

SUMMARY AND RECOMMENDATION

8. REZONING: 675-691 East Broadway

Summary: To rezone from C-2C (Commercial) to CD-1 (Comprehensive Development) District to permit an 11-storey building with commercial at grade; Broadway Youth Resource Centre on the first and second floors; 103 social housing units; and 24 market rental units. A maximum density of 3.66 FSR (floor space ratio) and a maximum height of 40.4 m are proposed.

Applicant: Larry Adams, Neale Staniszkis 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 Neale Staniszkis Doll Adams on behalf of the Vancouver Native Housing Society (VNHS) to rezone 675 - 691 East Broadway (PIDs 015-380-891 [Lot 9]; 015-380-904 [Lot 10]; 015-380-912 [Lot 11]; & 015-380-921 [Lot 12], Lots 9 to 12, Block 119, DL 264A, Plans 327 and 1771) from C-2C (Commercial) to CD-1 (Comprehensive Development District), to permit the development of 103 units of supportive housing and 24 market rental housing units, in conjunction with new program space for the Broadway Youth Resource Centre (BYRC), with a height of 11 storeys and a total FSR of 3.66 (floor space ratio), generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning of 675 - 691 East Broadway (at Fraser Street)*", dated May 7, 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 NSDA Architects and stamped "Received City Planning Department, November 9, 2009", subject to the following conditions, 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 address the proposed building scale, relationship and integration of the building massing with the neighbouring context;

Note to Applicant: This is to be achieved by reducing the building's overall height to eight storeys.

- ii) 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 while reducing the heavy and institutional expression.

- iii) design development to maximum the use of roof spaces as outdoor amenity space, and where possible, including green roof treatments and/or urban agriculture;
- iv) consideration to improve access to outdoors for the dwelling units through the provision of balconies or French balconies;

Crime Prevention Through Environmental Design (CPTED)

- v) 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;

- vi) design development to reduce opportunities for graffiti particularly on the lane;

Note to Applicant: 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

- vii) provision of a high quality private/public realm interface treatment, including street trees, paving, outdoor furniture and planting, to the satisfaction of General Manager of Engineering Services and Director of Planning;

Note to Applicant: Special attention should be paid to the pedestrian experience at main entrance and lobby areas.

- viii) maximize planting in the lane setback;

Note to Applicant: Provide landscape planting to improve the lane environment, wherever possible.

- ix) design development to provide sufficient soil depth and volume to ensure long term plant health;

Note to Applicant: Soil depths should meet or exceed BCLNA Landscape Standards (latest edition).

- x) provision of an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Specification notes and irrigation symbols to this affect should be added to the drawing;
- xi) at time of development permit application, provision of a detailed Landscape Plan illustrating soft and hard landscape treatment;

Note to Applicant: The Landscape plan should include a planting plan listing common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

- xii) new street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- xiii) at time of development permit application, satisfaction of the requirements of a Tree Plan, including dimensioned tree protection barriers;

Note to Applicant: Refer to Protection of Trees By-law (sec. 4.0, 4.3).

- xiv) at time of development permit application, provision of large scale sections [typical] through the landscaped areas, including the townhouse interface, the slab-patio-planter relationship, the lane interface and common areas;
- xv) at time of development permit application, illustration of spot elevations to all outdoor areas (including top/bottom walls), including off-site context spot elevations in proximity (such as the lane, for example);

- xvi) provision of a concept plan illustrating integration of proposed building with an expanded public realm along the Fraser Street frontage;

Note to Applicant: An expanded public realm should consider removal of the parking lane.

Engineering

- xvii) Column placement to comply with Engineering Parking and Loading Design Supplement;

Note to Applicant: The columns scale as 1.3 m back from the entrance to the parking space, rather than the required 1.2 m.

- xviii) Correct notation of parking ramp slope on drawing page A-101 and note design elevations on both sides of the ramp at all break points;

Note to Applicant: The section drawing indicates a 5% slope at the bottom of the main parking ramp and not 10% as shown.

- xix) Provision of a 3.8 m width for the second loading bay as per the Engineering Parking and Loading Design Supplement, and clarify the elevation at the rear of the loading spaces;

- xx) Confirmation that a waste hauler can access and pick up from the below grade garbage compactor location. The pick vehicle will have to manoeuvre onto a 12.5% grade which may make this location less than desirable;

- xxi) Bike racks or other encroachments should not be positioned in the Broadway setback;

Sustainability

- xxii) 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.

- xxiii) confirmation of proposed passive design building features;

Waste Management

- xxiv) Provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics) the development site is to provide adequate space to accommodate 3 streams of waste removal

including fully outfitted areas that can be made active upon implementation of an organics collection system.

Social Development

xxv) submission of an Operations Management Plan to the satisfaction of the Managing Director of Social Development, providing:

- 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;
- 24 hour emergency contact;
- A liaison with local police;
- dispute resolution mechanisms; and
- a commitment to the establishment of a Community Advisory Committee if needed.

AGREEMENTS

(c) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services be made for the following:

Engineering

- i) Provision of a 2.4 m pedestrian right of way along the Broadway frontage of the site. The building cantilever over the proposed right-of-way should remain at approximately the same elevation;
- ii) Consolidation of lots 9-12 into a single parcel;
- iii) Release of Easement & Indemnity Agreement F21261 prior to building occupancy. (Landscaping encroachments onto street);
- iv) 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;
- v) Installation of improved curb ramps at the North West corner of Fraser Street and Broadway;
- vi) Installation of a standard concrete lane entry at the lane north of Broadway on the west side of Fraser Street;
- vii) Provision of street trees adjacent the site where space permits;

Soils

- viii) 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;

Community Facility

- ix) That prior to enactment of the CD-1 By-law, agreements or arrangements to the satisfaction of the Director of Legal Services be made to secure the use of the space to be used for the Broadway Youth Resource program as a "community facility" exempt from the requirements otherwise applicable in respect of the payment of Community Amenity Contributions.

- B. THAT, the application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule E of the Sign By-law [assigning Schedule "B" (C-2C)], be approved at the same Public Hearing.
- C. THAT, subject to approval of the rezoning at the Public Hearing, 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 in accordance with Schedule "B" (Intermediate Zone), as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning of 675-691 East Broadway (at Fraser Street)*", dated May 7, 2010, for enactment by Council following approval and enactment of the CD-1 By-law.

[RZ - 675-691 East Broadway (at Fraser)]