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POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: October 2, 2012
Contact: Kent Munro
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RTS No.: 9759
VanRIMS No.: 08-2000-20
Meeting Date: October 16, 2012

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 2610 Victoria Drive

RECOMMENDATION

- A. THAT the application by Henriquez Partners Architects, on behalf of The Immigrant Services Society of British Columbia, to rezone City-owned land at 2610 Victoria Drive (*PID: 009-403-531; Lot A Block A of Block 163 District Lot 264A Plan 10421*) from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.45 to 2.5 to permit a Social Service Centre and associated dwelling uses, comprised of an integrated regional services hub and transitional housing facility for recently arrived immigrants and refugees, be referred to a public hearing, together with:
- (i) plans received on May 7, 2012 and additional drawings received on September 5, 2012;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services 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 generally in accordance with Appendix A for consideration at the public hearing.
- B. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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 rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning 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 application proposes to rezone 2610 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.45 to 2.5 as well as the allowable height from 10.7 m (35 ft.) to 20.4 m (67 ft.), and permit a Social Service Centre with associated dwelling use on the site.

Approval of this application would enable the development of a "Welcome House Centre" for The Immigrant Services Society of British Columbia (ISS of BC). Staff support this application as it would address a broad range of needs for vulnerable populations across the city through the delivery of an integrated services and transitional housing hub.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Kensington-Cedar Cottage Community Vision (1998)
- Green Buildings Policy for Rezonings (2010)
- Housing and Homelessness Strategy (2011)

REPORT

Background/Context

This report presents the staff assessment of an application by ISS of BC to rezone 2610 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to enable the development of a "Welcome House Centre." The centre would serve as a regional hub for settlement services and transitional housing for recently arrived immigrants and refugees to Metro Vancouver.

ISS of BC is the largest immigrant-serving agency in Western Canada, and has been in operation since 1972. The society currently provides a variety of settlement and integration services to over 30,000 Lower Mainland immigrants and refugees annually, operating out of two locations in Vancouver. Its mission is to help immigrants build a future in Canada through the delivery of educational, settlement and employment services, developing partnerships and promoting an integrated and equitable community. The proposed facility would enable ISS of BC to effectively address the immediate needs of immigrants and refugees under one

roof, through partnerships with several non-profit organisations, public institutions, and service providers.

Approval of this application works toward the City's long-term priority to cultivate and sustain vibrant, creative, safe and caring communities for the wide diversity of individuals and families in Vancouver. The transitional housing proposed with this application is consistent with Strategic Direction #2 of the Housing and Homelessness Strategy, as it would provide "housing that enhances quality of life, with a specific focus on low barrier shelter, supportive housing and social housing for target populations".

In recognition of the potential social benefit of the proposal, this application is undergoing concurrent processing of the rezoning and development permit applications to provide an expedited process.

Strategic Analysis

Site and Context

The 2 253.6 m² (24,257.5 sq. ft.) triangular site is located on the east side of Victoria Drive at 10th Avenue, in the Kensington-Cedar Cottage Neighbourhood (see Figure 1 below). The site is comprised of a single parcel, with a frontage of 47.9 m (157 ft.) along Victoria Drive. Situated along the 10th Avenue bikeway and within 500 m of the Broadway Skytrain station, the site is well served by transit and cycling infrastructure.

The site is bounded by the Grandview Cut to the northeast, Victoria Drive to the west, and a lane to the south, and is surrounded by a mix of two- and three-storey multi-family and low-density residential uses, as well as a church across the lane. The property is owned by the City of Vancouver, and is currently occupied by a single-storey office building with surface parking. The existing RM-4 zoning of the site and surrounding properties allows for multi-family dwelling development up to 10.7 m (35 ft.) in height and a density of up to 1.45 FSR.

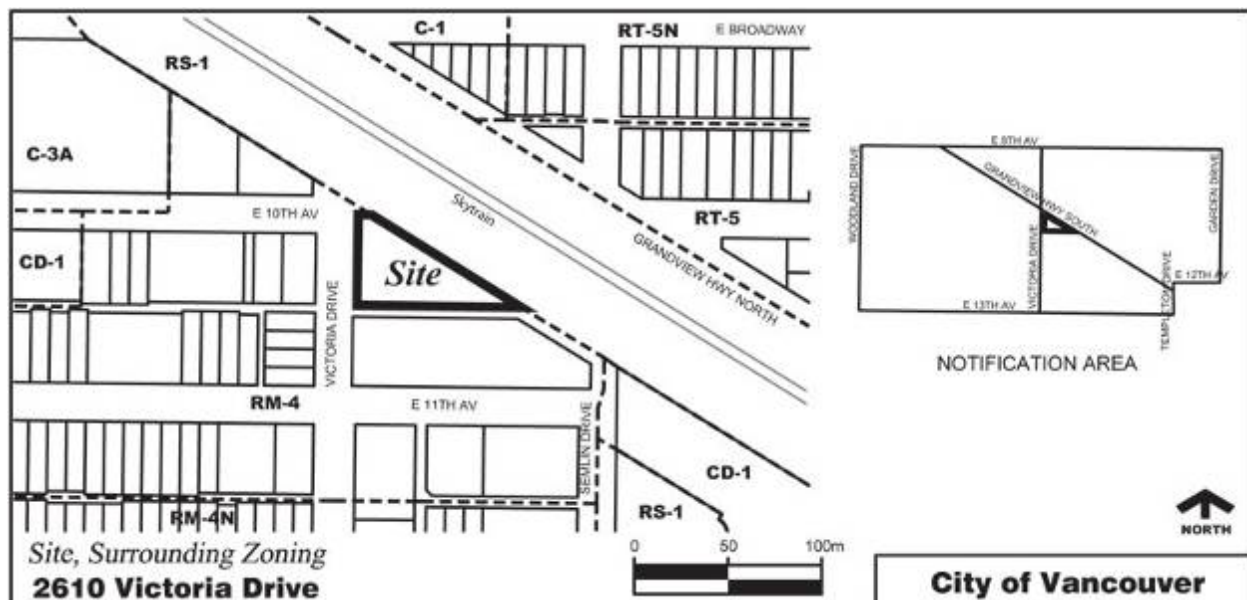


Figure 1: Site and Surrounding Zoning

1. Land Use

Should this rezoning application be approved in principle and the associated CD-1 by-law enacted, ISS of BC would develop and operate a Social Service Centre with associated dwelling uses on this site.

Anticipated programming at this facility would include refugee trauma support, settlement support, government outreach, a law clinic, food bank, primary health care clinic, community kitchen, teaching facility, youth drop-in, and child minding, as well as 28 units (98 bedrooms) of short-term and transitional housing. This housing is designed to provide government-assisted refugees with first stage (up to two weeks) and second stage (up to one year) social housing. The ISS of BC corporate offices, located on Terminal Avenue, as well as the settlement services operations, currently located on Drake Street, would relocate to the proposed facility.

2. Ground Lease Between the City of Vancouver and ISS of BC

If the site is rezoned as proposed in this report, the City has agreed, in an Offer to Lease entered into with ISS of BC, to grant a ground lease of the site to the society for a term of 60 years for the development and operation of the Social Service Centre with associated dwelling uses. This Offer to Lease and the terms of the ground lease will be the subject of a separate report to Council prior to the public hearing for this rezoning.

3. Density, Building Height, and Form of Development (refer to Appendix E)

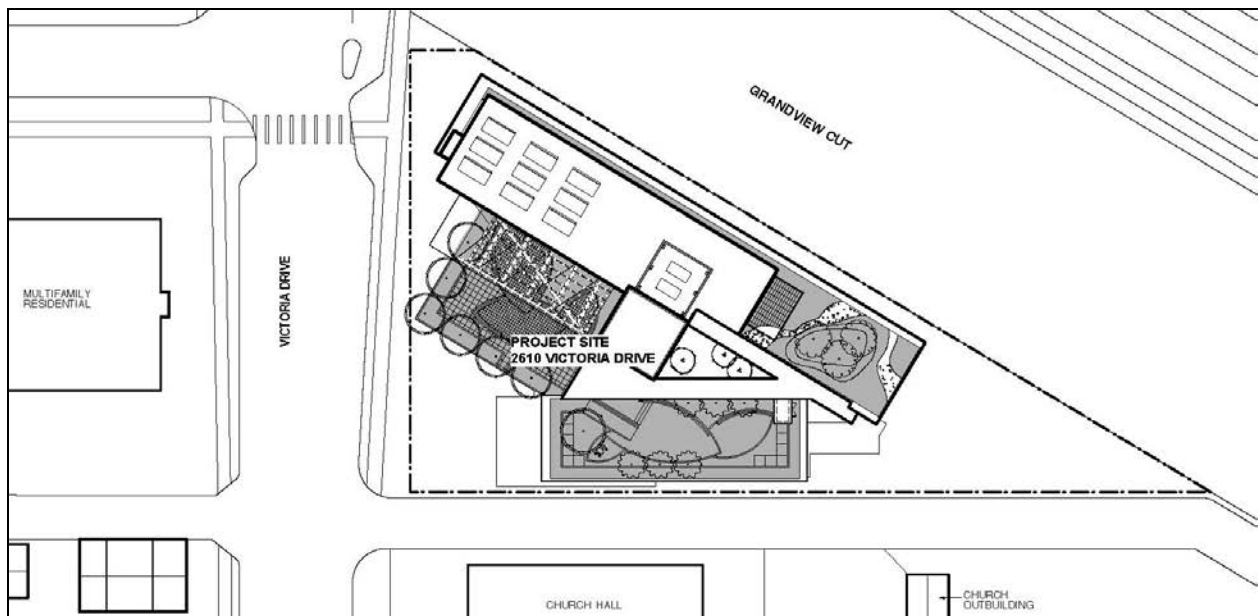


Figure 2: Site Plan

A floor space ratio (FSR) of 2.5 and a maximum height of 20.4 m (67 ft.) are proposed for this site. The proposed building consists of two primary building components. A six-storey component is located towards the rear of the site. This allows for the majority of shadowing and overlook created by the new building to fall primarily on the Grandview Cut. A four-storey element is located along the south property line, adjacent to the lane (refer to Figure 2). This massing creates a transition between the six-storey component at the rear of

the site and the existing residential uses to the south and west. Staff feel that the form of development responds well to the triangular configuration of the site, and that the proposed height and density are mitigated by their placement at the edge of the residential neighbourhood, as well as the unique adjacency conditions created by the Grandview Cut.

Extensive landscaping is incorporated into the site and building design. A publicly accessible green space is located on the ground level, while a green roof on the four-storey component provides lawns, play spaces, horticultural plots, fruit trees and gardens for residents and staff of the facility.

The west-facing façade of the four-storey building (along Victoria Drive) would be animated with public art, consisting of a selection of culturally significant patterns interwoven in the form of an abstracted quilt. The northeast elevation would sit prominently along the edge of the Grandview Cut and be seen from Grandview Highway, as well as from the Central Valley Greenway. Staff consider this elevation to be highly repetitive as proposed, and have included design considerations in Appendix B to address this concern.

The Urban Design Panel reviewed this application on July 4, 2012 and supported the proposed use, density and form of development. Staff recommend that the application be approved subject to the draft by-law provisions in Appendix A and conditions of approval in response to the proposed form of development in Appendix B of this report.

4. Transportation – Circulation, Parking, and Loading

Parking and loading for the Social Service Centre use within the building is proposed as per the Broadway Station Precinct standard in the Vancouver Parking By-Law. No parking is required for the residential component of the facility, as it is intended for new refugees, who are not anticipated to own vehicles. Bicycle parking is to be provided according to the Parking By-law for all the floor space in the building. Parking, loading and bicycle spaces will be accommodated in an underground parking garage, accessed from the south lane.

The original design for the building proposed a primary entrance to the facility that was set back roughly 27 m (89 ft.) from Victoria Drive, at the southwest portion of the site. A vehicle lay-by was located at the entrance, accessed from the lane, to facilitate passenger drop-off and pick-up. However, Engineering staff determined that the lane width would not allow for a safe turning radius for vehicles using the lay-by. The applicant submitted revised drawings on September 5, 2012 responding to Engineering's concern, as well as to comments made by Urban Design and Development Planning staff and by the Urban Design Panel to improve the legibility of the main entrance. In the revised design (Figures 5 and 6b, Appendix E), the entrance is set back roughly 23 m (76 ft.) from Victoria Drive and the lay-by has been removed. Pedestrian drop-off would now occur on Victoria Drive or directly in the lane.

As part of the rezoning application, a Transportation Assessment and Management Study was undertaken by Bunt and Associates. The study provided an analysis of the traffic patterns in the area and the impacts of potential traffic associated with the proposed development. It concluded that new vehicle movements generated by the development are expected to be nominal. One of the recommendations from this study was that ISS of BC implement and manage an internal bicycle share program on site for staff and residents of the facility. Staff feel that this is an appropriate and feasible recommendation, and have required this as a condition of rezoning.

5. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The Environmental Protection Branch has reviewed the application and determined that there were no current or historic activities on this site that would require remediation. Should the rezoning be referred to a Public Hearing, the application can be considered without additional enactment conditions related to soil remediation.

Public Input

Notification and Open House – A rezoning information sign was installed on the site on May 30, 2012. A notification card and invitation to a Community Open House was mailed to the notification area shown in Figure 1 on June 11, 2012. In addition, the City of Vancouver Rezoning Centre webpage included notification and application information, as well as an on-line comment form.

Public Response – Approximately 25 people, as well as City staff and the applicant team, attended the Community Open House. Nine people provided feedback on the application, by phone, email, or comment form. Comments in support of the proposal spoke to the purpose and use of the proposed facility, and the general architecture and design. Concerns were heard in relation to the height of the building and its impact on views from nearby properties.

PUBLIC BENEFITS

In response to City policies which address changes in land use, this application offers the following public benefits:

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies 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 Social Service Centre component of the proposal is subject to the City-wide Institutional DCL rate of \$134.55/m² (\$12.50/sq. ft.). Based on the proposed floor area of 2 848 m² (28,738 sq. ft.) for this component, a DCL payment of approximately \$334,200 can be 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.

Under the DCL By-law, social housing is exempt from DCLs. The housing proposed through this application is consistent with the definition and requirements for social housing, and thereby qualifies for DCL exemption.

A public benefits summary is provided in Appendix F.

Community Amenity Contributions (CACs) – The land use and density proposed through this rezoning does not result in an increase in land value. Therefore, community amenity contributions are not considered appropriate for this application.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in Public Benefits section above, there are no Community Amenity Contributions associated with this rezoning. The site is subject to the City-wide Development Cost Levy (DCL) and it is anticipated that the project will generate approximately \$334,200 in DCLs. The social housing component of the project is exempt from paying DCLs. The value of this exemption is estimated to be approximately \$279,700.

CONCLUSION

Staff support the application to rezone 2610 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to enable the development of a “Welcome House Centre” for The Immigrant Services Society of British Columbia. The General Manager of Planning and Development Services recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A along with conditions of approval listed in Appendix B, and that, subject to the public hearing, these be approved, as well as approval in principle of the form of development as shown in plans attached as Appendix E.

* * * * *

2610 Victoria Drive
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Definitions

The definitions in the Zoning & Development By-law apply to this By-law except that:

“Living room” in the Horizontal Angle of Daylight section means a habitable room which is used for communal purposes.

Uses

- Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - a) Social Service Centre;
 - b) Dwelling Uses, in conjunction with Social Service Centre; and,
 - c) Accessory Uses customarily ancillary to the uses listed in this section.

Floor Area and Density

- Computation of floor space ratio must assume that the site consists of 2 253.6 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- Floor space ratio for all uses must not exceed 2.5.
- Computation of floor area must include:
 - a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building;
 - b) stairways, fire escapes, elevator shafts, and other features, which the Director of Planning considers similar, to be measured by their gross cross-sectional areas, and included in the measurements for each floor at which they are located; and
 - c) where the distance from a floor to the floor above, or where there is no floor above to the top of the roof joists, exceeds 3.7m, an amount equal to the area of the floor below the excess height.

- Computation of floor area must exclude:
 - a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusion does not exceed 8% of permitted floor area;
 - b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions of floors so used, which are in a building located within 8.4 m of the rear property line, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
 - d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - e) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
 - f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- The use of floor space excluded under the sections (e) and (f) above must not include any purpose other than that which justified the exclusion.

Height

- The building height, measured above base surface, must not exceed 20.4 m [67 ft.].

Setbacks

- There must be a minimum setback of 1.2m from the south property line at the lane.

Horizontal Angle of Daylight

- Each habitable room must have at least one window on an exterior wall of a building.
- The location of each such exterior window must allow a plane or planes extending from the window, and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- Measurement of the plane or planes, referred to above, must be horizontally from the centre of the bottom of each window.
- If:
 - a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - b) the minimum distance of unobstructed view is not less than 3.7 m for Living Rooms , or 1.7 m for all other habitable rooms;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- An obstruction referred to above means:
 - a) any part of the same building, including permitted projections; or
 - b) the largest building permitted under the zoning on any adjoining site.
- A habitable room referred to in this section does not include:
 - a) a bathroom; or
 - b) a kitchen, whose floor area is the lesser of:
 - (i) 10% or less, of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level, and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

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2610 Victoria Drive
PROPOSED CONDITIONS OF APPROVAL

Note: 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.

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 Henriquez Partners Architects, and stamped "Received City Planning Department, May 10, 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. Design development to improve entrance wayfinding and a more interactive relationship with the public realm by relocating the main entry to a position that is closer to the public sidewalk and roadway on Victoria Drive.

Note to Applicant: The current proposal shows a main entrance that is deeply set back from the front property line. Moving this entrance closer to the Victoria Drive curb to a distance of no more than 15 m would successfully address this condition while simultaneously addressing conformance to the Vancouver Building By-Law (refer to comments from the Building Code Specialist, included in Appendix E).

- 2. Consideration to provide further interest and variety to the northeast-facing elevation.

Note to Applicant: Facing the Grandview Cut, the Central Valley Greenway and the residential neighbourhood to the north, the northeast elevation is a prominent façade as viewed from significant portions of the public realm. The current proposal shows a highly repetitive pattern of window bays that spans approximately 180 ft. in length, which is considered out-of-character with the surrounding residential context. An effort to visually break down this elevation would help diminish the overall scale, height and size, as well as reducing the institutional character that the proposal currently conveys.

Crime Prevention Through Environmental Design (CPTED)

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

Sustainability - Green Building

4. 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 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.

Landscape Design

5. Submission of a fully illustrated and detailed Landscape Plan showing the entire site.

Note to Applicant: The east edge of the site is missing from the landscape drawings. Suggest attaching this section of the plan in the top right hand corner of sheet L01.

6. Revision of the Landscape Plan to accommodate the required fire access path.

Note to Applicant: The maximum travel distance allowed for the fire access path is 15 m, as measured from the street curb to the main entry door. Refer to Condition 8 (Engineering) in Conditions of Approval to the Form of Development.

Engineering

7. Removal of the lay-by in the lane, or reconfigure it such that eastbound vehicles entering the lane are able to enter the lay-by via a single turnaround maneuver in order to face westbound in the lay-by as indicated in the Transportation Study supplied with the application. The current configuration of the lay-by is problematic, as eastbound vehicles are likely to enter the lay-by from the "wrong" direction or would have to perform a multiple-point turn in order to face westbound.

8. Engineering Services does not support the proposed fire access point that utilizes the City lane for access and to meet the VBBL firefighting requirements. The lanes availability as a 20' wide unobstructed corridor cannot be assured. Firefighting needs should be met by the more typical proximity between street and building access/entry and not involve the lane for this purpose.
9. Deletion of the proposed speed table from the lane unless the applicant adjusts the lay-by access to function in an improved manner. Should this be the case the applicant must make separate application to the City Engineer for this treatment in the lane.
10. The legal description on page A0.01 is incorrect. It should be corrected to read "Lot A, Block A of Block 163, DL 264A, Plan 10421."

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

Engineering

1. 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 services is provided.
 - (i) Provision of a minimum 1.80 m wide sidewalk and a minimum front boulevard width of 1.35 m along the frontage of the site.
 - (ii) Provision of standard concrete lane entry at the lane north of East 11th Avenue on the east side of Victoria Drive.
 - (iii) Provision of street trees adjacent to the site where space permits.
2. 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 with no reliance on public property for placement of these features. 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.

3. 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 applicant's 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.
4. Provision of adequate sewer service (storm and sanitary) to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including unit counts, confirmed floor areas and fixture counts to determine if sewer 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 sewer system upgrading that may be required.

Social Infrastructure

5. Arrangements shall be made, to the satisfaction of the Managing Director of Social Development, in consultation with the Director of Real Estate Services and the Director of Legal Services, for a ground lease under the terms set out in the Offer to Lease for 2610 Victoria Drive (PID: 009-403-531) between the City of Vancouver and The Immigrant Services Society of British Columbia, provided that all prior-to conditions in the Offer to Lease with respect to the City entering into this lease have been met, failing which the City may consider alternate ground tenants.

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.

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2610 Victoria Drive
DRAFT CONSEQUENTIAL AMENDMENTS

PARKING BY-LAW NO. 6059

Schedule C
CD-1 Districts Parking Requirements

Address	By-law No.	CD-1 No.	Parking Requirements
2610 Victoria Drive			Parking, loading and bicycle spaces in accordance with by-law requirements on (date of enactment of CD-1 by-law) except that there will be no residential parking provided.

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2610 Victoria Drive
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed the application at its meeting on July 4, 2012, and supported the use and form of development (8-0).

Introduction: Farhad Mawani, Rezoning Planner, introduced the proposal for a concurrent application for a rezoning and development permit for a "Welcome House Centre" for The Immigrant Services Society of British Columbia. The project is to allow for an integrated regional services hub and transitional housing facility for recently arrived government assisted refugees. As well it will be a place for multiple organizations, public institutions and programs geared towards the needs of recently arrived refugees entering BC under one roof. These programs include refugee trauma support, settlement support, government outreach, a law clinic, food bank, primary health care clinic, community kitchen, a teaching facility, immigrant refugee youth drop-in, child minding and ISS of BC corporate offices. The project will contain 28 units (98 bedrooms) of short-term (up to two weeks) and transitional (up to one year) housing for newly arrived government assisted refugees. The project is located at the corner of East 10th Avenue and Victoria Drive. It is a City owned site that will be leased to the society for a 60 year period. Mr. Mawani noted that a rezoning is required to permit the use, height and density on this site. The application meets multiple policy objectives for the City, including Strategic Direction #2 of the Housing and Homelessness Strategy (2011) that identifies the need to encourage a housing mix across all neighbourhoods that enhances quality of life, with specific focus on low barrier shelter, supportive housing and social housing for target populations. Mr. Mawani also noted that public feedback that has been received to-date has been supportive of the programming on-site, and the overall design of the building. However, concerns have been raised with regards to the height of the building, and the associated impact on views from surrounding private residences. He added that the Green Building Policy for Rezonings would apply.

Paul Cheng, Development Planner, further described the proposal. He noted that it is a triangular site with a lane on the southern edge. He described the context for the area noting that 10th Avenue is a dedicated bike route. Mr. Cheng explained that the RM-4 zoning is an old apartment zone and was originally made with the intent for 3-storey apartment buildings. The maximum height is 35 feet in the zone while the proposal is 63 feet. This zone also has sideyard regulations that insure there is a certain amount of neighbourliness between buildings. There isn't a shared property line on this site because of the lane between the property and the church property. In terms of shadows, everything is being cast onto the Grandview cut so none of the residential to the north will be affected.

Advice from the Panel on this application is sought on the following:

- The base zoning of this property and the properties located to the south permits a maximum building height of 35 feet while this rezoning application is proposing a maximum building height of approximately 63 feet. With respect to the overlook, shadowing and privacy, does the proposal negatively affect the surrounding public realm and private properties to an undue manner?
- The northeast-facing elevation is prominently viewable from major aspects of the public realm including the bridge spanning across the Grandview cut on Victoria Drive and the Central Valley Greenway. Does the proposal provide sufficient visual interest for the Northeast elevation?

- Does the proposal provide clear visual wayfinding to the building's main entrance from Victoria Drive?
- The proposal includes extensive soft landscaping elements that integrate with the building and the site. What advice can the Panel provide to ensure the viability of these landscaping elements?

Applicant's Introductory Comments: Mr. Henriquez, Architect, described the proposal noting the immigrants will arrive from the airport in a taxi and so they designed a porte-cochère/canopy as weather protection. Mr. Henriquez described the architecture noting that there are two types of spaces in the building. There are suites which are expressed with punched windows and vertical panels and office space which is expressed as basically glass with structural setback. He added that there will be about 200 people in the building and they have created a lot of open space for both the residents and staff.

Jennifer Stamp, Landscape Architect, described the landscape plans for the project. There is a driveway with benches and widened sidewalk that extends out to Victoria Drive to open up the entry. The ground floor is about entry to the building. On the 2nd level there is a roof top deck with a good portion of it covered. It is a flexible space for child minding with play equipment and it also allows for small to larger gatherings. It has hard-space with moveable benches. On level five is urban agriculture. There is also a small children's play area adjacent to lawn with lots of south facing benches, fruit trees and some edible landscaping. On the top of the roof is the office function with an extensive green roof. There are a number of vine walls at the ground plane and as well they are using robust plantings.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider moving the entry closer to the street;
- Consider adding fruit bearing plants for the urban agriculture; and
- Consider adding irrigation for the roof top gardens;

Related Commentary: The Panel supported the proposal and thought it would be a welcome addition to the neighbourhood.

The Panel supported the massing as well as the additional height. They also thought the issues of privacy and shadowing have been well addressed. The Panel agreed that it was a unique site with a unique design response and they also thought the plan was simple and logical. The Panel thought it was logical to have the 6-storey expression on the cut. Most of the Panel members also thought the wayfinding to the main entrance was well done however one Panel member thought it was too far back from the street. Another Panel member thought it could have a more residential expression.

The Panel thought there wasn't any problem with the overlook on the northeast elevation as it is filtered through trees. The calmness of the northeast elevation reinforces the strength of the composition of the building. One Panel member thought the north side of the building had a more institutional expression and suggested the application could soften the expression with landscaping.

The Panel supported the landscape plans and thought they were very well done. A couple of Panel members had some concerns regarding the viability of the urban agriculture considering the residents will mostly be short term stays and therefore might not be there long enough to look after the gardens. It was suggested that fruit bearing plants might work better for urban agriculture. A couple of Panel members were concerned as to whether the existing trees would survive during construction. One Panel member suggested using landscape plantings that would not require a lot of care and watering and that irrigation should be added to the roof top landscaping. Also there was some concern regarding who would take care of the green walls and if that was a viable solution.

The Panel supported the art on the side of the building with one Panel member suggested that below the renderings was an ideal place for moveable panels to allow families or children to produce their own art to give them a sense of home during their stay.

Applicant's Response: Mr. Henriquez thanked the Panel for their comments.

2. Public Consultation

Subsequent to submission of the formal rezoning application, written feedback was received from nine members of the public with regards to this application. Comments that expressed support for the project referred to the purpose of the project and the design of the building.

Concerns that were expressed in regard to the application were primarily related to the height of the proposed building, and its impact on views from private residences. In addition, it was felt that allowing a six-storey building on this site would set a precedent for higher forms on adjacent sites, which would not be reflective of the current neighbourhood character.

3. Comments – 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.

4. Comments – Environmental Protection Branch:

The Environmental Protection Officer provided the following comments on May 23, 2012:

“Rezoning and Development applications for 2610 Victoria to demo existing building and construct a new mixed use six storey building. Site Profile and Phase 1 show no Schedule 2 uses or soil contamination concerns. Applications approved.”

5. Comments – Landscape Design

The Landscape Development Specialist reviewed the rezoning application and, in a memo dated July 24, 2012, provided conditions for inclusion in the staff report as shown in Appendix B.

6. Comments – Building Code Specialist

The Building Processing Centre provided the following comments on May 28, 2012:

The following comments have been made by the Processing Centre – Building and are based on the architectural drawings submitted for the proposed Development Permit. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law and its amendments. A review of compliance with Subsection 3.2.5 (‘Provisions For Firefighting’) of the Building By-law has also been done.

1. *Fire Department access does not conform to the requirements of Article 3.2.5.5 of the Building By-law, specifically Clause 3.2.5.5.(2).(b) which limits the distance from the access route (Victoria Drive) to the principle entrance to a maximum of 15 m. As shown on the submitted site plan the proposed distance exceeds the allowable 15 m. It is also noted that the site plan is drawn at 1:150 rather than the 1:300 scale which has been indicated in the title block of sheet A1.00.
2. The principle entrance lobby at Level 1 is used as an exit from the floor levels above. The lobby must therefore conform to Article 3.4.4.2 of the Building By-law (‘Exits Through Lobbies’).
3. *To the East of the central exit stair at Levels 2 thru 5 of the building there are public corridors (exterior walkways) that exceed the maximum allowable length of 6 m and which only provide access to a single exit from those parts of the public corridor that exceed 6 m length. The design contravenes Clause 3.3.1.3.(8) and Sentences 3.3.1.3.(9) and 3.3.1.9.(7) of the Building By-law which requires that it be possible to go in opposite directions to each of 2 separate exits.
4. *The covered walkways at levels 2 thru 5 of the building do not conform to Article 3.4.4.3 (‘Exterior Passageway Exceptions’) of the Building By-law and will be reviewed as public corridors which are required to be separated from the remainder of the building by a fire separation as per Article 3.3.1.4 of the Building By-law.
5. The common laundry rooms at levels 3 thru 5 of the building must be accessible to disabled persons as per Clause 3.8.2.27.(4).(e) of the Building By-law. The doors shown do not have the clearances to the latched side nor the clear level areas as required by Sub-Clauses 3.3.1.13.(10).(b).(i) and (ii) of the Building By-law.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

7. Comments of the Applicant:

The applicant was provided a draft copy of this report on September 18, 2012 and is in concurrence with the contents herein as discussed with staff.

2610 Victoria Drive
FORM OF DEVELOPMENT



Figure 1: View from West



Figure 2: View from Southwest



Figure 3: View from Northwest



Figure 4: View from Southeast



Figure 5: Revised Main Entrance (submitted September 5, 2012)

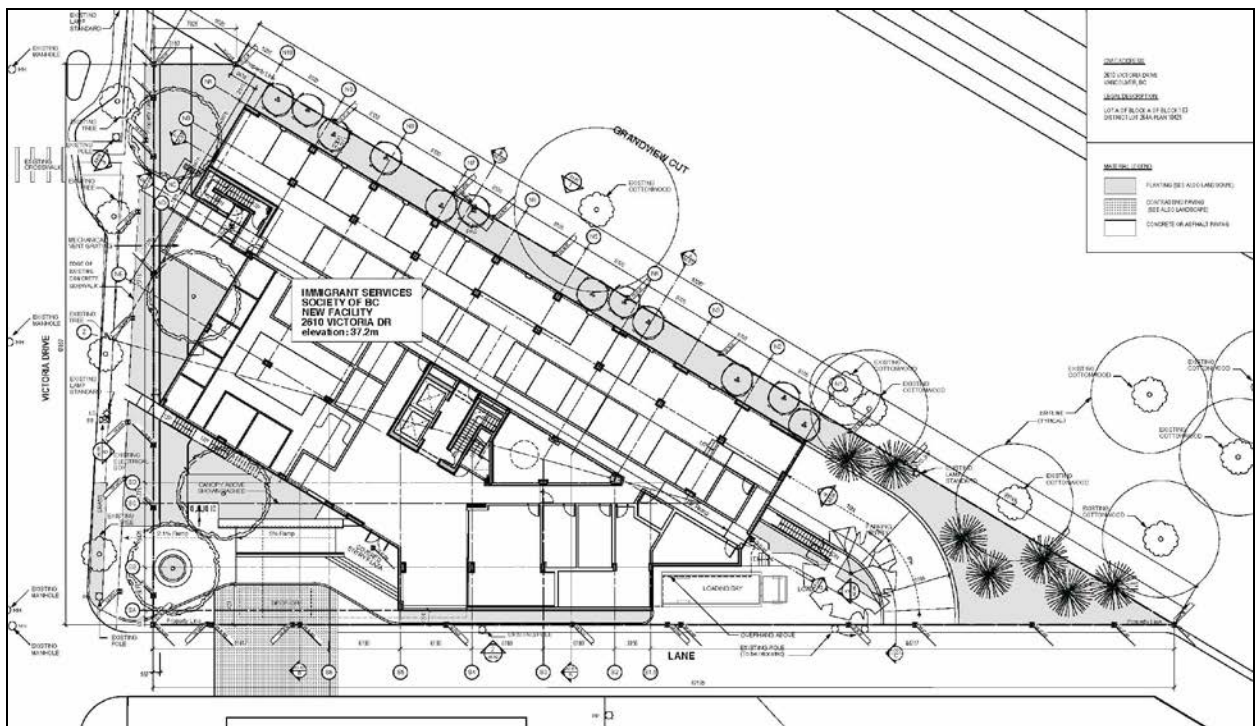


Figure 6a: Site Plan

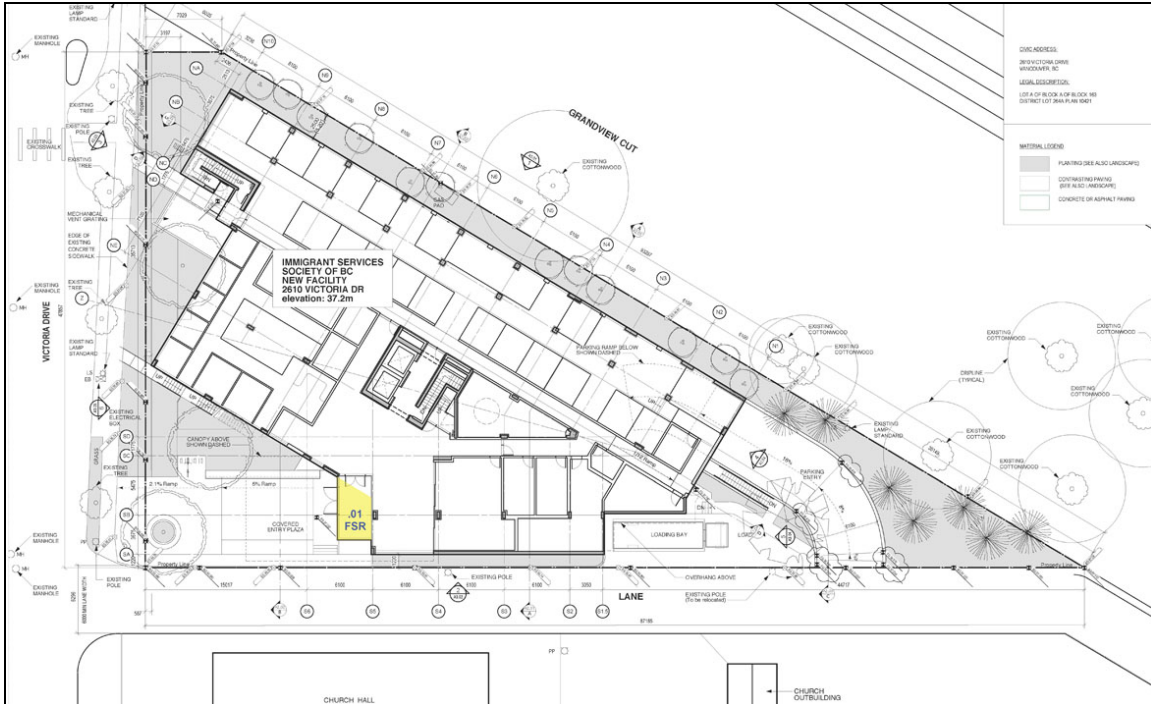


Figure 6b: Revised Site Plan Showing Changes to Main Entrance
(Submitted September 5, 2012)

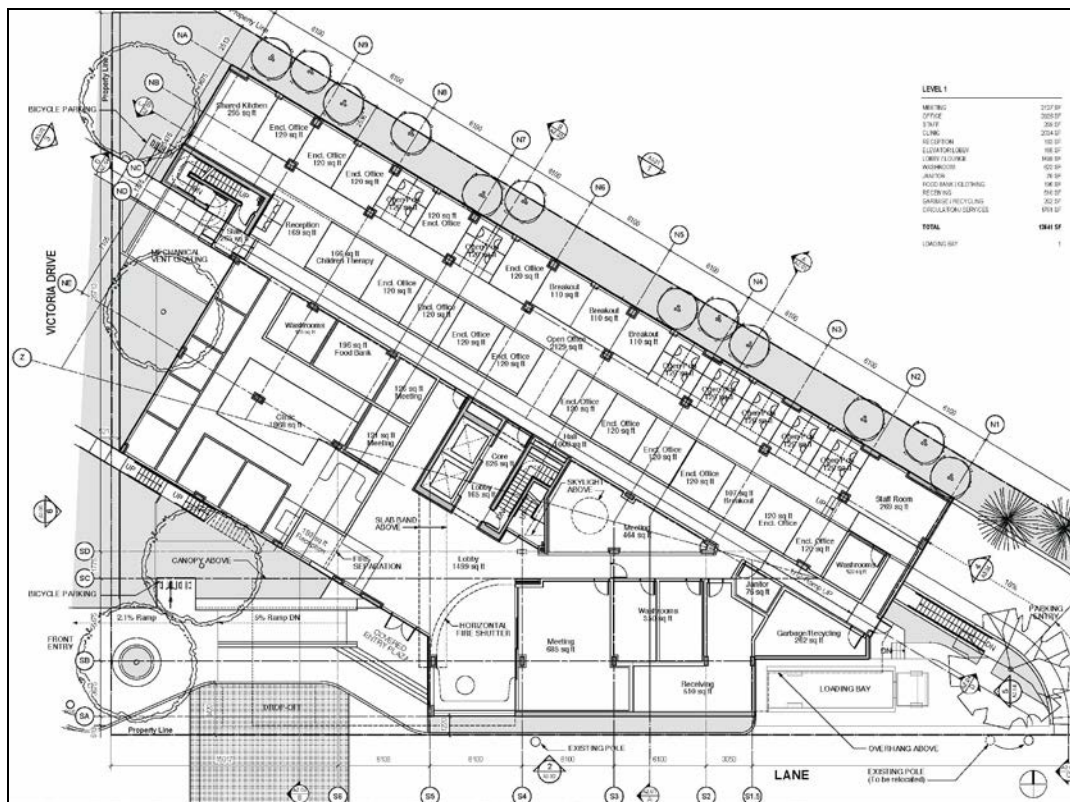


Figure 7: Main Floor Plan

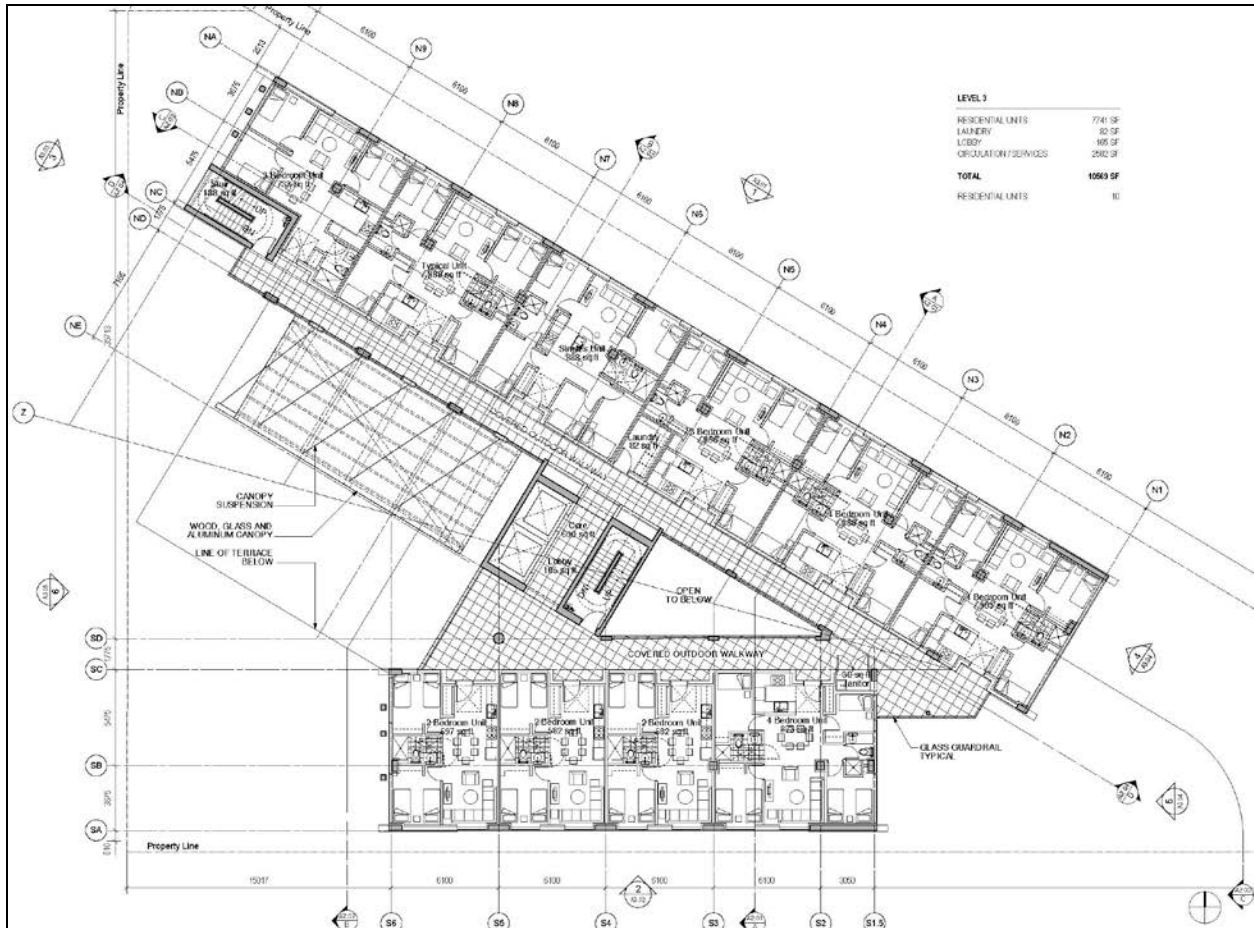


Figure 8: Typical Floor Plan

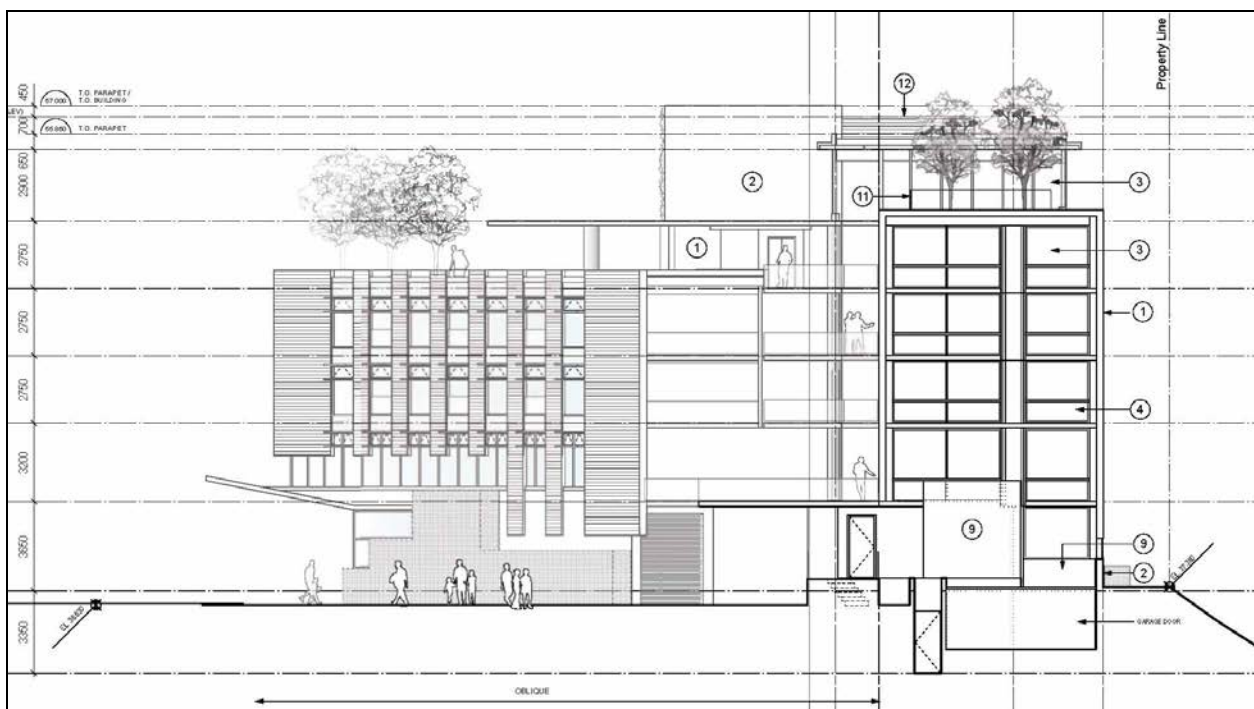


Figure 9: East Elevation

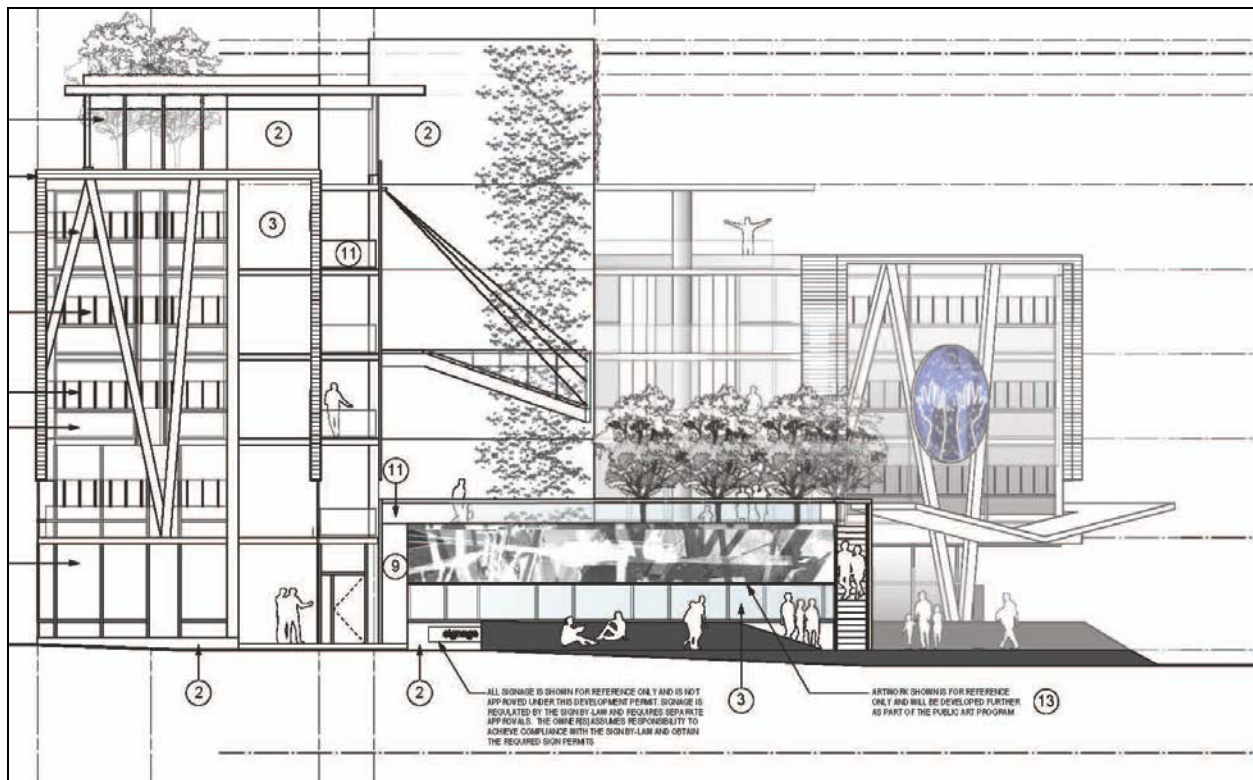


Figure 10: West Elevation

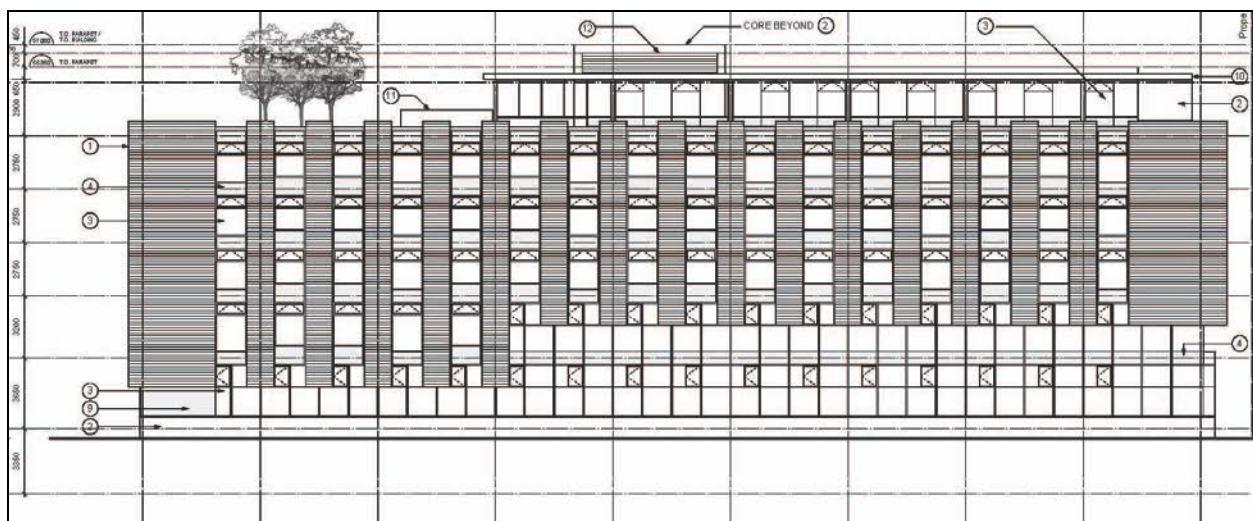


Figure 11: North Elevation

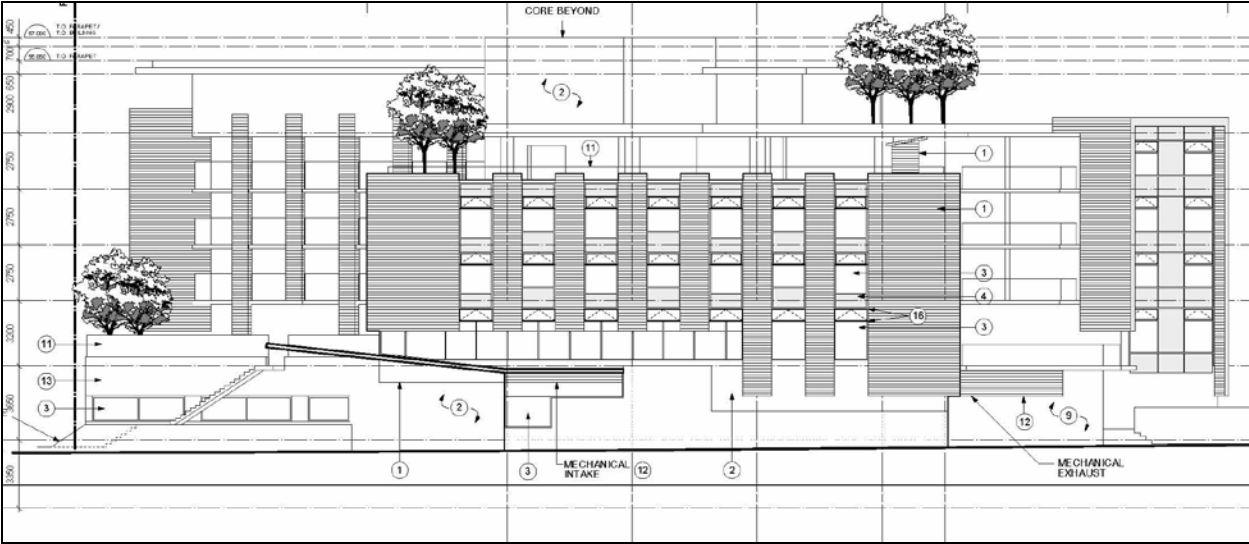


Figure 12: South Elevation

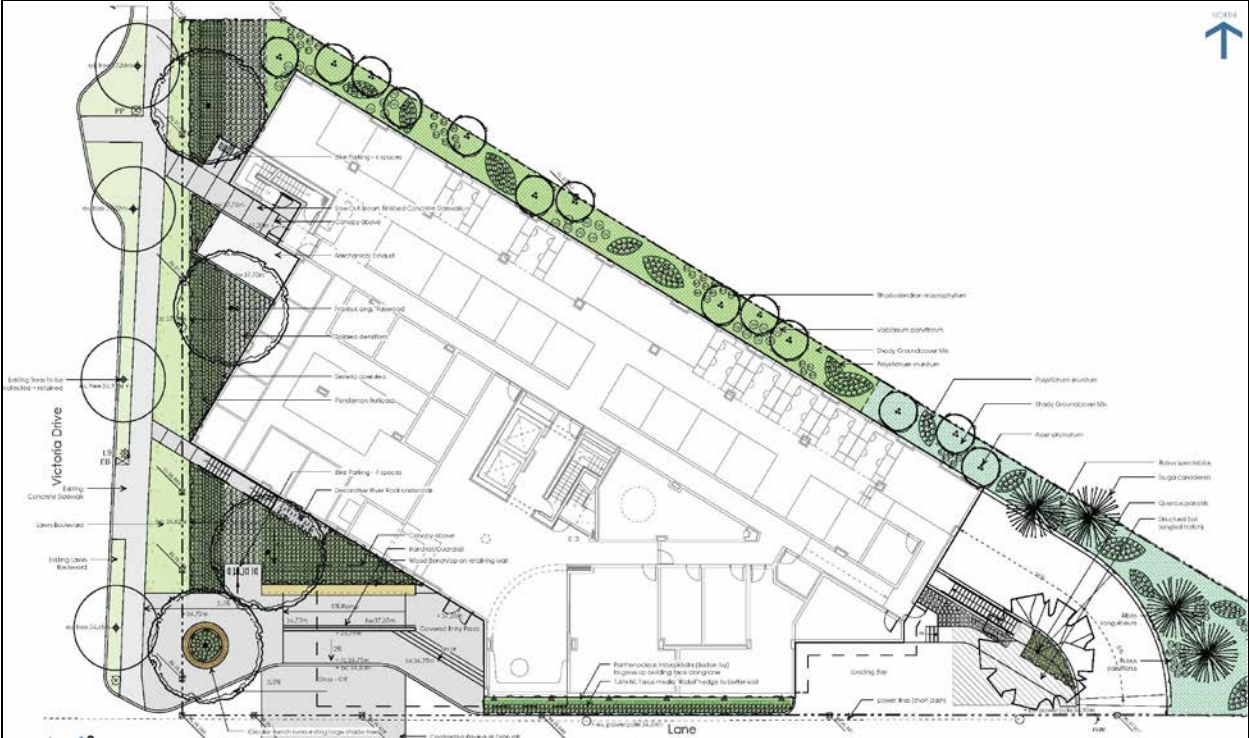


Figure 13: Ground Level Landscape Plan

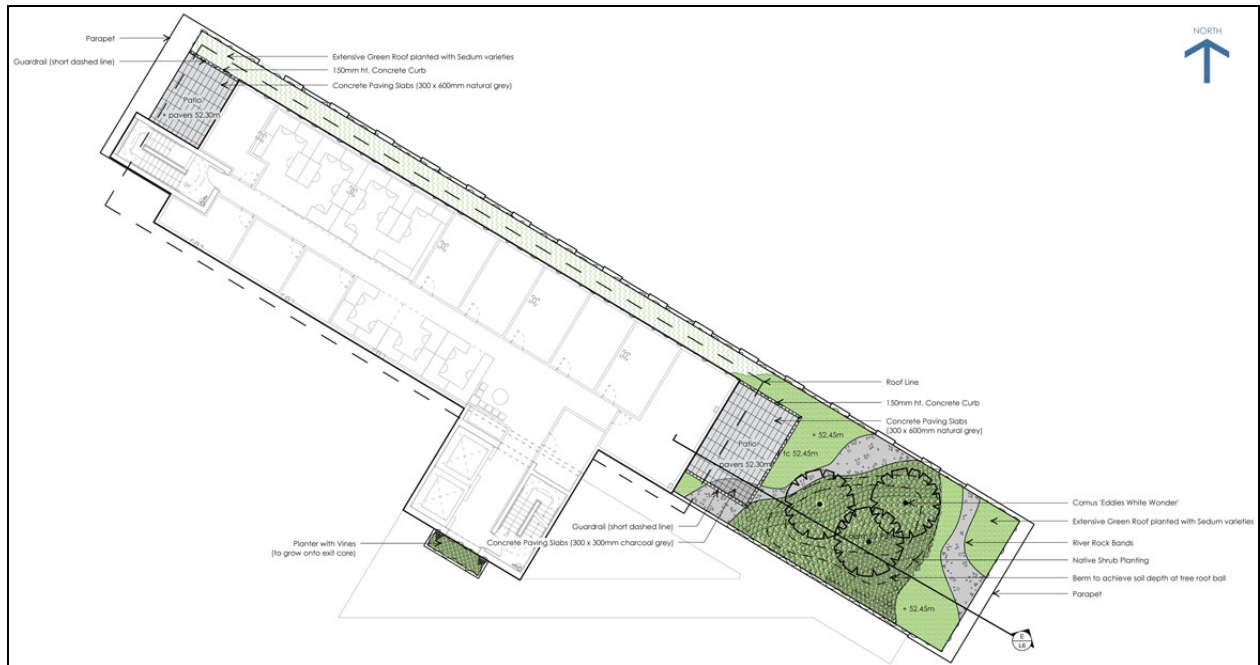


Figure 16: Roof Level Landscape Plan

2610 Victoria Drive
PUBLIC BENEFITS SUMMARY

Project Summary:

Social Service Centre for recently arrived immigrants and refugees, in addition to transitional housing for upto one year.

Public Benefit Summary:

Social Service Centre and 28 units of transitional housing for recently-arrived immigrants and refugees.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 2 253.6 m ² /24,258 sq. ft.)	1.45	2.5
Max. Allowable Buildable Floor Space (sq. ft.)	35,173	60,645
Land Use	One-family dwelling with secondary suites and laneway houses	Social Services Centre with Associated Dwelling Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide Institutional)	\$439,671	\$334,222
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
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		
	Social/Community Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$439,671	\$334,222

Other Benefits (non-market and/or STIR components):

Social Service Centre, including 28 units of transitional housing for recently-arrived immigrants and refugees.

* 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 among Area Specific DCL Districts.

2610 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2610 Victoria Drive
Legal Description	PID: 009-403-531; Lot A Block A of Block 163 District Lot 264A Plan 10421
Applicant	Henriquez Partners Architects
Architect	Henriquez Partners Architects
Property Owner	City of Vancouver
Lessee	The Immigrant Services Society of British Columbia

SITE STATISTICS

SITE AREA	24,258 sq. ft. (2 253.6 m ²)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (If Different Than Proposed)
Zoning	RM-4 (Multi-Family Dwelling) District	CD-1 (Comprehensive Development) District	
Uses	Multiple Dwelling (conditional use)	Social Service Centre Associated Dwelling Use	
Max. Floor Space Ratio (FSR)	1.45 FSR	2.5 FSR	
Floor Area	3 268 m ² (35,174 sq. ft.)	5 454 m ² (58,706 sq. ft.)	
Maximum Height	10.7 m (35 ft.) - 3 storeys	20.4 m (67 ft.) - 6 storeys	
Parking Spaces	Regular 32 Small Car max 25% Disability 1	Regular 34 Small Car 38% Disability 2	Small Car max 25%
Loading	None required	Class A 0 Class B 1	Class A 1 Class B 1
Bicycle Spaces	Class A 40 Class B 12	Class A 42 Class B 13	

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