

SUMMARY AND RECOMMENDATION

2. REZONING: 960-982 Howe Street

Summary: To rezone from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 16-storey office building with retail uses on the ground floor. The proposed floor space ratio (FSR) is 11.2 (268,908 sq. ft.), with a maximum building height of 202 ft. The proposal also includes 217 underground parking spaces, accessed from the lane.

Applicant: John Scott, CEI Architecture.

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 CEI Architecture Planning Interiors on behalf of The Manufacturer's Life Insurance Company Inc. to rezone 960-982 Howe Street (*PIDs: 015-456-021, 015-456-064, 015-456-099, 015-456-170, 005-407-133, 005-407-532, 005-407-613 and 005-725-291; Lots 12-19, Block 72, District Lot 541, Plan 210*) from DD (Downtown District) to CD-1 (Comprehensive Development) to permit a 16-storey office building with retail uses on the ground floor, generally as presented in Appendix A of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning: 960-982 Howe Street", 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 CEI Architecture Planning Interiors and Endall Elliot Associates and stamped "Received City Planning Department, February 21, 2012", 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. Provision of a 5.5 m (18 ft.) setback from the curb to the face of building at the first and second floors.

Note to Applicant: Intent is to provide sufficient space to support pedestrian travel as a transportation priority in the downtown, and to provide sidewalk space to accommodate future active uses such as retail and restaurant. To avoid reducing the amount of commercial floor area, an offsetting extension into the corner plaza will be considered.

2. Relocation of the public washroom from the Nelson Street sidewalk to the site, in consultation with the General Manager of Engineering Services.
Note to Applicant: Intent is to remove the washroom housing as an impediment to pedestrian travel on Nelson Street, while retaining the facility in the immediate area.
3. Design development to the exterior finish of the building to create visual variety and interest on the larger expanses of wall that will be visible from the public realm.
Note to Applicant: Given current height limits on Granville Street, the lane elevation will likely be more visible than usual for a downtown building. Consider the integration of visible shading devices as way to decrease solar gain and increase building articulation. Given the unusually good solar exposure, consider the integration of an energy producing system on the lane façade.
4. Design development to mitigate the privacy impact to the adjacent residential units at 1010 Howe Street.
Note to Applicant: While the basic form and height may be permitted, some refinement of the south façade to reduce the potential for overlook from the office space to residential units that are directly across from this side of the building is to be considered.

Engineering

5. Provision of improved parking and loading design including, but not limited to the following:
 - 5.1 Provision of additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 1.22 m (4 ft.) from the end of the stall as per the Parking By-law;
 - 5.2 Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for encroaching columns between parking stalls;
 - 5.3 Provision of adequate stall length;
Note to Applicant: The regular stalls along gridline 4 are required to be a minimum of 5.5 m (18 ft.) in length.
 - 5.4 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;
 - 5.5 Provision of a section drawing showing elevations and the minimum unobstructed 2.3 m (7 ft. 6 in.) of vertical clearance, and the location of all security gates for the main ramp;
 - 5.6 Provision of an improved plan showing the turning swaths for the 3 Class B loading spaces;

Note to Applicant: Please refer to the City of Vancouver's Parking and Loading Design Supplement and Bicycle Parking Design supplement where appropriate during design development.

6. Provide a traffic study to assess the impacts and traffic volumes of allowing traffic to enter the laneway from Nelson Street. The traffic study should include truck counts/turning movements (for a typical day and daily peak hour) to record the size and frequency of deliveries for the entire lane block and record all instances of traffic congestion in the lane. It should also note where the vehicles stopped and for what duration, where possible. The study should consider a bicycle facility on Nelson Street and alternate vehicle routing to the site. For more information, contact Dave Kim at 604.871.6279.
7. Provide a complete technical table with required parking, loading, bicycle space calculations and the number of spaces being provided.
8. Provision of an additional Class A loading space (5 in total).
Note to Applicant: 4 Class B loading spaces are required and 3 are being provided. 2 Class A spaces can be used to substitute for a Class B space.
Note to Applicant: The pole in the lane may require relocation and loading throats and additional bay widths may be required. Consultation with a transportation engineer is encouraged.
9. Provision of door openers on the bicycle room doors to hold the door open and facilitate greater ease of entry/exit for cyclists.
10. Delete all non-standard sidewalk treatments adjacent the site on public property and show standard 4 ft. exposed aggregate band at the curb and broomed finished saw cut sidewalk to the property line.
11. Show four-piece street tree surrounds at all new street tree locations.
12. Proposed bike racks on public property are to be typically shown adjacent the curb. A separate application is required to the General Manager of Engineering Services.
Note to Applicant: Class B bicycle parking (bike racks) supplied on public property do not count against your development permit class B bicycle parking requirement which must be met on site.
13. A canopy application is required.
Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems.
14. All plaza surface drainage is to remain on-site and not to be drained over property lines to public property.
15. Provision of separated garbage storage and pick up facilities for each use is required. Please clarify locations and pick up operations.

Landscape

16. Design development to the 16th floor terrace to group the modular planting trays in a hierarchy of spaces, such that some open space is provided for social gatherings by users of the adjacent meeting room. Seating should be incorporated into the terrace design.
17. Provision of a clearer walking route from the public sidewalk at the south corner of the plaza on a diagonal line to the public sidewalk at the north corner of the plaza.

Note to Applicant: The raised basalt slabs will need to be reconfigured in order to allow this pedestrian desire line to function.
18. Consideration to integrate the plaza paving design into the ground floor commercial space as well as the lobby.

Note to Applicant: The plaza paving design (including materials) could extend from the plaza through the commercial space and interior lobby. The same pattern and materials could continue on both sides of the glass walls in order to clearly express the transparency of the plaza and building design.
19. Provision at the time of full development permit of architectural and landscape details illustrating the rainwater collection system. A written description of the rainwater management plan should be included.
20. Provision, at the time of 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.
21. Provision at the time of full development permit application of large scale sections (1/4"=1' or 1:50) illustrating the soil depths of all proposed planters. The planter depth should meet the criteria of the BCNLA Landscape Standard for Planting on Slab.

Sustainability

22. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including a minimum of 63 points in the LEED® rating system selected for this project, six optimize energy performance points, one water efficiency point, and one storm water 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.

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, the Director of Planning, the Manager of Environmental Protection and the General Manager of Engineering Services, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 12 to 19, Block 72, DL 541, Plan 210 to create a single parcel.
2. Provision of a site 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 services are provided.

- 2.1 Provision of improved sidewalks adjacent the site to meet the current standards at the time of construction;

Note: This site is not located within the Downtown South specialty treatment area, standard commercial sidewalk treatments of exposed aggregate, broomed finished sidewalks with sawcut panels with standard 4 piece tree surrounds are to be installed around the site.

- 2.2 Provision of standard concrete lane entry on the north side of Nelson Street at the lane entry east of Howe Street;
 - 2.3 Provision of public amenities in the proposed corner plaza including a drinking fountain, bicycle air pump and comfortable seating which incorporates skateboard resistant design features;
 - 2.4 Relocation of the public toilet structure from the Nelson Street sidewalk onto the site including adequate lighting and electrical energy for the toilet's operation. (There is currently a pedestrian scale light and transformer kiosk located adjacent the toilet facility to allow for its operation). Arrangements are to include consultation with BC Hydro and Engineering Services;
 - 2.5 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 (including non BC Hydro 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;

- 2.6 Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required;
- 2.7 Provision of pedestrian countdown timers at the Howe Street/Nelson Street intersection to support improved pedestrian movements at this intersection.
3. Provision of a statutory right-of-way over the corner plaza area to allow for public access and use of the space and features;
4. Provision of statutory rights-of-way over the setback areas to achieve a 5.5 m (18 ft.) boulevard width on both Howe Street and Nelson Street frontages to be measured from the curb.
5. Provision of legal agreements and statutory rights-of-way to accommodate the relocated toilet facility with all costs for the relocation to be fully at the Owners expense.

Soil and Water Contamination

6. That the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
7. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from on terms and conditions satisfactory to the Manager of Environmental Protection, General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Public Art

8. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

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 the application to amend the Sign By-law to establish regulations for this CD-1 and to include this CD-1 in Schedule E of the Sign By-law, generally as set out in Appendix C of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning: 960-982 Howe Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning: 960-982 Howe Street".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning: 960-982 Howe Street".

(RZ - 960-982 Howe Street)