

SUMMARY AND RECOMMENDATION

7. REZONING: 606 Powell Street

Summary: To rezone from DEOD (Downtown Eastside/Oppenheimer District) to CD-1 to permit a 10-storey building with commercial at-grade; RainCity Housing and Support Society offices on the second floor; and 146 social housing units. A maximum density of 5.05 FSR and a maximum height of 35.3 m are proposed.

Applicant: Wanda Felt, Neale Staniszki Doll Adams.

Recommended Approval: By the Director of Planning, in consultation with the Managing Director of Social Development, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by NSDA Architects on behalf of RainCity Housing and Support Society to rezone 606 Powell, (Lots 1, 2, 3, 4, 5, 6 and 7, Block 52, District Lot 196, Plan 196, PID 015-370-089, PID 015-370-101, PID 015-370-135, PID 015-370-160, PID 015-370-194, PID 015-587-126, PID 015-587-134) from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District), to permit a 10-storey residential building with commercial at grade and office on the second floor, with a total floor space ratio of 5.05, generally as set out in Appendix A, to the Policy Report, "*CD-1 Rezoning - 606 Powell Street*", dated May 7, 2010, be approved subject to 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 NSDA Architects and stamped "Received City Planning Department, November 16, 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

1. design development to improve the distinction between the Princess Avenue and Powell Street massing components while also addressing the proposed building scale relationship with the neighbouring context;

Note to Applicant: This should be achieved by reducing the Powell Street massing component by one floor to a maximum height of 100 ft. *in conjunction with a reduction in total floor area of approximately 500 m².*

2. design development to further strengthen the integration of the Powell Street massing with the neighbouring context;

Note to Applicant: This should be achieved by emphasizing a 75 ft. street wall expression as part of the massing and façade composition.

3. design development to improve the overall residential architectural character of the building through improved material variety and high quality material treatments;

Note to Applicant: Design development should consider more variety and lighter architectural treatments to reduce the proposed heavy and institutional expression.

4. design development to maximize the use of roof spaces as outdoor amenity space, and where possible, including green roof treatments and/or urban agriculture;
5. consideration to improve access to outdoors for the dwelling units through the provision of balconies or French balconies;

Operations Management Plan (OMP)

6. provision of an operations management plan to augment the sponsor profile, to the satisfaction of the Managing Director of Social Development, prior to issuance of an Occupancy Permit, to include the following:
 - (i) identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - (ii) 24-hour emergency contact;
 - (iii) a liaison with the local community policing operations; and
 - (iv) a commitment to establish a Community Advisory Committee, if the need for such involvement is determined by the Managing Director of Social Development;

Crime Prevention through Environmental Design (CPTED)

7. design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for reducing opportunities for theft in the underground parking, mischief in alcoves, etc.;
8. design development to reduce opportunities for graffiti particularly on the lane;

Note to Applicant: Graffiti is prevalent in the downtown and its removal is an expense to building owners. Opportunities for graffiti can be mitigated by reducing areas of exposed wall, by covering these walls with vines in pockets on lane property, hedges, rough finish material such as brick or by using a protective coating material.

Landscape

9. design development to provide a greener, more residential appearance to the Princess Avenue public realm between the residential entry and the lane. This can be achieved by deleting the paving from the inside boulevard and by adding a mixed shrub border to under plant the inside row of three trees;
10. relocation of the inner row of trees along Princess Avenue closer to the property line, in order to provide adequate growing room for the trees;

Note to Applicant: The COV Engineering Guidelines for Canopy Setbacks requires a distance of 1.2 m (for columnar trees) or 1.8 m (for spreading trees) between the edge of the tree trunk and the outer edge of the canopy.

11. provision of a more decorative appearance to the concrete wall at the lane edge. Consideration should be given to constructing the upper half of the wall of a transparent material such as decorative metal work. This would maintain a high degree of security while allowing more light to reach the garden plots;
12. provision of garden plots that meet the standards of the Urban Agriculture Design Guidelines;

Note to Applicant: See Section 3.1 Shared Garden Plots, specifically the requirement for tool storage, composting and hose bibs.

13. provision of a written rationale describing a rain water management strategy. Details of rain water collection, storage and secondary use should be included in the rationale;
14. provision of a high efficiency irrigation system for all planters on slab, including the courtyard planters and the 2nd level deck planter. Hose bibs shall be provided for the garden plots in the courtyard. Notations to that effect should be added to the drawings;

Note to Applicant: The LEED® point for 'no irrigation' may not be achievable for this site without compromising the intent of the landscape design. The plants, particularly the shrubs and trees in planters over slab, will not survive without some irrigation. In addition, hose bibs containing potable water will be required adjacent to the garden plots.

15. provision of new street trees and sidewalk improvements to the approval of the General Manager of Engineering Services. The public realm should be a child and pedestrian friendly environment;

Note to Applicant: A separate application to the General Manager of Engineering Services must be made for new street trees, public

benches, special paving and other sidewalk improvements. Please submit a copy of the Landscape Plan directly to Engineering for review.

16. provision at the time of development permit application of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale;
17. provision at the time of full development permit application of large scale sections (1/4"=1' or 1:50) illustrating the soil depths of the courtyard planters, and the second level deck planters;
18. design development to the landscape strategy for Princess Avenue to include opportunities to exhibit and feature customized art projects, in conjunction with the Princess Avenue Interpretive Walk Program;

Engineering

19. Following acquisition of the 7' portions of road adjacent lots 6 and 7 revised building grades will be required;
20. Clarification of garbage/recycling pick up operations is required. Please confirm that a waste hauler can access and pick up from the location shown;
21. A canopy application will be required. Note canopies must be fully demountable and drained to the buildings internal drainage system;
22. Street tree sidewalk application is required. Please revise the landscape plan as noted below and submit the revised copy to Engineering Services for review:
 - (i) Sidewalks are to be standard 4 ft. wide exposed aggregate strip at the curb with 4 piece exposed aggregate tree surrounds with the balance of the sidewalk to be broomed finished concrete,
 - (ii) Exposed aggregate banding aligned with street trees or building columns are acceptable,
 - (iii) Unit pavers on public property should be deleted,
 - (iv) Rock feature at the Princess/Powell corner should be removed from public property,
 - (v) Benches and bike racks should be noted as requiring a separate application to the City Engineer,
 - (vi) The correct lane curb return and concrete lane crossing should be shown,
 - (vii) Show correct curb ramps at the lane and street corners,
 - (viii) The following statement should be shown on the landscape plan;

"This plan is *Not for construction* of any public property facilities, prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For construction*" 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details."

Sustainability

23. compliance with and identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold 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® Gold equivalency and a detailed written description of how the above-noted points have been achieved. Both checklist and description should be incorporated into the drawing set.

24. design development to the west facades to address solar gain for the singularly oriented dwelling units.

Note to Applicant: Design development should incorporate passive design techniques, such as the horizontal sunshades provided on the south elevation.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) Prior to enactment of the CD-1 By-law, the registered owner shall enter into arrangements, or otherwise make arrangements, on terms and conditions satisfactory of the Director of Legal Services, for provision of the following:

Engineering

1. Prior to enactment of the CD-1 By-law, the registered owner shall enter into arrangements, or otherwise make arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of the following:
- (i) closure and sale of the north 7 ft. of Lots 6 & 7, which are currently established as road;
 - (ii) consolidation of the lots 1-7 and the acquired portions of road into a single parcel;
 - (iii) provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required;

- (iv) provision of a shared use loading agreement ensuring all users have access to the class B loading space;
- (v) provision of a standard concrete lane entry at the lane south of Powell east side of Princess; and
- (vi) 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.

Soils

- 2. Prior to enactment of the CD-1 By-law, the registered owner shall do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion.

AND FURTHER THAT a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Appendix C, to the Policy Report, "*CD-1 Rezoning - 606 Powell Street*", dated May 7, 2010, be approved.

- B. THAT the Director of Legal Services be instructed to bring forward the consequential amendment to the Noise Control By-law to establish regulations for this CD-1 generally as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning - 606 Powell Street*" ,dated May 7, 2010, for enactment by Council following approval and enactment of the CD-1 By-law.

(RZ - 606 Powell Street)