</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>▪ 34 parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>▪ 18 parking spaces including 4 car-share vehicles and stalls (equivalent to 34 parking spaces)</li> </ul>
<b>Loading</b>	<ul style="list-style-type: none"> <li>▪ 1 Residential</li> <li>▪ 1 Commercial</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 Commercial (to be shared with Residential)</li> </ul>
<b>Bicycle Spaces</b>	<ul style="list-style-type: none"> <li>▪ 81 Class A</li> <li>▪ 6 Class B</li> </ul>	<ul style="list-style-type: none"> <li>▪ 59 Class A</li> </ul>