

SUMMARY AND RECOMMENDATION

4. REZONING: 605-645 West 41st Avenue

Summary: To rezone 605-645 West 41st Avenue from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a 6-storey Seniors Supportive and Assisted Housing project.

Applicant: Eileen Albang, GBL Architects.

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 GBL Architects on behalf of Wertman Development Corp, to rezone 605-645 West 41st Avenue (Lots 1-5, all of Blk 873, DL 526, Grp 1 NWD Plan 8313; PID:010-165-975; PID:010-165-983, PID:010-165-991, PID:010-166-017, PID:010-166-025) from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a 6-storey Seniors Supportive and Assisted Housing project, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning of 605-645 West 41st Avenue*", dated September 7, 2010, be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, October 5, 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

1. design development to provide a larger and more sheltered south-facing patio off the dining area;

Note to applicant: Intent is to augment this sunny location with direct access to planted area by increasing its depth, weather protection, and acoustic buffering from 41st Avenue. This can be accomplishing through a combination of measures including extending the patio south, extending weather protection above, providing a glass enclosure, and moving the dining area wall north to enlarge the patio. If enclosed, the patio should provide direct access to the outdoors and have large openable windows. The number of trees on the site should be maintained.

2. relocation of planters to the north edge of rooftop patios to help limit overlook to the neighbours and provide wider open spaces for residents;

Note to applicant: In doing so, the size and number of trees provided should not be lost. See also Landscape conditions.

3. consideration to provide indoor amenity space next to a rooftop patio, and direct access to the rooftop area at the lobby of the second floor;

Note to Applicant: Intent is to extend the usefulness of these raised areas, especially the east and west ones that provide the main multi-use outdoor spaces. Consider providing a small common room with direct view and access to the patio.

4. refinement of the on-grade open spaces on the north side of the building to improve their visual amenity for residents and reduce their vehicle-oriented appearance;

Note to Applicant: This can be accomplished by moving the driveway closer to the lane, providing more permeable surfaces and planted areas, wheel tracks in place of driveways, and screening of the loading doors. Consider providing weather protection next to the lounge to extend the usable months of this area.

5. provision of sun shades or other solar control features to reduce solar gain and develop the expression of the south wall including the central glazed bay;
6. notation on the elevation drawings of all finishes, materials, dimensions and colours;

Note to Applicant: Attach colour samples to the elevation drawings.

7. maintenance in the extent of masonry finishes;

Note to Applicant: Intent is to preserve the aesthetic and durability benefits of brick and stone cladding.

8. notation on the plans and elevations of all significant sustainable design features; inclusion in the drawing set of the LEED® checklist as a full-size sheet; and provision of a written description referenced on the drawings by a LEED® accredited professional which explains how the features noted will achieve the LEED® credits in the checklist;
9. enlarged drawings at $\frac{1}{4}'' = 1'-0''$ scale or better showing the public realm interface from the first storey of the building to the curb at the dining patio, main entry, and side elevations, including landscape;
10. enlarged details at $\frac{1}{2}'' = 1'-0''$ scale or better for all significant exterior features, noting finish, material and dimensions if not already shown on the elevations;

Crime Prevention Through Environmental Design (CPTED)

11. 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;
12. 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

13. 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 the entrance/lobby areas.

14. improvements to the rooftop terrace design;

Note to Applicant: currently a single tree in a planter is proposed at two accessible patio locations. The planting should be increased and the program should be expanded. The design should incorporate, but not be limited to, urban agriculture, permanent seating, overhead weather protection, healing garden principles and universal design.

15. maximize planting in the lane setback, including adding a row of fastigiated trees;

Note to Applicant: staff note that planting has been proposed in the lane on the schematic landscape plan. Any required alterations to manoeuvring in the lane should not result in a net loss in planting.

16. 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).

17. design development to include waterwise design principles and 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;

18. 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).

19. 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 caliper, 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".

20. 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 Bylaw (sec. 4.0, 4.3).

21. at time of development permit application, provision of large scale sections [typical] through landscaped areas, including the slab-patio-planter relationship, the lane interface and common areas;

22. at time of development permit application, illustration of spot elevations to all outdoor areas (including top/ bottom walls), including offsite context spot elevations in proximity (such as the lane, for example);

Engineering

23. Provision of an improved plan showing the design elevations within the loading bay clearly showing slopes and crossfalls;

24. Excessive slope on the inside curve of the parking ramp;

Note to Applicant: the inside curve has a slope of 17.6% from elevations shown, not 15% as indicated.

25. Provision of a 9' x9' corner cut to improve the two-way flow and visibility on the main ramp;

26. Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay;
27. Modify driveway design at gridline B10 to provide a straight curb rather than a curved bulge;

Note to Applicant: this would make it easier for drop off vehicles to access the underground parking spaces. Please ensure the 22 ft. width is maintained.

28. Number all parking spaces;
29. Remove parallel parking space at gridline G8 from the plan;
30. Provision of measures to improve visibility of oncoming traffic for parking spaces between gridlines E6 and E9;

Note to applicant: this space cannot be counted as a parking space due to the adjacent column restricting access in and out of the stall.

Note to applicant: the curve in the drive aisle, especially for the disability spaces and the small car space restricts visibility and parabolic mirrors are recommended.

31. Provision of additional stall width for all parking spaces with columns located more than 4 ft. (1.2 m) from the end of the stall;
32. Minimum parking space requirement should not be less than:
 - one parking space per four units, where the unit is less than 70 m² in size; and
 - one space per 100 m² (1,076.0 sq. ft.) where the unit is 70 m² (753.5 sq. ft.) in size or greater;

Note to applicant: this project qualifies for the reduced parking standard as stated in section 8 of the "Seniors Supportive and Assisted Housing Guidelines" (2004) since this project is located close to frequent public transit, shopping and community services.

33. Scooter parking for seniors housing shall be provided to the satisfaction of the Director of Planning in consultation with the GMES;
34. Clarification that a waste hauler can access the garbage compactor and pick up from the location shown;

Sustainability

35. compliance with and 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. Both checklist and description should be incorporated into the drawing set. Consider providing an extensive green roof on the top levels.

36. provide compatible, energy efficient design and details of the heating and domestic hot water designed to be easily connectable to a future Neighbourhood Energy Utility to the satisfaction of General Manager of Engineering Services;

Universal Design

37. applicant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria".

CONDITIONS OF BY-LAW ENACTMENT

- (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

1. Consolidation of lots 1 thru 5 into a single parcel;
2. Dedication of the south 1.8 m of the site as road for future public realm improvements;
3. Provision of a cash contribution of \$200,000 is sought to be put towards construction of localized public realm improvements;
4. Provision of one shared vehicle and one shared vehicle space. Shared vehicles must be managed by a professional shared vehicle organization and must be located in an area accessible to all members of that shared vehicle organization, who do not reside in the development;
5. 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;
6. 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 of the General Manager of Engineering Services and the Director of Legal Services will be required;

7. Provision of street trees adjacent the site where space permits;
8. Provision of concrete lane crossings at the Ash Street and Manson Street lane entries to the site.

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 Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning of 605-645 West 41st Avenue*", dated September 7, 2010; and
- C. THAT, Recommendations A and B 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.

(RZ. - 605-645 West 41st Avenue)