

SUMMARY AND RECOMMENDATION

3. REZONING: 1870 East 1st Avenue and 1723 Victoria Drive

Summary: To rezone from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the construction of a four-storey residential building providing 26 rental units, of which 18 to 20 units would be supportive housing. The rezoning would increase the density from a maximum floor space ratio (FSR) of 0.75 to 1.50, for a total floor area of 1 723 m² (18,546 sq. ft.). A maximum height of 15.27 metres (50.1 feet) is proposed. Underground parking, with 19 spaces, would be accessed from the lane.

Applicant: Mr. Garth Ramsey (MAIBC), NSDA 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 Neale Staniszki Doll Adams Architects, on behalf of Salsbury Community Society, to rezone 1870 East 1st Avenue and 1723 Victoria Drive (*Lots 4, Amended Lot 1 and Amended Lot 3 of Block B, Block 144, District Lot 264A, Plans 1315 and 1771; PID: 004-877-934, 015-076-431 and 015-076-458 respectively*) from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the density from 0.75 to 1.5 FSR to permit the development of a 4-storey residential building providing supportive housing, generally as presented in Appendix A of the Policy Report dated March 2, 2012, entitled "CD-1 Rezoning - 1870 East 1st Avenue and 1723 Victoria Drive", 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 NSDA Architects, and stamped "Received City Planning Department, June 17, 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:

Urban Design

1. A reduction of the maximum building height from 15.3 m (50.1 ft.) to 13.7 m (45 ft.).

Note to Applicant: This condition anticipates an overall reduction in building height by approximately 1.5 m (5 ft.), which staff believe can be met without a reduction to the proposed floor space requirements. It addresses concerns from neighbouring private property owners with respect to existing northward views. Furthermore, this condition works in conjunction with condition (2) by reducing the overall building scale.

2. Significant design development to the north elevation to achieve visual compatibility with the finer-grained, historic and residential character of the immediate neighbourhood.

Note to Applicant: The immediate neighbourhood is comprised of many original historical houses that link the area to Vancouver's past. As such, the current zoning responds to this historical context by requiring new development to be compatible with this heritage character. While the proposal is not necessarily expected to mimic this historical context, visual compatibility should be achieved. The proposed building introduces a form, massing and height that is atypical from the fine-grained, single-lot development in the area, making it more challenging to blend in with the neighbourhood. Nevertheless, a finer-grained, north façade can achieve visual compatibility by using some or all of the following design ideas: 1) Greater modulation of the north elevation by creating secondary forms in the wall and roof to de-emphasize the overall building mass; 2) Employing wall-cladding and roofing materials that are similar to traditional materials in texture, size and reflectivity; and 3) Stronger articulation through the balanced composition of wall projections and insets to achieve visual depth with strong solid-void and light-shadow relationships.

3. The incorporation of screening devices to mitigate direct overlook from the windows of the proposal into the properties located due south.

Note to Applicant: While it is recognized that the proposed building is set well back from the shared south property line in deference to the properties located due south, the proposal shows a large array of residential windows from the second, third and fourth storeys with sightlines that directly overlook into private back yards. Partial screening of these direct lines of sight may be achieved through 1) the planting of deciduous columnar trees along the south property line; 2) the provision of well placed screens or planting located close to external side of the windows themselves; and/or 3) a re-orientation of the windows away from neighbouring private rear yards.

4. The provision of a direct, planned and dedicated pedestrian path of travel from the underground parking to either East 1st Avenue or Victoria Drive without resorting to the rear service lane or parking ramp.

Note to Applicant: This condition serves the users of the Grandview Calvary Baptist Church, for which some of the underground parking spaces are dedicated. The path of travel should be safe, well-delineated and preferably independent from the remainder of the building.

Sustainability

5. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the Green Buildings Policy for Rezoning, including a minimum of 63 points in the LEED® rating

system, including at least six optimize energy performance points, one water efficiency point, and one stormwater point;

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy.

Crime Prevention Through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape

7. Landscape design to match the quality and programming of the landscape plan submitted as part of the rezoning application booklet, dated June 15, 2011.
8. Design development of the landscaping to maximize in-ground tree planting wherever possible on the development site.
9. Provision of new infill street trees on Victoria Drive to the satisfaction of the General Manager of Engineering Services.
10. Maximize the width of the planted setback between the underground parking garage and the neighbouring residential site at the south property line.
11. Provision of a legal survey confirming the location of existing on-site and off-site trees.
12. Provision of a fully labelled Landscape Plan, Sections and Details at the Complete Development Permit submission stage.
13. Provide large scale ¼"=1'-0" or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane edges; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), and other landscape features, as applicable.
14. Provision of adequate planting medium depth within planters on slab condition to meet the BCSLA latest standard.
15. Provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including

drought-tolerant plant selection and mulching (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 the plantings during the first year following installation to ensure proper establishment; this may be hand watering. Proposed plantings should be consistent with the City of Vancouver Waterwise Planting Guidelines.

16. Provision of adequate planting medium depth within planters on slab condition to meet the BCSLA latest standard; the plantings during the first year following installation to ensure proper establishment; this may be hand watering. Proposed plantings should be consistent with the City of Vancouver Waterwise Planting Guidelines.
17. New street trees provided adjacent to the development site and illustrated on the Landscape Plan will need to be labelled with the following notation: "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 8 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".

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Brad Etheridge, Park Board, ph: 604.257.8587 for tree species selection and planting requirements, and to be confirmed prior to issuance of the BU.

18. Illustration on the Landscape Plan and the 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.

19. Provision of a landscape lighting plan to illuminate pedestrian areas for security and safety purposes and illustrated on the Landscape Plan.

Social Development

20. Provision of an Operations Management Plan (OMP) to the satisfaction of the Managing Director of Social Development, prior to issuance of an occupancy permit, to include the following:
 - (i) identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - (ii) 24-hour emergency contact; and

- (iii) a commitment to establish a Community Advisory Committee if the need for such involvement is determined by the Managing Director of Social Development.

Engineering

- 21. Clarification of the proposed stormwater management system.
Note to Applicant: Plans appear to rely on public property for the system to operate. Both the Street and Traffic and Plumbing By-laws do not allow water to be drained across property lines. The stormwater management system should be an on-site facility with no operational reliance on public property.
- 22. The legal description on page A-001 has omitted reference to the three individual lot numbers and should be corrected to read: "Amended Lot 1 (See 164410L), Amended Lot 3 (See 164678L) and Lot 4; All of Lot B, Block 144, DL 264A, Plans 1315 And 1771".
- 23. Delete the portion of roofline shown encroaching over the north property line on page A-404 (note, this encroachment does not appear on other views).
- 24. Provision of an improved plan showing the design elevations on both sides of the parkade ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
- 25. Provision of a parking management plan to address parking stall assignment between the church and site uses, times stalls are available to each use and access provisions to the parking stalls.
- 26. Provision of wheel ramps in the stair wells to facility access to and from the bicycle parking areas is recommended.

Note to Applicant: Sewer connections should be directed to Victoria Drive.

Development Services

- 27. Prior to the issuance of a Development Permit for this site, obtain a Development Permit for the Grandview Calvary Baptist Church at 1803 East 1st Avenue, to acknowledge the required parking being provided at 1870 East 1st Avenue and 1723 Victoria Drive.
Note: The proposed development will be providing 12 parking spaces which will satisfy the Parking By-law, Section 4.2.3.4, which requires a minimum of one space for each 9.3 m² of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas.

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 Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Amended Lot 1 (See 164410L), Amended Lot 3 (See 164678L) and Lot 4; All of Lot B, Block 144, DL 264A, Plans 1315 and 1771 to create a single parcel and subdivision of that site to result in the dedication of the easterly 7 feet of Lot 4.
2. Release of Easement and Indemnity Agreement 476430M (commercial crossing agreement) prior to building occupancy.
3. Provision of a parking covenant to secure the parking spaces and access to the parking spaces for the Grandview Calvary Baptist Church.
4. Provision of an encroachment agreement to address on-going maintenance of the extensive landscaping shown on public property or reduction of the landscaping to a level generally accepted around development sites such that legal agreements are not necessary.
5. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed, at no cost to the City, and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the following services is provided:
 - (i) provision of audible signals and countdown timers at the intersection of 1st Avenue and Victoria Drive to facilitate pedestrian movements;
 - (ii) provision of improved curb ramps at the southwest corner of Victoria Drive and 1st Avenue;
 - (iii) provision of widened sidewalks on 1st Avenue for the length of the site. A sidewalk width of 2.4 m (8 ft.) or more is desired along this frontage of the site; and
 - (iv) 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 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.

Housing Agreement

6. Execute a Housing Agreement in respect of all dwelling units in the development:
 - (i) with a term of 60 years or the life of the building, whichever is longer;
 - (ii) requiring such units to be used for “social housing”, as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (iii) containing no-separate-sales and no stratification covenants;
 - (iv) requiring all such units to be made available for rental for a term of not less than one month; and
 - (v) including such other terms and conditions as the Director of Legal Services and the Managing Director of Social Development may require.

Note to Applicant: this Housing Agreement will be entered into by the City by by-law enacted pursuant to Section 595.2 of the *Vancouver Charter*.

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 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-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 in principle of the rezoning at Public Hearing, the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the Vancouver Charter authorizing the City to enter into a Housing Agreement with the owner to secure all dwelling units in the building as rental for social housing purposes as more particularly described in this report and on such terms and conditions as are satisfactory to the Director of Legal Services and the Managing Director of Social Development.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated March 2, 2012, entitled “CD-1 Rezoning - 1870 East 1st Avenue and 1723 Victoria Drive”.

(RZ - 1870 East 1st Avenue and 1723 Victoria Drive)