

SUMMARY AND RECOMMENDATION

4. REZONING: 998 West 26th Avenue (Talmud Torah School)

Summary: To rezone from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit development of a four-storey addition to the rear of the existing school, along the east property line. The proposal includes a height of 20.4 m, a total floor area of 14 027.2 m² (150,992 sq. ft.), a floor space ratio (FSR) of 1.49, and 112 parking spaces.

Applicant: Mr. Mark Ostry, Acton Ostry 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 Acton Ostry Architects on behalf of Vancouver Talmud Torah Association, to rezone 998 West 26th Avenue (*PID: 015-645-690, Lot E Block 696 District Lot 526 Plan 22648*) from RS-1 (Single-Family Residential) District to CD-1 (Comprehensive Development) District to permit additions to the existing school building, generally as presented in Appendix A of the Policy Report dated January 10, 2012, entitled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)", 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 Acton Ostry Architects Inc. and stamped "Received City Planning Department, September 12, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed schemes 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:

Urban Design

1. Design development to further refine the detailing of the building facades to fully demonstrate the design intent of the architectural expression illustrated.
Note to Applicant: Detailed sections are required.
2. Design development to the concrete wall alongside the driving ramp to improve its visual quality.
3. Consideration should be given to improving light access to the parking level through the use of light-wells and/or skylights.

Crime Prevention Through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) break and enter; and
 - (iii) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features to mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

Landscape

5. Provision of a fully labelled Landscape Plan, Sections and Details.
6. Illustration on the Landscape Plan and architectural Site Plan of all lane-edge utilities such as gas meters and transformers.

Note to Applicant: All utilities should 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.
7. Submission of an ISA Certified Arborist report outlining tree retention methods for retained trees, including arboriculture practises recommendations for the safe retention of existing trees in accordance with the City's Protection of Trees By-law.

Note to Applicant: A letter of assurance will be required as an agreement between the property owner and the Arborist for on-site supervision by the Arborist during excavation.
8. Design development to safely retain the two existing Norway Spruce Trees, located adjacent Oak Street near the south boundary of the property, as a visual amenity for the streetscape; and to limit excavation and proposed paving from within the tree protection zone, as noted on the Landscape Plan.
9. Provision of a Landscape Lighting Plan to illuminate pedestrian areas for security and safety purposes.

Note to Applicant: The lighting should also be illustrated on the Landscape Plan.
10. Provision of soil depth for landscape over structures to meet or exceed BC Landscape and Nursery (BCLNA) standards.

Note to Applicant: Provide large scale sections (1/4"=1'0" or 1:50) through planter areas to verify that sufficient soil depth can be accommodated for shrubs and trees. Note section locations on the Landscape Plan.

11. Provision of a thorough and detailed Landscape Management Schedule of the proposed landscape forms, including planters, green roof and irrigation systems, to ensure follow-up maintenance for long-term care of proposed plantings at all building locations.
12. Provision of best current practises for managing water conservation, including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching, all to be illustrated on the Landscape Plan.

Note to Applicant: Where the deletion of irrigation for all slab planters is a strategy to earn a LEED® point, provide a written rationale for the choice of plants, the amount of sun exposure, and the soil volumes. In addition, a maintenance schedule for watering (this may be hand watering) the plantings during the first year following installation (to ensure proper establishment).

13. Provision of a high-efficiency irrigation system in all landscape areas.
Note to Applicant: The irrigation system design and installation shall be in accordance with the current Irrigation Association of BC standards and guidelines. Notation to this affect should be added to the Landscape Plan.
14. New infill street trees proposed to be provided adjacent to the development site as noted on the Landscape Plan to be confirmed prior to issuance of any building permit for new development.
Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Amit Gandha, Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the Landscape 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 calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion, phone: 311.

Engineering

15. Provide a Transportation Demand Management Plan (TDM) to the satisfaction of the General Manager of Engineering Services which promotes sustainable modes of travel while reducing reliance on the private auto. Note the TDM plan should contemplate techniques such as mixed-use reduction, car-pooling, transit support etc.
16. Provide a limited School Transportation Management Plan (TMP) which outlines the following:

- (i) Travel mode survey for the entire school students and staff with a minimum of a 90% response rate to be completed annually for 5 years, following occupancy;
 - (ii) Current and future TDM measures being implemented at the school Whether the school is meeting the previously set travel mode targets and setting new targets for the future;
 - (iii) Include any neighbourhood concerns regarding the school traffic; and
 - (iv) Submit a copy of the limited TMP to the School Liaison at the City of Vancouver for review.
17. Parkade design issues to be addressed prior to issuance of the related development permit:
- (i) The driveway crossing on 28th Avenue shall be designed to facilitate vehicle entry only with all vehicles exiting onto 26th Avenue; and
 - (ii) Provide a gate to restrict access at both driveway crossings to the lay-by on school property south of 26th Avenue during school pick-up and drop-off periods. This may require an attendant to monitor and manage the gate for the school bus.
- Note to Applicant: Section 7.2.2 of the Traffic Impact Assessment states that this area will not be used for drop-off or pick-up. With the current drop-off traffic circulation, there are queuing concerns on Oak Street.
18. Relocate the Class A loading space closer to the Class B spaces or within the underground parkade.
19. Number and label all parking spaces as summarized in Table 6.2 of the Traffic Impact Assessment.
20. Design development to allow for a building parkade design that achieves a single northbound driveway operation from 28th Avenue.
- Note to Applicant: At the time of development application, supply a traffic study that looks at traffic circulation, changes in drop-off practices for the school as a result of redevelopment of the Synagogue and related traffic issues, that will allow for further assessment of the one-way access to confirm its need in ensuring that vehicle impacts onto 28th Avenue are not increased as a result of the driveway access design.
21. Deletion of the 2 surface parking spaces at the corner of Oak Street and 26th Avenue, and removal of the existing hedging or its relocation to private property. Engineering suggests this area receive better treatments to support pedestrian uses and complement the sidewalk improvements planned for 26th Avenue.
22. Consideration of removal of the temporary concrete no post barriers located on private property should be removed and replaced with a permanent wall.

23. Clarify garbage storage areas and pick-up operations.
24. The following statements are to be noted on the landscape plans:
 - (i) "sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"; and
 - (ii) "This plan is *Not for Construction* of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For Construction*"; 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details".
25. An interconnected water service will be required for this site.
26. Separate water and sewer services will likely be required for each of the synagogue and school properties. Please consult with Engineering Water and Sewers design staff to determine best servicing for this site.

Sustainability

27. Identification on the plans and elevations of the built elements contributing to the development's sustainability performance in achieving LEED® Gold equivalent with 63 points, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalent status 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.

District Energy

28. The heating and domestic hot water system for each building comprising the development shall be designed to be easily connectable and compatible with a District Energy System to supply all anticipated heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design.

29. Space heating is to be provided by hydronic systems, without electric resistance heaters, or distributed heat generating equipment.

Note to Applicant: Compliance with HVAC design requirements shall apply to each new build component of the development as development phasing progresses.

30. Design of the Vancouver Talmud Torah and Beth Israel Synagogue developments must incorporate centralization of mechanical heating equipment at one location within each development (i.e. two centralized mechanical rooms). Location of each centralized mechanical room must allow for ease of installation of distribution piping to connect the two development in the future.

Note to Applicant: Centralization of mechanical equipment and appropriate siting of each mechanical room is intended to limit the number of connection points to the District Energy System to one (i.e. one future Energy Transfer Station for the rezoned site) where feasible.

31. 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 provisions 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 agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

32. 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.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition #12 landscape plan condition).

33. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all 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.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owners shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development or the Approving Officer, as necessary, and at the sole cost and expense of the owners, make arrangements for the following:

Engineering

1. Appropriate legal agreements to address all cross-boundary issues generated by this proposal such as new off-site parking and reciprocal access/parking arrangements; and for the release of Covenant GD44412 and Easement BV26867. The new agreements should be finalised once parking and access areas have been constructed.

Note: A more detailed review of the cross-boundary issues and existing easements will be required prior to by-law enactment to better define the necessary legal arrangements.
2. Discharge, and replacement (as-required) of BC Hydro Statutory Right of Way 500066M upon the relocation of all underground utilities (BC Hydro and Telus) within this right of way. Written confirmation that all services can be removed is required from the appropriate utility companies.
3. Modification, replacement or discharge if possible of Statutory Right of Way GD18798, and relocation or removal of any existing utility lines (sewer and Telus) within this right of way, if required. The arrangements can be completed when the services have been relocated or removed. Written confirmation that all services can be relocated or removed is required from the appropriate utility companies and the General Manager of Engineering Services.
4. Modification of Option to Purchase GD18787 (for the south 66 feet of Lot E for road) to permit structures within the Option Area.
5. Provision of a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights of way for the Services are provided. No development permit will be issued for the property until the design of the Services is completed. The services shall include:
 - (i) Provision of improved sidewalks on the east side of Oak Street, west of the property, including a 1.4 m exposed aggregate front boulevard with street trees where space permits, standard 4-piece tree surrounds and 2.2 m concrete sidewalk is required. Provision of appropriate setbacks and rights of way on site where required to ensure adequate space is available for the installation of the widened boulevard and sidewalks. Note the existing mature trees may prevent the delivery of the widened

sidewalk, should this situation arise, legal arrangements to secure the installation of the boulevard and sidewalk at a future date will also be required.

- (ii) Provision of “wellness walkway” sidewalk and related treatments on the south side of 26th Avenue from Oak Street to the east property line of the site. A minimum 1.4 m grass front boulevard and 2.2 m concrete sidewalk are required.
- (iii) The applicant is to supply the fire flow rate for this development (maximum GPM to meet fire protection needs as supplied by their mechanical consultants). Once a review of this information is completed Engineering will determine if water system upgrading is necessary for this project if so, an appropriate servicing agreement will be necessary. If the applicant does not or cannot supply this information prior to by-law enactment then a servicing agreement will be necessary that allows for whatever upgrading as determined by the City Engineer as being necessary is to be fully funded by the developer with appropriate security being supplied prior to the start of any work by the City.

6. 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 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.

7. Make arrangements for appropriate agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the possible connection to a district heating system in accordance with the City’s current policy for low-carbon district heating systems which:

- (i) require buildings within the development to connect to the District Energy System located at Women’s and Children’s Hospital prior to occupancy if connection is deemed available and appropriate at the time of issuance of development permit;
- (ii) Require future connection of buildings within the development to a District Energy System post-occupancy, if and when the opportunity is available and appropriate, and where user energy costs under the District Energy System are anticipated to be equivalent to or less than costs under the existing business as usual approach to heating using a 25-year levelized cost comparison;

and/or

- (iii) grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of

enabling District Energy System connection and operation, on such terms and conditions as may be reasonable required by the Applicant.

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, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated January 10, 2012, entitled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)".

[RZ - 998 West 26th Avenue (Vancouver Talmud Torah School)]