

SUMMARY AND RECOMMENDATION

5. REZONING: 1025 Robson Street

Summary: To rezone from DD (Downtown) District to CD-1 (Comprehensive Development) District to change the permitted uses within the currently allowed density of 3.0 floor space ratio (FSR). Non-residential uses would increase from 1.00 FSR to 1.83 FSR to allow for the expansion of the retail/service spaces within the existing building. The balance of the 1.17 FSR permitted would be for residential or other non-retail commercial uses (e.g. office), allowing for possible future redevelopment at 3.0 FSR. The currently allowed height limit of 21.3 m (70 ft.) is to remain.

Applicant: Laurie Schmidt, Brook + Associates 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 Brook and Associates, to rezone 1025 Robson Street (PID: 007-263-449; Lot E, Block 4, DL 185, Plan 17738) from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) for retail and service uses from 1.00 to 1.83 FSR and for other non-residential uses from 1.00 to 1.17 FSR, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning: 1025 Robson Street*", dated February 2, 2011, 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 Brook + Associates, Inc., and stamped "Received City Planning Department, September 2, 2010", 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. 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 three optimize energy performance points, one water efficiency point, and one 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 the development. Both the checklist and description should be

incorporated into the drawing set. A letter from the Mechanical consultant shall be submitted outlining how the minimum of six (6) energy points will be obtained.

2. clarification on the drawings indicating recycling area(s);
3. design development to provide for existing and future considerations of privacy and overlook, providing a trellis screen over loading area;
4. design development to address CPTED issues, reducing recessed doorways at the lane to a minimum 2 ft. depth;

Note to Applicant: Door swings may project 1 ft. into the lane, in accordance with City Engineering.

Landscape

5. A full Landscape Plan for the proposed green roof to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, 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;
6. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures;
7. A high-efficiency irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan);
8. A Landscape Lighting Plan to be provided for security purposes;

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

9. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;

Engineering

10. Clarification of the required number of loading spaces;

Note to Applicant: If deficient Engineering would support the provision of 2 class A spaces in lieu of 1 class B space.

11. Provision of disability parking requirements as per the current Parking By-Law;

Note to Applicant: If the required height cannot be achieved, then make the spaces compliant for the required length and width.

12. Provision of required class A and class B bicycle parking spaces;
13. Clarification of garbage pick-up operations and provision of written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up. Return bins to storage areas for extended periods of time. Should residential uses be constructed, garbage storage areas are typically separated from commercial uses.

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

1. make arrangements to the satisfaction of the General Manager of Engineering Services on terms and conditions satisfactory to the Director of Legal Services for provision of a review of the project electrical servicing by BC Hydro to determine if the existing service on the site is adequate for the proposed development if not, new servicing, with on site power transformation is required with 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;
2. make arrangements to the satisfaction of the General Manager of Engineering Services on terms and conditions satisfactory to the Director of Legal Services for 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 to secure payment for the upgrading;

Soils

3. the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;

Community Amenity Contribution

4. pay, prior to enactment of the rezoning by-law, the Community Amenity Contribution of \$622,000 which the developer has offered to the City;
- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD), as set out in Appendix C to the Policy Report, "*CD-1 Rezoning: 1025 Robson Street*", dated February 2, 2011, 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: 1025 Robson Street*", dated February 2, 2011, for enactment following the approval and enactment of the CD-1 By-law.

(RZ - 1025 Robson Street)