



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 9, 2012
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9394
VanRIMS No.: 08-2000-20
Meeting Date: January 31, 2012

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment : 3837 Point Grey Road

RECOMMENDATION

A. THAT the application by Proscenium Architecture + Interiors Inc. on behalf of Jericho Tennis Club to amend CD-1 (421) (By-law No. 8893 as amended) for 3837 Point Grey Road (P.I.D.: 023-913-118 - Parcel A, District Lot 448, 538 and 6882, Group 1 New Westminster District, Plan LMP35211) to permit an additional seasonal air-supported structure over an existing tennis court ("tennis bubble"), an increase in certain interior and exterior spaces and an increase in the number of parking spaces, be referred to a Public Hearing, together with:

- (i) plans received October 18, 2011;
- (ii) draft CD-1 By-law amendment provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law amendment generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT Recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolution 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 to amend By-law CD-1 (421) and that any costs incurred in fulfilling requirements imposed as a condition of amending By-law CD-1 (421) 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.

REPORT SUMMARY

This report assesses an application by Proscenium Architecture + Interiors Inc. on behalf of the Jericho Tennis Club to amend the existing CD-1 (421) By-law to permit the erection of an additional seasonal air-supported structure over existing tennis courts (a "tennis bubble") and permit the construction of additions to the existing building for an office area and expanded changing rooms, extend the pool deck to provide a new hot tub deck, add space to the upper lawn and expand parking. The CD-1 By-law permits the tennis bubbles currently permitted to be erected from October 1st to April 30th, and this would apply to the proposed third tennis bubble. Although the use is permitted, amendments to the existing CD-1 By-law are required to increase the Floor Space Ratio (FSR) limits for permanent structures and for temporary structures. All proposed structures would comply with existing height limits.

Staff have reviewed the application, concluded that the amendments proposed are supported by existing policy and recommend that the application be approved with conditions, subject to a Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- CD-1 (421) (By-law No. 8893, enacted July 6, 2004 and amended by By-law No. 9075, enacted July 19, 2005)
- Community Amenity Contributions -Through Rezoning (adopted by Council on January 20, 1999, amended June 24, 2003, February 12, 2004 and June 15, 2006)
- Green Buildings Policy For Rezoning (adopted by Council on July 22, 2010)
- Rezoning Policy For Greener Larger Sites (adopted by Council on June 10, 2008)
- West Point Grey Community Vision (approved September 23, 2011).

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

Background/Context

The Jericho Tennis Club building is located at the north end of the site and was completed in 1999. It incorporates a hybrid structure of cast-in-place concrete and heavy timber with extensive glazing on the north side of the building facing English Bay. Various activities are housed over 3 levels, including racquet facilities, change rooms, fitness facilities, an administration area, and social areas including pub and restaurant facilities. There are

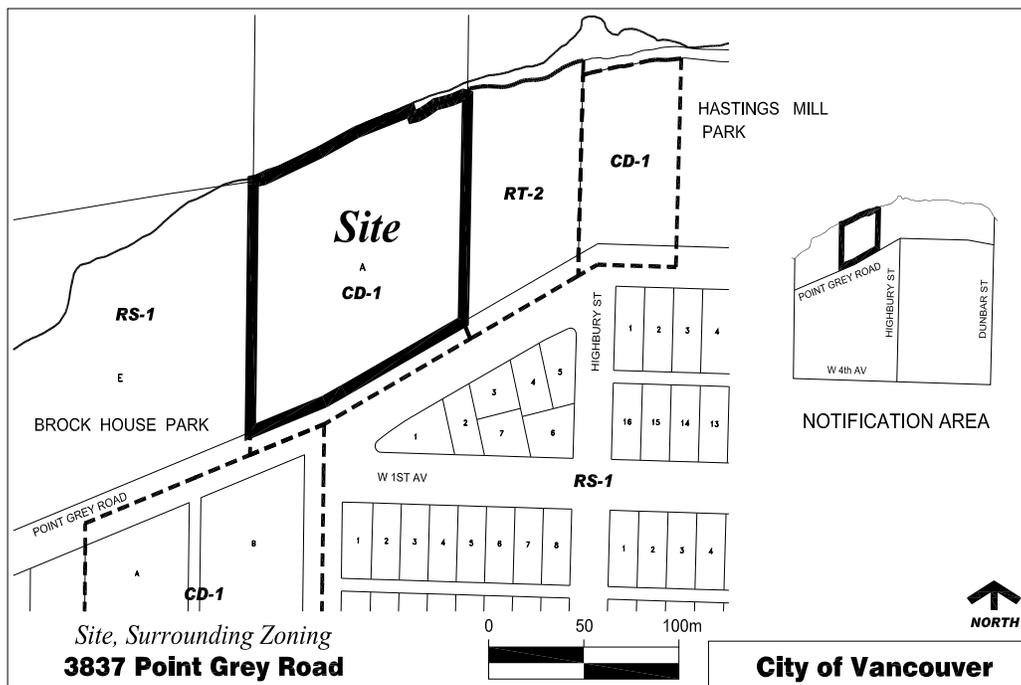
12 tennis courts in three distinct areas on the south side of the property. Tennis bubbles are erected over two of the three court areas between October 1st and April 30th.

The applicant has applied for an amendment to the existing CD-1 By-law for the Jericho Tennis Club to permit a third air supported structure (tennis bubble) over four of twelve existing outdoor tennis courts which are located at the south-east corner of the site adjacent to Point Grey Road. The new tennis bubble would be 11 metres (36 feet) tall. The tennis bubble would be installed temporarily during the October 1st to April 30th period as per the current By-law provision for the existing tennis bubbles.

Further, the applicant seeks to make additions to the main clubhouse building in the form of expanded offices, expanded change rooms and an extended pool deck and to increase the number of parking spaces from 124 to 160 by expanding the underground parking structure.

On July 6, 2004, Council enacted By-law 8893 to amend the zoning for this site from RT-2 to CD-1 (421) confirming the use of the site as a tennis club, increasing the maximum permitted height of tennis bubbles and permitting minor additions to expand locker room space and terrace enclosures. By-law 9075, enacted July 19, 2005, further amended By-law 8893 to alter the method used to calculate the height of seasonal air-supported structures.

MAP 1 - Site and Surrounding Zoning



Strategic Analysis

Site and Context

This 13 135.5 m² (141,400 sq. ft.) site is located on the north side of Point Grey Road. The site is bounded by Brock House to the west, English Bay to the north and the Vancouver Yacht Club to the east. The south side of Point Grey Road zoned as RS-1 is developed with detached

houses. The area to the south-west of the site is zoned CD-1 and developed as a low-rise apartment and townhouse complex.

Land Use

Use of the new seasonal tennis bubble is consistent with the approved and permitted use of the site as a club for racquet sports, swimming, related fitness uses and dining. There are already two seasonal tennis bubbles permitted. Increasing the wet and cold weather use of the tennis courts would enhance the permitted use of the site. Tennis bubbles are a common feature of tennis clubs and permit year round use of the courts. Expanding the change rooms and offices and expanding the pool deck would also enhance the operation of the club. Expanding the parking garage would reduce off-site parking pressure on local streets. All construction proposed is within the existing building footprint except for approximately 55.7 m² (600 sq. ft.) on the west side of the existing clubhouse.

Density

The existing CD-1 by-law has separate FSR limits for permanent structures and temporary air-supported structures. It permits temporary seasonal use of tennis bubbles over two of the three court areas. The proposed amendments would increase the maximum permitted density as follows:

- for temporary air-supported structures from 0.33 to 0.48 FSR; and
- for permanent structures from 0.29 to 0.36 FSR.

Form of Development and Views (Note Plans: Appendix C)

Area

The application proposes to add approximately 1 445 m² (15,555 sq. ft.) of permanent floor area. The majority of this space occurs on the lower levels of the building, much of which is below grade and where it will have little to no impact on the public realm. The proposed addition to the upper floor of 112 m² (1,206 sq. ft.) is on the west side of the building but maintains sight lines down the driveway which provides public access to the beach. Should this application be approved, the main effect of the proposed third tennis bubble (covering approximately 1 970 m² (21,209 sq. ft.)) would be on the private views currently available to neighbours, which is addressed below.

Setbacks

Setbacks for the tennis bubbles are not required under the existing CD-1. The proposed bubble would be located within 1 m of Point Grey Road, similar to the existing seasonal bubbles. The proposed bubble would also be located in the root zone of the line of mature trees along the east property line. Staff are recommending a condition of approval requiring an arborist report on how the existing trees can be safely retained (see Appendix B, section (b), item 13).

The application also proposes to construct outdoor terraces and decks within the flood plain setback, which extends about 15 m (49 ft.) southward from the northern property line along the beach. While the western portions are unlikely to have any significant impact, the eastern portions rise considerably above beach level and would require retaining walls and other structures facing the beach. In some cases, new structures would be less than 2 m (6.6 ft.) from the north property line. To allow for terracing and to reduce the visual impact, staff are

recommending that these elements be scaled back and the design adjusted (see Appendix B, section (b), item 1).

Views

The potential effect on public views can be summarized as filling in the existing view opening between the row of large trees next to the Vancouver Yacht Club and the existing seasonal tennis bubbles. This view is presently available to pedestrians and other passers-by along Point Grey Road and to the residents of nearby single-family homes along Point Grey Road and West 1st Avenue. To some degree, this view is already screened by the fences, netting and mature landscaping that presently exist along Point Grey Road. For passers-by travelling east-west, unobstructed views to the North Shore mountains remain from Hastings Mill Park, located about 90 m (300 ft.) to the east, and from Jericho Park to the west. Hence, no views from public parks are affected.

Staff assessment of the view analysis indicates that the proposal is respectful of the West Point Grey Community Vision direction (Section 23.14 Preserve Public Views) that states: "Views to the north shore mountains, water, and downtown Vancouver from public places like Jericho Park, West Point Grey (Trimble) Park, and north/south streets should be protected, without the loss of trees. Viewpoints should be made more enjoyable". The proposed third tennis bubble, if approved, would have no impact on the public views that are highlighted in the West Point Grey Community Vision.

While public views are not affected by this proposal, there would be some impact on localized private views. The two tennis bubbles currently permitted are located at the south-west corner of the site and a row of residences facing east and west. The proposed new tennis bubble would be located closer to a row of residences facing north toward the site. Views from the houses along Point Grey Road and West 1st Avenue will be reduced as indicated (see Appendix C, pages 6 and 7). The tradeoffs occur largely between competing private interests, namely between the increased utility of tennis players who cannot easily book one of the eight enclosed courts during the winter, and the maintenance of views from the main and upper floors of nearby residences.

While the effect of development on views from private areas is a given some consideration in the review of development applications, and development can be modified to minimize negative impact, Council approved policies address the need to protect views from public areas. Since the site already accommodates two seasonal tennis bubbles and the street edge is already well landscaped, staff have concluded that the proposal has reasonable and acceptable impact on private views.

Landscaping

The proposed zoning text amendments would allow a series of retaining walls which extend the pool deck, provide a new hot tub deck and add space to the upper lawn. The 5.2 m to 7.0 m (17 ft. to 23 ft.) wall heights at the north property line will be conspicuous to users of the adjacent public beach and from the boats in the harbour. The provision of additional terraces will bring balance between the need to add space to the outdoor entertainment areas and the need to present a visually appealing edge to the public beach. Conditions in Appendix B, (section (b), items 6 and 7) are intended to address staff concerns about the height and impact of the proposed retaining wall.

Height

The height of the existing permanent building would be unchanged by the applicant's proposal. The height of the tennis bubble would be 11.0 m (36 ft.) which is the current By-law maximum.

Parking, Loading and Circulation

The applicant's proposal would increase the number of parking spaces from 126 to 160 (141 underground). This is greater than the 124 spaces required and so meets the City's parking requirements. The increased parking will improve the club's ability to accommodate member parking on site.

Environmental Sustainability

The tennis bubble will be white. Since white fabric admits the most light and therefore requires less indoor lighting than any other colour, it requires the least amount of electricity to illuminate the courts when covered. Modification of the outdoor court lighting is recommended to prevent light trespass (see Appendix B, section (b), item 2).

The current proposed additions to the Jericho Tennis Club are intended to be part of a long range development plan. The applicant has committed to achieving a LEED® Gold rating for its staged additions. Appropriate rating systems will be used for each part of the proposed work: LEED-NC (New Construction) for additions, and LEED-CI (Commercial Interiors) or LEED-EB (Existing Buildings) for renovations to the existing clubhouse. Due to the limited extent of work, some portions may not qualify for a LEED® rating on their own. In these cases, the applicant will identify how that portion contributes to a rating system for the site (see Appendix B, section (b), item 5).

The rezoning application is also subject to the City's Rezoning Policy for Greener Larger Sites. The policy is designed to achieve higher sustainability outcomes on large-site developments through the exploration and implementation of:

- district and renewable energy opportunities,
- sustainable site design,
- green mobility and clean vehicle strategies,
- sustainable rainwater management,
- solid waste diversion strategies and
- strategies to achieve sustainable housing affordability and housing mix.

In support of the rezoning application, the applicant has provided a District and Renewable Energy Feasibility Screening Study, dated May 2011, completed by Hemmera. Study results suggest the absence of an economically and technically viable approach to site-specific or district-scale renewable energy at this time. City staff have reviewed this screening analysis and accepted the findings. As such, no further action pertaining to renewable or district energy is required. Because the bulk of additions are underground, there are no significant opportunities to explore the guidelines for site design. Since this is not a residential development, a strategy to achieve sustainable housing affordability and housing mix is not applicable for this site.

The remaining matters required by the Rezoning Policy for Greener Larger Sites - green mobility and clean vehicle strategies, sustainable rainwater management and solid waste diversion strategies - have been addressed either through the design of the development, or will be provided for through required plans or strategies to be implemented through other

items contained within the recommended Conditions of Approval (see Appendix B, section (b), items 16, 17 and 18).

Environmental Protection staff advise that there are no soils concerns for this site and therefore there is no condition of rezoning in Appendix B with respect to soils.

PUBLIC INPUT

Notification and Open House

A rezoning information sign was installed on the site on September 6, 2011, and a notification letter and invitation to a public information open house, dated September 8, 2011, was mailed to 480 surrounding property owners in the notification area shown in Map 1. The public information open house was held on September 20, 2011 with staff and the applicant team in attendance. A total of 17 people attended. In addition, the City of Vancouver Rezoning Centre webpage included notification and application information, and an on-line comment form. The applicant also sponsored a public information session on March 16, 2011.

Public Response

Eleven written responses were received from the Open House and from the on-line comment form (see Appendix D for a summary of public comments). Concerns were raised that the new tennis bubble would block views of the North Shore currently enjoyed by residents of houses immediately south of the Club on Point Grey Road, West 1st Avenue and West 2nd Avenue. Respondents also noted the glare created by existing court lighting, which a recommended condition seeks to address (see Appendix B, section b), item 2).

Some concerns was also raised about the impact of the Club on the neighbourhood with respect to traffic, parking overflow and level of activity, including a view that the club should expand or move to another site. The expanded change rooms and tennis bubble will enhance the use of the club by its existing level of membership and allow use of the tennis courts during the cold and wet months of the year. The increased number of parking spaces would reduce pressure on local on-street parking. The use of the site as a recreation club is the sole use permitted by the existing CD-1 By-law and this use is consistent with the other recreational uses in the vicinity including the Vancouver Yacht Club and Jericho Beach and Park.

PUBLIC BENEFITS

In response to City policies that address changes in land use and density, this application for a text amendment to the zoning offers the following public benefits:

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is in the City-wide DCL District where the rate is \$121.96/m² (\$11.33/sq. ft.) for permanent structures. The additions to the existing building proposed have a floor area of 1 445.0 m² (15,554.4 sq. ft.). The tennis bubble is classified as a temporary structure and a payment of \$10.00 per building permit would be required. On this basis, a DCL of approximately \$176,241 (\$176,231 + \$10.00) is anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Public Art Program

The Public Art Program does not apply to this application because the additional floor area proposed of 1 445.0 m² (15,554.4 sq. ft.) is less than the minimum qualifying size of 9 290 m² (100,000 sq. ft.).

Offered Public Benefits:

Community Amenity Contribution – In the context of Financing Growth Policy, the City anticipates the offer of a Community Amenity Contribution (CAC) from the owner of a rezoned site to address the impacts of rezoning. The City-wide standard of \$3.00 per sq. ft. is the appropriate basis for determining the anticipated CAC and would be applied to the increased floor area permission for both the permanent structures and temporary structure (tennis bubble). For this application for a text amendment to the zoning, the applicant offers a Community Amenity Contribution in the form of a cash payment of \$93,327 (total permitted floor area increase of 31,109.4 sq. ft. (2 890 m²) X 3.00 per sq. ft.). Real Estate Services staff recommend that this offer be accepted.

Payment of the Community Amenity Contribution is a condition of zoning enactment. Staff are recommending that the CAC be allocated to the Parks Board and applied to the replacement of playground equipment in nearby Hastings Mill Park. In this way, the broader community benefit of increased winter tennis opportunities for club members would be matched by a distinct recreational public benefit for the immediate neighbourhood.

See Appendix E for a summary of all of the public benefits for this application.

FINANCIAL

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Staff have reviewed the application by Proscenium Architecture + Interiors Inc. to amend CD-1 (421) for 3837 Point Grey Road to allow for an increase in maximum permitted density for temporary air-supported structures from 0.32 to 0.48 FSR to permit an additional tennis bubble for the October 1st to April 30th period and for permanent structures from 0.29 to 0.36 FSR and to amend the approved form of development to permit additions to the existing club and parking garage.

Upon review and analysis, staff have concluded that the proposal is supportable. The Director of Planning recommends that the application be referred to a Public Hearing, together with the draft By-law amendment contained in Appendix A, and that, subject to Public Hearing, the application be approved subject to conditions contained in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix C.

* * * * *

3837 Point Grey Road
DRAFT AMENDMENTS TO CD-1 (421) (BY-LAW NO. 8893 as amended)

Note: An amending By-law will be prepared in accordance with the provisions listed below, subject to change and refinement prior to posting. Text ~~crossed out~~ is to be deleted and text in **bold** is to be added.

Amend the following sections:

4 Density

- 4.1 The floor space ratio for all permanent structures must not exceed ~~0.29~~ **0.36**.
- 4.2 The floor space ratio for all air-supported structures must not exceed ~~0.33~~ **0.48**.

6 Parking and loading, and bicycle storage

~~Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking and loading, and bicycle storage, except that there must be a minimum of 124 off-street parking spaces of which 107 must be underground.~~

Parking, loading and bicycle spaces must be provided in accordance with the Parking by-law, except there must be at least 160 parking spaces of which at least 141 must be located underground.

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3837 Point Grey Road
PROPOSED CONDITIONS OF APPROVAL

Note: The recommended approval conditions supplement or amend those approved by City Council for this site at its meeting of March 25 2004.

Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

(a) That the proposed form of development be approved by Council in principle, generally as prepared by Proscenium Architecture + Interiors Inc and stamped "Received City Planning Department, October 18, 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 provide a minimum setback of 2 m from any new development to the north property line, except for terraced planters and other low landscaping features.

Note to Applicant: Intent is to reduce visual intrusion to the public realm interface along the beach. The low level family gathering patio should not be affected, but the elevated pool apron and hot tub would need to be relocated to the south. See also Landscape condition 6.

2. Design development to provide lamp hoods or shields, to prevent light trespass from the outdoor court lighting.

Note to Applicant: Intent is improve both the environmental performance of the project and its neighbourliness.

3. Provision of notation on the elevation drawings of all colours, finishes, and materials.

Note to Applicant: Attach colour samples to the drawings.

4. Provision of enlarged details at 1/2" = 1'-0" scale or similar for significant exterior features.

Note to Applicant: Include trim, rails, guards, masonry work, wall caps, lighting, soffits and similar features. Materials should be durable, high quality choices.

5. Description of the building's sustainable design by incorporating the following items into the development permit drawings:
 - a) an updated LEED® checklist showing compliance with the Green Buildings Policy for Rezonings in effect at time of application;
 - b) a detailed strategy written by an Accredited Professional explaining how the LEED® requirements for each credit identified in a) will be accomplished in this particular development, with reference to specific building features; and
 - c) identification on the floor plans and elevation drawings of the specific building features noted in a) and b) above;

Note to Applicant: For item b) emphasis should be placed on the mandatory credits noted in the Green Buildings Policy. The applicant is encouraged to make the CaGBC registration public.

Landscape

6. Design development to mitigate of the height of the proposed retaining walls along the north property line by additional terracing in the areas illustrated by Landscape Sections A, B and C and by the deletion of the overhanging deck of Section C.
7. Design development to provide visual screening of the proposed high retaining walls along the north property line. This can be achieved by an abundant planting of shrubs, vines and small trees at the base of the walls and in the terraced planting beds.
8. Illustrate the existing grades on the Landscape Section. The line of the existing grade should be identified by notation.
9. Indicate on the Landscape Plan and the Site Plan of the location of the new and existing retaining walls.

Note to applicant: If there are sections of the existing walls that are to be retained. these notations should be added to the sections on Page L02.

10. Illustrate on the Landscape Plan and the Site Plan of the location of the existing bunker for storage of the tennis bubbles. The changes in grade needed to screen the bunker should also be included.
11. Provide at the time of development permit application, a large scale elevation drawing of the proposed Trellis in the Upper lawn.
12. Provide at the time of development permit application, a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, 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.

13. Provide an arborist report regarding the safe retention of the trees growing to the east and to the south of the proposed tennis bubble.

Engineering

14. Provision of disability parking is required and such spaces should be clearly identified on the plans.
15. Clarification of the number, type and location of all loading spaces.
16. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provision for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.
17. Provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
18. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

19. Provision of a written commitment to increase class B bicycle spaces to keep up with any future growth in demand.

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 the General Manager of the Parks Board, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. Deletion of portions of the proposed parkade shown within Statutory Right of Way BL350674, as shown on Plan LMP35212 or removal & relocation of all utilities located within this Statutory Right of Way to allow for the proposed parkade construction. Should relocation be possible, written confirmation from all impacted utility companies is required indicating that arrangements have been made. Release or modify SRW BL350674, as required, based on utility relocation arrangements.
2. Subject to confirmation from the Chief Building Official, discharge or modification to covenant BL338271 (extended by BL350671). Covenant BL338271 pertains to the proximity of a temporary building to the east property line circa 1997, and fire separation issues needing to be addressed.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (both electrical and other utility kiosks) are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Flood Plain Covenant

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

Community Amenity Contribution

5. That, prior to enactment of the amended 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 the General Manager of the Parks Board, deliver to the City the Community Amenity Contribution of \$93,327 which the developer has offered to the City.

Note: The Community Amenity Contribution is to be allocated, at the City's discretion, to the Parks Board for the replacement of playground equipment in Hastings Mill Park.

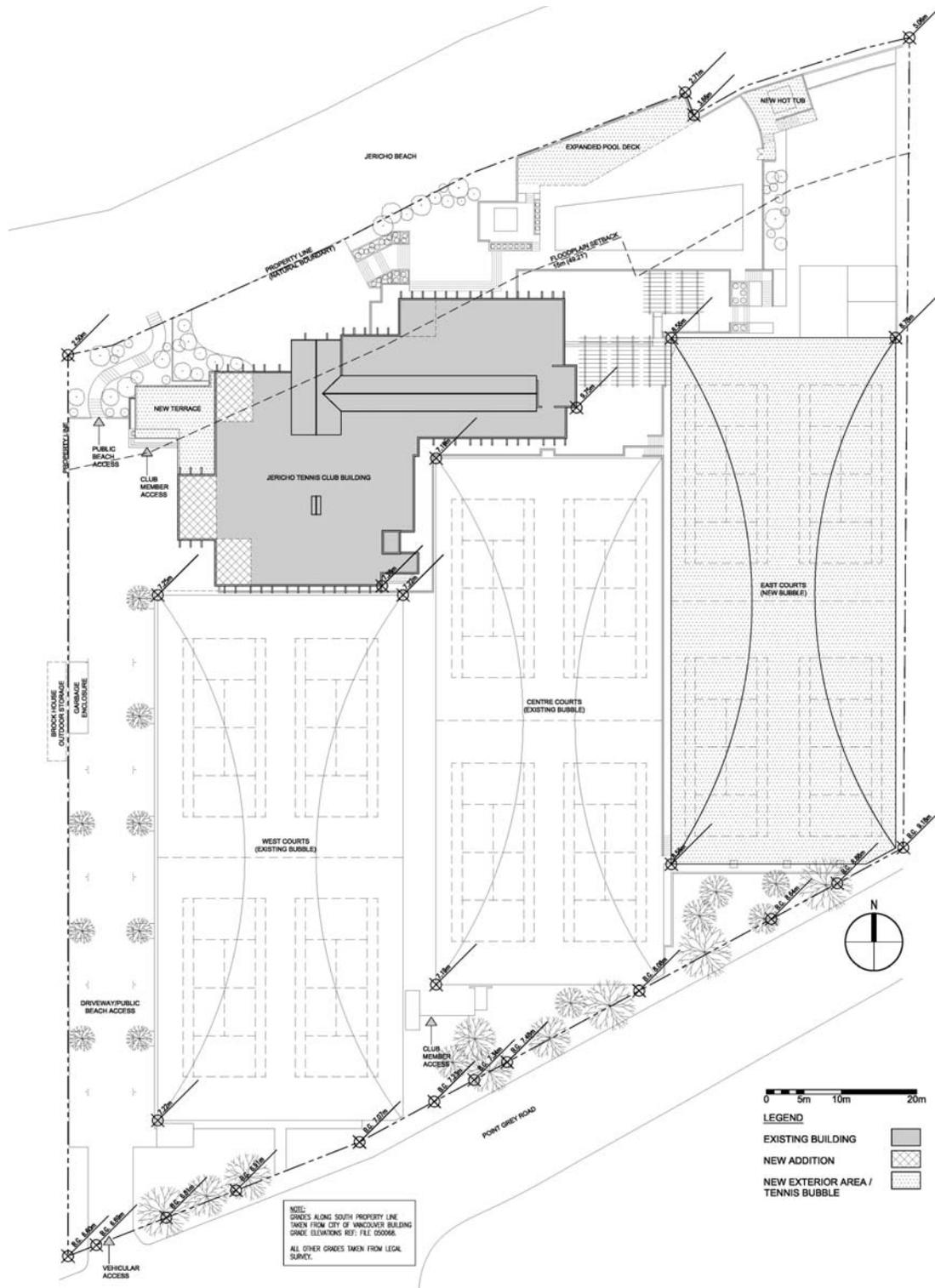
Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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.

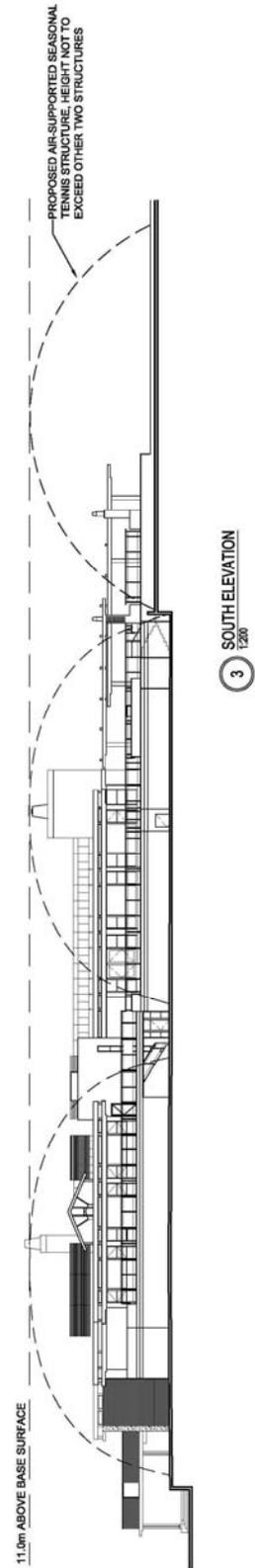
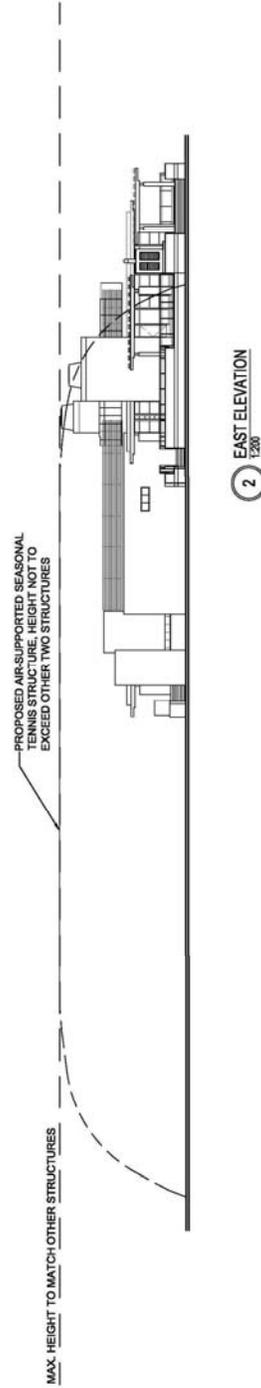
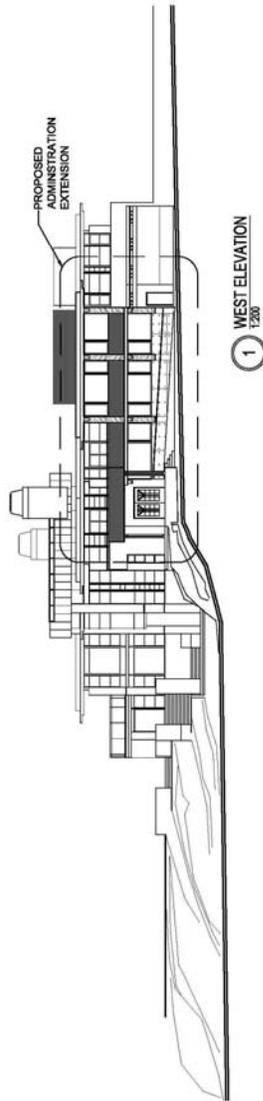
The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined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

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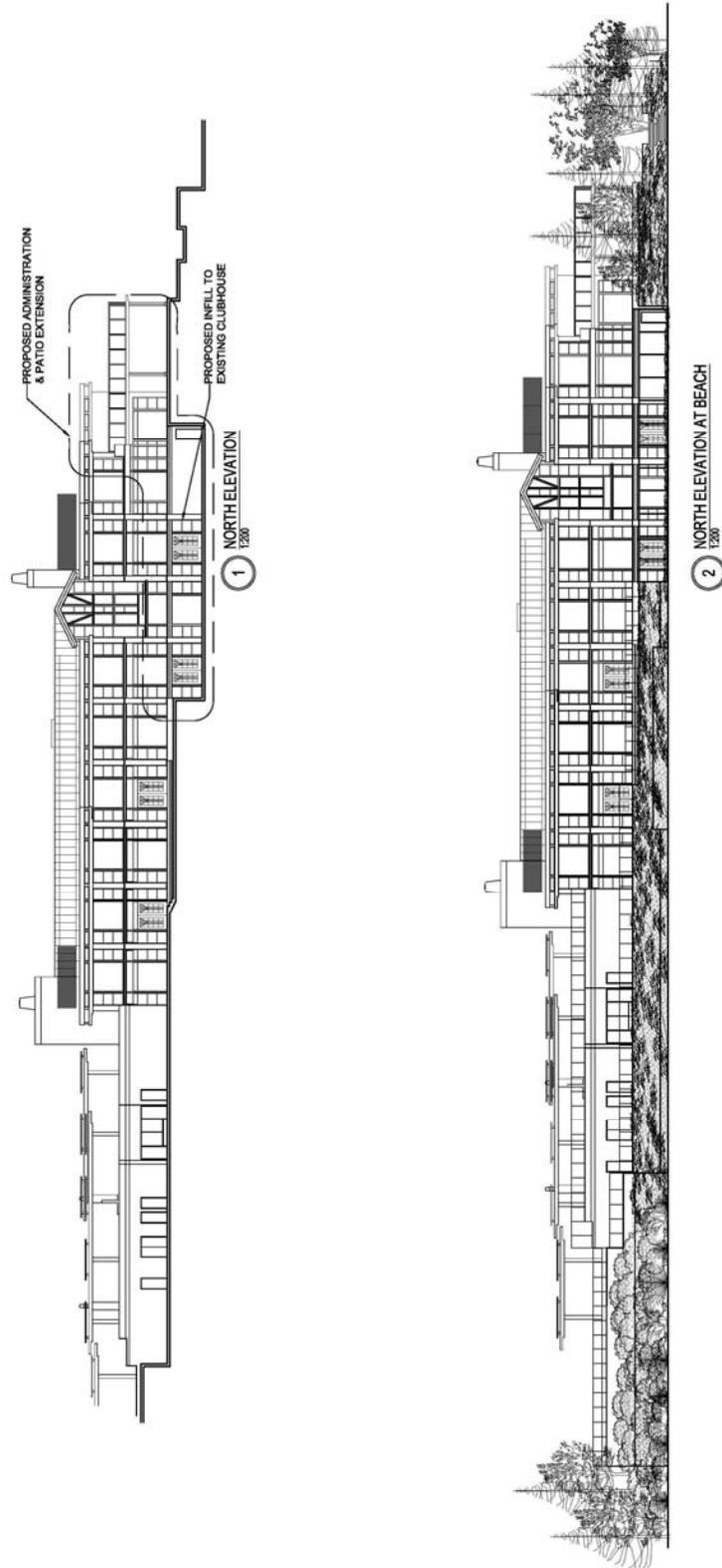
3837 Point Grey Road
FORM OF DEVELOPMENT AND VIEW STUDIES



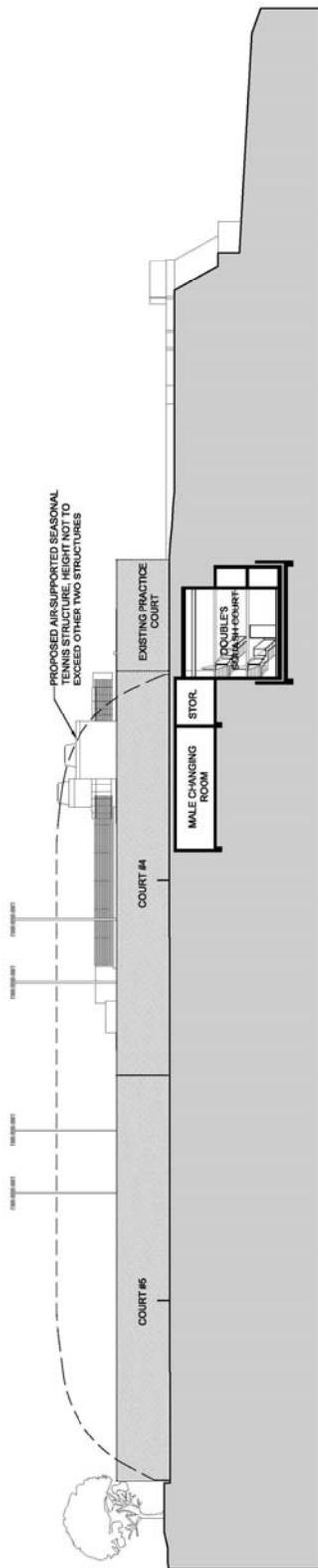
Site Plan



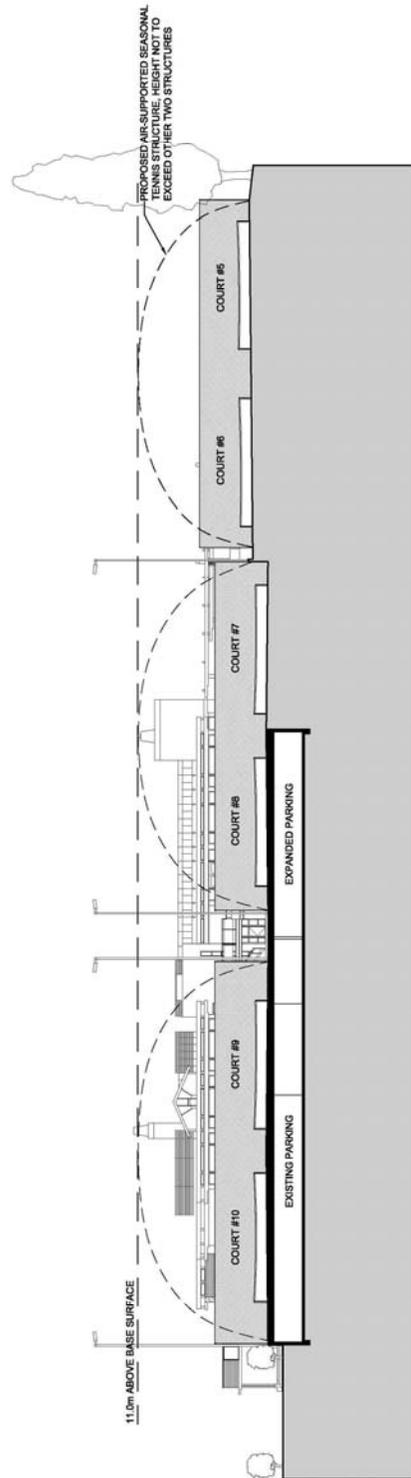
Building Elevations



Building Elevations



1 NORTH ELEVATION
1:300



2 NORTH ELEVATION AT BEACH
1:300

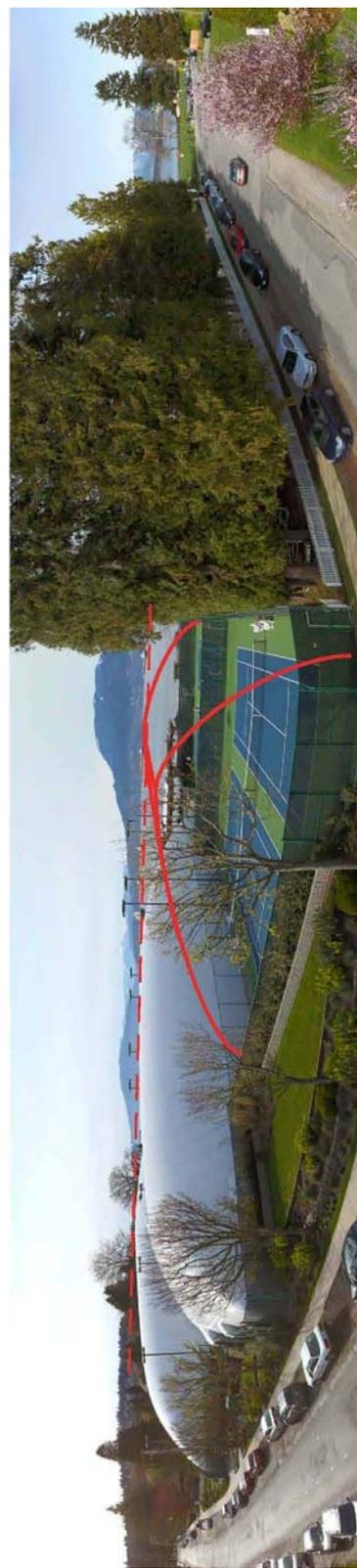
Building Sections



Eye level



15 foot level



30 foot level

Views from Point Grey Road



15 foot level



30 foot level

Views from West 1st Avenue

3837 Point Grey Road
ADDITIONAL INFORMATION

Public Input: A notification letter was sent to 480 nearby property owners on September 9, 2011 and rezoning information signs were posted on the site on September 12, 2011.

A Public Open House was held September 20 2011 and was attended by 17 people. A total of 11 written comment forms were received - 2 supporting and 9 opposing the application. Concerns focused on the visual impact of the tennis bubbles, the neighbourhood impact of the club and the obstruction of private views to the north shore for neighbours located south of the site.

Summary of Written Comments received:

Support - total	2
Great plans good idea full support	2
New parking supported	1
Opposed - total	9
Loss of light and view	4
Construction disruption	1
Club should find second or alternate site/ site too small/ too busy	3
Parking problems/parking not enough	2
noise	1

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Environmental Implications: The proposed rezoning neither contributes to nor detracts from the objective of reducing atmospheric pollution.

Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

"We support the report's recommendations."

* * * * *

3837 Point Grey Road
SUMMARY OF PUBLIC BENEFITS

Project Summary: Additions to club building, increased parking provision, addition of third seasonal tennis bubble and extension of pool deck

Public Benefit Summary:

	Existing Zoning	Proposed Rezoning
Zoning	CD-1	CD-1 text amendment
FSR (site area = 13 136.5 m ² /141,404.72 sq. ft.)	permanent structures 0.29 FSR temporary structures 0.32 FSR	permanent structures 0.36 FSR temporary structures 0.48 FSR
Land Use	Social and recreational club	unchanged

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value of Proposed Rezoning (\$)
Required*	DCL		\$176,241
	Public Art	N/A	n/a
	20% Social Housing	N/A	n/a
Offered	Community Amenity Contribution		
	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		\$93,327
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			

Other (for non-market rezonings):

n/a

E.g. Childcare (# spaces); housing (# units); other facilities (#)

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

3837 Point Grey Road
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	3837 Point Grey Road
Legal Description	P.I.D.: 023-913-118 - Parcel A District Lot 448, 538 and 6882 Group 1 New Westminster District Plan LMP35211
Applicant	Proscenium Architecture + Interiors Inc.
Architect	Proscenium Architecture + Interiors Inc.
Property Owner	Jericho Tennis Club

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	13 135.5 m ²	nil	13 135.5 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-(421)	CD-1(421) amended	
USES	Social and recreational club	unchanged	
DWELLING UNITS	nil	nil	
MAX. FLOOR SPACE RATIO PERMANENT STRUCTURES	0.29 FSR permitted 0.25 FSR existing	0.36 FSR	
MAX. FLOOR SPACE RATIO AIR-SUPPORTED STRUCTURES	0.33 FSR permitted 0.32 FSR existing	0.48 FSR	
MAXIMUM HEIGHT	9.2 m (30.2 ft.) for permanent structures 11.0 m (36 ft.) for air supported structures	unchanged	
PARKING SPACES	124 Minimum 126 Existing (107 underground)	160 (141 underground)	