

SUMMARY AND RECOMMENDATION

5. TEXT AMENDMENT: 3837 Point Grey Road (Jericho Tennis Club)

Summary: To amend the existing CD-1 (Comprehensive Development) District By-law #421 to permit an increase in the floor space ratio (FSR) for permanent structures from 0.29 to 0.36, and air-supported structures from 0.33 to 0.48. There would be no change to height limits. This amendment would permit the expansion of the existing building and a third seasonal "tennis bubble". Parking spaces would increase from 126 to 160 (141 of which would be located underground).

Applicant: Mr. Greg Piccini, Proscenium Architecture + Interior Inc.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Proscenium Architecture + Interiors Inc. on behalf of Jericho Tennis Club to amend CD-1 (Comprehensive Development) District By-law #421 (By-law No. 8893 as amended) for 3837 Point Grey Road (*PID: 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, generally as presented in Appendix A of the Policy Report dated January 9, 2012, entitled "CD-1 Text Amendment - 3837 Point Grey Road", 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 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 to 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:

- i) an updated LEED® checklist showing compliance with the Green Buildings Policy for Rezonings in effect at time of application;
- ii) 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
- iii) 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.

[RZ. 749/2011 - 3837 Point Grey Road (Jericho Tennis Club)]