

SUMMARY AND RECOMMENDATION

6. REZONING: 2665 Renfrew Street

Summary: To rezone from I-2 to CD-1 to allow a phased development with a retained vocational school (Phase 1), an 8-storey office/retail building at the corner of 12th Ave and Renfrew Street (Phase 2); and two additional office buildings (Phases 3 and 4) on the northwest portion of the site. An overall density of 3.0 FSR (floor space ratio) and a maximum building height of 110 ft. (Phase 2) are proposed.

Applicant: Craig Birston, Musson Cattell Mackey Partnership.

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 Musson Cattell Mackey Partnership, to rezone 2665 Renfrew Street (PID: 011-126-779 - Lot 2, Exc. Pt. in Ex. Plan 20386 and Pt. Now Road LMP46557, South ½ of Section 35, THSL, Plan 21736) from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, generally as presented in Appendix A, to the Policy Report, *"CD-1 Rezoning - 2665 Renfrew Street"*, dated May 4, 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 Musson Cattell Mackey Partnership, and stamped "Received City Planning Department, June 11, 2009", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- (i) design development to the mass of Phase 3 and 4 buildings, to substantially reduce the shadow cast on residential properties as measured at the equinox;
- (ii) design development to improve the amenity of the open spaces for pedestrians to provide:
- a) at least 75% transparency in the building walls at grade where they face significant open spaces;
 - b) continuous weather protection along main pedestrian routes;
 - c) better separation from Renfrew Street of the open area located to the south and east of the Art Institute entrance;

- d) more pedestrian fixtures such as benches, low walls, art work and trees to the area in c);
- e) extension of small scale commercial uses along the north side of Phase 2 at grade;
- f) separation of at least 70 ft. between Phase 2 and the Art Institute;
- g) removal of the parkade access from the north side of Phase 2;
- h) consideration to provide balconies and roof decks facing the main open spaces of Phases 3 to 5; and
- i) consideration to better constrain vehicle travel with vertical features such as curbs and bollards, and to better mark their extents through surface treatments readily perceived by road users;

Note to Applicant: As a part of meeting conditions (ii) a) and (ii) e), the solid walls on the north elevation should be replaced with glazing which provides a view to active uses inside. Item (ii) b) should include a protected route from Renfrew Station to the Art Institute. Where feasible, weather protection should provide horizontal protection comparable with its height above grade. For example, the café canopy on sheet L2.01 is about 12 feet wide and 12 feet above grade. Condition (ii) d) can be accomplished by reference to the spaces further west and south. The intent of condition (ii) h) is to encourage more 'eyes on the street.' Condition (ii) i) is intended to reduce vehicle-pedestrian conflicts and should be reviewed in consultation with Engineering Services staff. See also Landscape conditions.

- (iii) design development to provide setbacks as follows:
 - a) minimum 4.9 m [16 ft.] from east property line measured to the face of the building, for the first three storeys and a minimum 7.3 m [24 ft.] for the remaining storeys, except that the Director of Planning may permit limited portions of the Phase 2 building to reduce the setback to 2 m [6.6 ft.];
 - b) minimum 2.4 m [8 ft.] from west property line;
 - c) minimum 12.2 m [40 ft.] from north property line, except that for new development in sub-area 1 the minimum shall be 10.4 m [34 ft.];
- (iv) design development to the north façade of the Phase 2 building to break up the horizontality of the storeys nearest to grade;

Note to Applicant: The intent is to create a more pedestrian scale. This can be accomplished by varying the façade with indentations or projections in plan and in elevation.

- (v) design development to provide a maximum 50% site coverage, except that for the life of the Arts Institute building, the site coverage may be 60%;

Note to Applicant: Canopies and sunshades may be excluded from the calculation of site coverage at the discretion of the Director of Planning.

- (vi) design development to provide a east-west public open space with the following minimum dimensions:
 - a) 9.4 m [30 ft.] within 30.5 m [100 ft.] of the west property line;
 - b) 24.4 m [80 ft.] for the remainder of the site, except that it may be reduced to 21.4 m [70 ft.] in sub-area 1 for the life of the Art Institute building;

- (vii) design development to the mechanical penthouses of all buildings to minimize their effects on views and daylight to the north;

Note to Applicant: Consider re-orienting the enclosures in a north-south direction and the use of translucent materials.

- (viii) confirmation and notation on the plans that all new electric transformers to be located indoors;

Landscape Design

- (ix) design development to increase pedestrian safety by paving the parkade entrance driveways in a distinct paving pattern from the street curb-cut to the building façade;

Note to Applicant: All other surfaces could feature special paving.

- (x) design development to step the lane-edge planter, adjacent to the north property line, down as the grade decreases from west to east, in order to keep the visual screening provided by the trees at the same level as the adjacent residential rear yards;

Note to Applicant: The north elevation of Phases 3 and 4 [Dwg. A331] shows the lane-edge planter raised on the northeast corner of the Phase 4 building to a height of 8 ft. Unless there is a parking garage below, the lane-edge planter should follow the grade down the slope of the lane.

- (xi) provision of adequate growing conditions for site trees, in order to achieve the LEED® point for reducing the heat island effect by providing tree shade cover within five years of construction;

Note to Applicant: Trees planted in paved plazas are often stunted by lack of water and growing space. The development permit documents and plans should provide a written discussion and cross-sections to illustrate and describe strategies such as adequate soil volumes, continuous trenching, soil cells and low water use irrigation.

(xii) provision of a phasing plan indicating which sections of the public realm will be constructed with each stage of development;

(xiii) provision of a continuous paving treatment for the public sidewalk;

Note to Applicant: Remove the specialty paving shown beyond the property line at the Renfrew Street and 12th Avenue corner and replace it with standard city treatment.

(xiv) provision of a complete Landscape Plan;

Note to Applicant: The Landscape Plan should illustrate the proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

(xv) provision of a Lighting Plan;

Engineering

(xvi) Arrangements to be made, to the satisfaction of the General Manager of Engineering Services for the following:

a) design development to reflect the following vehicular access requirements:

- no outbound vehicle movements permitted onto Renfrew Street (in-only permitted);
- all vehicle movements permitted to and from the site via Kaslo Street; and
- no left-out vehicle movements are permitted onto 12th Avenue (right-in, right-out and left-in only are permitted);

b) submission of a revised Traffic Demand Management Plan which includes data for the Art Institute of Vancouver.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services and Approving Officer as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

(i) upgrading of the existing sanitary sewer main from the site to the Nootka pump station;

Note to Applicant: The existing downstream sewer mains are currently at capacity. All sewer connections will be directed to 12th Avenue. The estimated cost of this sites' proportion of the upgrade is \$360,000.

- (ii) provision of adequate water service to meet the fire flow demands of the project;

Note to Applicant: The rezoning application lacks the level of detail needed to determine if water main upgrading is required. Please supply project details including projected fire flow demands for each and all phases. Should upgrading be necessary, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure the works.

- (iii) modification of the existing public utility right-of-way at the northeast corner of the site;

Note to Applicant: The right-of-way need not be amended if the proposed stairs/exit shown encroaching into that area is deleted.

- (iv) provision of traffic claming measures on 10th Avenue, from Kaslo Street to Renfrew Street to ensure that traffic travelling to and from the site does not negatively impact the neighbourhood;

Note to Applicant: The measures could include bulges, traffic circles, diverters and speed humps or other measures deemed appropriate.

- (v) provision of Resident Permit Parking (RPP) for the 2800 block of 10th Avenue, between Kaslo Street and Renfrew Street;

Note to Applicant: All fees for the installation and ongoing operation of the RPP on this block are to be fully funded by the development for a period of ten years. The obligation must be fully secured prior to occupancy of the Phase 2 development and would be subject to approval by City Council.

- (vi) provision of pedestrian bulges on both sides of Kaslo Street at the Central Valley Greenway, prior to occupancy of the Phase 2 development;

- (vii) provision of traffic features on 12th Avenue to prevent left-out vehicle movements and to facilitate right-in, right-out and left-in vehicle movements;

Note to Applicant: A small traffic island and/or traffic signage and paint markings may be necessary to achieve this access configuration.

- (viii) provision of a semi-actuated traffic signal at the Broadway and Kaslo Street intersection, including all street/road/utility modifications necessary to accommodate the signal installation;

Note to Applicant: The necessity of installing the traffic signal will be determined within five years of occupancy of the Phase 2 building. The applicant will provide an updated transportation study in advance of the five-year window, in order for staff to analyze the date and to determine the need for the signal.

- (ix) undergrounding of all new 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 Management Branch. Early contact with the Branch is recommended.

- (x) provision of concrete sidewalks on Kaslo Street, adjacent to the site, as part of development of Phase 3;
- (xi) provision of a standard concrete lane entry at the lane south of 10th Avenue, on Kaslo Street;
- (xii) provision of street trees adjacent to the site, where space permits;

Planning

- (xiii) registration of a subdivision plan to create three parcels in accordance with the sub-areas illustrated in the draft CD-1 by-law;
- (xiv) registration of a Section 219 Covenant providing for the design and construction, and thereafter the repair, maintenance and insurance, of the public open spaces as illustrated on Drawing A102, and detailing the extent of the open space system to be delivered at each phase of development; and
- (xv) registration of a statutory right-of-way to secure public access, both pedestrian and vehicular, over the entirety of the internal road system and over the public open spaces as illustrated on Drawing A102.

Note: 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.

- B. THAT, the application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule E [assigning Schedule "B" (I-2)], generally in accordance with Appendix C, to the Policy Report, "*CD-1 Rezoning - 2665 Renfrew Street*", dated May 4, 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 CD-1 in Schedule B, generally as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning - 2665 Renfrew Street*", dated May 4, 2010, for enactment following the approval and enactment of the CD-1 By-law.

(RZ - 2665 Renfrew Street)