

SUMMARY AND RECOMMENDATION

5. REZONING: 1142 Granville Street

Summary: To rezone from DD (Downtown District) to CD-1 (Comprehensive Development District) to permit a 10-storey mixed-use residential development with rental housing under the STIR (Short Term Incentives for Rental Housing) Program.

Applicant: Richard Bernstein, Chris Dikeakos Architects Inc.

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

- A. THAT the application by 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, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning - 1142 Granville Street*", dated May 3, 2010, be approved, subject to the following conditions:

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 livability 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.
- B. THAT, 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), generally in accordance with Appendix C, to the Policy Report, "*CD-1 Rezoning - 1142 Granville Street*", dated May 3, 2010, be approved.
- C. THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law to include this Comprehensive Development District in Schedule A to the Noise Control By-law generally in accordance with Appendix C, to the Policy Report, "*CD-1 Rezoning - 1142 Granville Street*", dated May 3, 2010, for enactment by Council following the approval and enactment of the CD-1 By-law.

(RZ - 1142 Granville Street)