

## SUMMARY AND RECOMMENDATION

**2. TEXT AMENDMENT: 1700 Manitoba Street**

**Summary:** To amend the existing CD-1 (Comprehensive Development) District (464) to permit the addition of two floors to the residential towers previously approved for sub-area 1 and one floor to the residential mid-rise building. The total additional floor area would be 26,661 square feet, which would increase the total permitted floor area by 16.6 per cent. The height of the west tower would increase from 9 to 11 storeys, the east tower from 10 to 12 storeys and the height of the mid-rise would increase from 4 to 5 storeys. The maximum permitted density would increase from floor space ratio (FSR) 3.33 to 3.88.

**Applicant:** John Bingham, Bingham Hill 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 Pinnacle International (West First) Plaza Inc. to amend CD-1 (Comprehensive Development) District (464) (By-law No. 9600) for 1700 Manitoba Street (sub-area 1), to allow an increase in the maximum height permitted from 30.48 m (100 ft.) to 36.58 m (120 ft.) and a 2 477 m<sup>2</sup> (26,661 sq. ft.) increase in the maximum permitted floor area, generally as presented in Appendix A of the Policy Report dated May 31, 2011, entitled "CD-1 Text Amendment: 1700 Manitoba Street", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the revised form of development be approved by Council in principle, generally as prepared by Bingham Hill Architects, and stamped "Received City Planning Department, March 10, 2011", 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 lower the apparent height and scale of the mid-rise building (Building 'B'), as seen from the street, reducing the floor area of the proposed additional 5th floor and substantially stepping back the massing from the street facing façade (north elevation).

Note to Applicant: The design intent of the additional partial floor is to maintain the original scale of a 4-storey building as envisaged in the SEFC ODP.

Reference: Southeast False Creek Design Guidelines for Additional Penthouse Storeys.

2. Design development to address numerous non-conforming enclosed balconies, west and east tower, (Buildings 'A' and 'C'), either modifying or eliminating enclosed balconies that do not meet the intent or the design considerations of the Balcony Enclosure Guidelines.

Note to Applicant: Many of the enclosed balconies do not meet the criteria set out on the guidelines and add additional bulk to the massing.

Reference: Balcony Enclosure Guidelines.

3. Design development to meet minimum standards of livability in the following manner:
  - (i) modifying unit configuration to meet horizontal angle of daylight (HAD) requirements.  
Note to Applicant: Units that have a direct and close orientation towards other units and/or building elements do not meet the HAD requirements. The HAD may be relaxed, provided a minimum distance of 12 ft. of unobstructed distance can be achieved and privacy issues are satisfactorily addressed.
  - (ii) provide direct natural light access to all inhabitable rooms.  
Note to Applicant: Modify plans or eliminate inhabitable rooms that do not have direct access to.
  - (iii) increase the depth of all exterior balconies to a minimum clear 4 ft. dimension.

4. Design development to enhance the material expression in the following manner:
  - (i) greater consistency of material quality, treatment and expression on all building elevations.  
Note to Applicant: Lane elevations, in particular the lower massing, lack the quality and richness of material treatment as found elsewhere.
  - (ii) stronger definition between floors 10 and 11, north elevation, east tower (Building 'C').  
Note to Applicant: A more distinctive break, emphasized with material changes to better delineate the shift to the partial floors of the upper massing is advised.

5. Design development to improve visual connectivity and transparency through the site in the following manner:
  - (i) better integration of the swimming pool with the terminus of the ground-level breezeway and its relationship with the lane edge.

Note to Applicant: The pedestrian connection, from the street between the mid-rise and east tower (Building's 'B' and 'C'), ends abruptly with no logical termination. Reconcile various elements at the ground plane to improve the spatial flow.

- (ii) address the height, scale, material treatment and blank expression of the lower wall at the lane edge.

Note to Applicant: The building edges adjacent to the lane need to be softened and humanized in scale for an enhanced pedestrian experience.

## Landscape

- 6. Clarify the location of the children's play area or provision of a written rationale for its deletion.

Note to applicant: The original application drawings had a children's play area on the level 6 amenity deck.

- 7. Design development to provide a deeper notch in the parking slab along the lane to provide an adequate root-ball zone for the street trees along the lane edge.

Note to applicant: A minimum 36" clear is required to provide adequate root-ball growth and long term viability. The root-ball zone show in the Landscape sections is inadequate.

- 8. Design development to locate integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the public realm, including the lane edge.
- 9. Provision at the time of a 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.
- 10. Provision of material details for the retaining walls and guard rails of the ground-oriented patios facing the street. This can be provided by adding notations to the architectural elevation.
- 11. Provision at the time of development permit application of a separate Lighting Plan.

## CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering Services

1. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (i) Updating of the existing car share agreement to provide:
    - a. Car share vehicles and spaces as follows: one vehicle and designated parking space are to be provided for 50 to 149 dwelling units per site, two vehicles and designated parking spaces are to be provided for 150 or more dwelling units per site.
    - b. For future car sharing, at least one additional designated car share parking space must be provided per 100 dwelling units per site (but no less than one for the site)

Note to Applicant: Car share spaces must be provided on-site in an area with 24-hour accessibility (e.g. within visitor parking).

Note to Applicant: The current CD-1 By-law allows for relaxations and reductions in the Parking By-law. The provision of less than the minimum parking may occur, subject to approval by the Director of Planning in consultation with the General Manager of Engineering Services and of a site-specific Transportation Demand Management (TDM) plan that restricts residents' car ownership and supports other means of mobility. Guarantee of zero-based unbundled parking assignment shall result in a 10% reduction in the minimum requirement.

### Flood Plain Covenant

2. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official.

### Public Art

3. Revise the public art agreement to increase the public art contribution by \$48,256, satisfactory to the Directors of Legal Services and the Managing Director of Cultural Services.

## Community Amenity Contribution

4. Pay to the City the agreed community amenity contribution of \$2,958,038 prior to enactment of the CD-1 By-law, with such payment to be allocated as follows:
  - (i) \$306,602 to affordable housing in SEFC as per the SEFC Public Benefits and Compatible Housing Strategy, and
  - (ii) \$2,651,436 to other public benefits in SEFC with specific allocation recommendations to be brought forward by staff after review of public benefits in SEFC.

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 sites as is 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-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT, subject to approval of the proposed amendments to the CD-1 By-law at the Public Hearing, the Director of Planning be instructed to make application to bring forward consequential amendments to the Southeast False Creek Official Development Plan (By-law No. 9073) to increase by 2 477 m<sup>2</sup> the maximum total floor area and the maximum residential floor area for Area 2B and for the whole of the Southeast False Creek area, as set out in Appendix C of the Policy Report dated May 31, 2011, entitled "CD-1 Text Amendment: 1700 Manitoba Street", and that, before of enactment of the CD-1 By-law amendments, the Southeast False Creek Official Development Plan amendment be referred to another public hearing, with the recommendation of the Director of Planning that it be approved.

(RZ 744/2011 -1700 Manitoba Street)