

SUMMARY AND RECOMMENDATION

6. REZONING: 984 West Broadway

Summary: To rezone from C-3A (Commercial) to CD-1 (Comprehensive Development) District to permit a 10-storey office building with retail and service uses at grade. The proposed floor space ratio (FSR) would be 5.22 and the proposed building height would be approximately 132 ft. Three levels of underground parking for 126 vehicles are proposed, with access from the lane.

Applicant: Richard Bernstein, Chris Dikeakos Architects 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 Chris Dikeakos Architects Inc., to rezone 984 West Broadway (PID: 015-184-676, Lot B, Block 356, D.L. 526, Plan 590) from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit development of a 10-storey retail and office building with a total floor space ratio of 5.22, generally as presented in Appendix A, to the Policy Report, "CD-1 Rezoning - 984 West Broadway", dated July 5, 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 Christ Dikeakos Architects Inc., and stamped "Received City Planning Department, February 8, 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. design development to further improve the green building performance in the following manner:

- (i) additional enhancement of natural ventilation by increasing the number of operable vents, to be applied consistently on all four elevations;

(Note to applicant: There are no operable vents on the east and south elevation and only partial venting on the west and north elevation. Indicate all operable windows on the drawing elevations.)

- (ii) address issues of thermal bridging associated with the extended slab projections on all elevations;

(Note to applicant: The extended slabs are desirable for the benefit of solar shading and architectural emphasis but are a concern for energy loss and problems associated with dampness. Consider alternative projections that are not contiguous with the structural slab, or provide a thermal break at the exterior wall envelope, providing details. Consider available proprietary thermal break systems to achieve this objective.)

- (iii) increase the number and depth of the vertical shading fins on the west elevation so that there is a more effective response to late afternoon sun during the warmer times of the year;

(Note to applicant: The vertical shading fins should be consistently applied and achieve a shading target of approximately 50% of window area based on a 30 degree horizontal sun angle. Refer to administrative bulletin, Shading Devices and Yard Projections for further information.)

- (iv) provide clarification on the drawings and LEED® documentation between proposed Credit 1.1 Water Efficient Landscaping: Reduce by 50% and Credit 1.2 Water Efficient Landscaping, No Potable Water Use or Irrigation.

(Note to applicant: 50% use of potable water would disqualify application for Credit 1.2. Confirm that no potable water is used for irrigation, providing a detailed plant list to obtain 2 points for Credit 1.2.)

- 2. design development to further address issues of privacy and overlook associated with the low-rise multi-unit residential neighbours directly to the south across the lane;

(Note to applicant: Consider the following additional interventions as possible solutions:

- (i) Provide (or confirm species) planting of sufficient height along terrace edge and/or higher terrace wall to provide visual privacy;
- (ii) Further reduce window size, orientation and/or additional translucent glazing and interior or exterior screening.)

- 3. design development to the corner retail unit, indicating on the drawings how this space will be developed, including floor elevations, entry access and general relationship with the public realm treatment;

(Note to applicant: The duration of this interim retail use may be considerable. Consider the importance of this corner and how it reinforces the proposed building's relationship to the street.)

4. clarification on the proposed signage, providing details confirming that the sign boxes are set back from the column face;

Landscape Design

5. provision of a complete Landscape Plan;

(Note to applicant: The 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. Incorporation of hardy drought-tolerant plants into the planting scheme within the site should be considered to reduce the use of water in the landscape.)

6. design development to confirm that the soil depth provided is sufficient to accommodate the ultimate size of the tree species that are specified;

(Note to applicant: Provide a section drawn through the planted areas that are over structure to confirm that there is adequate soil depth to allow root development to sustain the species chosen for the project.)

7. provision of a section drawn to illustrate all proposed landscape elements;

(Note to applicant: The section drawing should be at a minimum scale of 1/4" = 1'0" and should illustrate any planters, benches, arbours and trellises, posts walls and water features. Planter section details must confirm the depth of the proposed planting on structures.)

8. provision of a high-efficiency irrigation system in all landscaped common areas, and hose bibs on patio areas as needed;

(Note to applicant: The location of the hose bibs should be illustrated on the Landscape Plan.)

Sustainability

9. identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver level with three optimize energy points, one water efficiency point and one stormwater point;

(Note to applicant: The LEED® checklist and detailed written description of how LEED® Silver will be achieved is to be incorporated into the development application drawing set.)

Engineering

10. clearly identify and show all existing hydro poles and guy wires in the lane and provide written confirmation from the affected utility that the poles and wires can be relocated to accommodate the proposed loading and parking points of access;

(Note to applicant: Please contact Bill Moloney of the Utilities Management Branch at 604.873.7373 for details.)

11. provide adequate two-way traffic flow throughout the parkade ramp system;

(Note to applicant: Redesign of the westerly portion of the parking ramp is required. Please contact Rob Waite of the Parking Management Branch at 604.873.7217 for details.)

12. provide a 10 ft. x 10 ft. corner-cut through the inside radius of the main parking ramp and provide a continuous curve between both portions of the ramp to improve transitions between the two ramps;

13. provide a parking ramp slope which does not exceed 10% slope for the first 20 ft. from the property line;

(Note to applicant: Based on the plans submitted, the slope calculates at 11.1% at the easterly side and 14.1% near the westerly side.)

14. provide design elevations on both sides of the parking ramp at all break points and located 2 ft. off of the wall through the curved sections of ramp;

15. provide the required number of disability parking spaces as per the Parking By-law;

(Note to applicant: Nine disability parking spaces are required as per Section 4.8.4 of the Parking By-law.)

16. provide correctly dimensioned parking spaces;

(Note to applicant: The small car parking spaces must be a minimum of 2.3 m or 7ft. 6.5 in., wide.)

17. correct the legal description on Page A000;

(Note to applicant: The correct legal description is "Lot B, Block 356, DL 526, Plan 590".)

18. Provide a widened canopy and bus benches on the eastern end of the site to serve the existing bus stop at this location.

(Note to applicant: Please contact Streets Administration Branch staff at 604.873.7713 to discuss possible bench locations and canopy widths.)

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Engineering

1. 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 to determine if water system upgrading is required. Should upgrading be necessary, arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required to secure the works.)

2. provision of a surface right-of-way over the north 1.5 m (4.9 ft.) and the west 2.5 m (8.2 ft.) of the site for pedestrian purposes;

(Note to applicant: In both cases, there should be no encroachments above or below grade into the right of way area.)

3. provision of a volumetric right-of-way over the future transit connection portal to secure public access;

4. undergrounding of all 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 Utilities Management Branch is encouraged.)

5. provision of street trees adjacent to the site where space permits;

(Note to applicant: Possible changes to the bus stop location and the number of buses that stop along the Broadway frontage will impact the possible street tree locations. Further details regarding tree placement should be available at the development permit stage.)

6. provision of a standard concrete lane entry on Oak Street immediately adjacent to the site;

Soils

7. 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
8. if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment.

- 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" [C-3A]), generally as presented in Appendix C, to the Policy Report, "CD-1 Rezoning - 984 West Broadway", dated July 5, 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, as set out in Appendix C, to the Policy Report, "CD-1 Rezoning - 984 West Broadway", dated July 5, 2010, for enactment following the approval and enactment of the CD-1 By-law.

(RZ - 984 West Broadway)