

### 3. TEXT AMENDMENT: 1695 Main Street

**Summary:** To amend CD-1 (Comprehensive Development) District (534) By-law No. 10543 for 1695 Main Street, to allow an increase in the maximum height from 38.0 metres (124.7 feet) to 44.35 metres (145.5 feet), and to allow an increase in the permitted floor space ratio from 3.50 to 4.08, equalling 2 368 square metres (25,490 square feet) of additional floor space.

**Applicant:** Mr. Mike Mackay, Onni Group

**Recommended Approval:** By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by Onni 1695 Main Street Holding Corp., to amend CD-1 (Comprehensive Development) District (534) By-law No. 10543 for 1695 Main Street (*PID: 028-867-424, Lot 1 Block E District Lot 200A and 2037 Group 1 New Westminster District Plan BCP50944*), to allow an increase in the maximum height from 38.00 m (124.7 ft.) to 44.35 m (145.5 ft.) and an increase in the permitted floor space ratio of 3.50 to 4.08, equalling 2,368 m<sup>2</sup> (25,490 sf.) of additional floor space, generally as presented in Appendix A of the Policy Report dated September 4, 2012, entitled "CD-1 Text Amendment - 1695 Main Street", be approved subject to the following conditions:

#### CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the revised form of development be approved by Council in principle, generally as prepared by Chris Dikeakos Architects, and stamped "Received City Planning Department, April 1, 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. Clarification on the drawings indicating the statutory right-of-way (SRW) pathway through the site between Building "B" and Building "C".
2. Confirmation on the drawings of the hard landscape treatment of the rail spur.

Note to Applicant: Development of this rail spur as a vehicular and pedestrian access route is a shared responsibility between the applicant and the development at 1650 Main Street, north side of the rail spur. Treatment of the rail spur should invoke historic use of this important character defining part of the Rail Yards. Provide details.

3. Design development to the setback, massing and expression, north elevation, Building "C" in the following manner:
  - (i) provide a minimum sidewalk width of seven feet along the rail spur, as measured from the curb to the face of the building;  
Note to Applicant: As commented on by the Urban Design Panel, increase the building setback on the north property line by approximately three feet to achieve a wider sidewalk and more generous public realm. Loading bay and recycling area to be reconfigured to accommodate a wider sidewalk.
  - (ii) reshape the massing of the north elevation to emphasize and strengthen the arc of the rail spur with a continuous curving exterior wall parallel to the rail spur, extending up the 8th floor level;  
Note to Applicant: As commented on by the Urban Design Panel, the proposed straight wall narrows the sidewalk and weakens the effect of the sweeping curve of the rail spur.
  - (iii) further extend the commercial storefront around the corner of Main Street and the rail spur the full depth of the commercial space, providing continuous storefront glazing and weather protection;
  - (iv) improved integration of the upper massing with the base treatment, providing continuity and quality of expression, pedestrian interest and scale.  
Note to Applicant: Through material treatment and architectural elements, further knit the expression of the higher massing into the base, to achieve a greater consistency of appearance.

### Landscape

4. Further design development of the public realm landscape expression to strengthen the historic shoreline treatment in keeping with the character-defining elements outlined for Area 3C Southeast False Creek Public Realm Plan.  
Note to Applicant: The shoreline element should connect with the outline [L2.0] as it crosses the lane [rail spur] from 1650 Quebec Street and winds through the south to 1st Avenue in an organic flow of combined materials.
5. Improved alignment of the proposed lane-edge tree planting with the adjacent property to the north to create a double-row effect.  
Note to Applicant: Shift proposed trees as needed. Coordinate tree species with the trees proposed for 1650 Quebec Street approved under DE414744 and in accordance with the Southeast False Creek Public Realm Plan. Confirm the tree species for this location on the Plant List, and to be confirmed prior to issuance of the related Building Permit.

6. Provision of a secure at-grade common outdoor amenity space located between Building A and B illustrated on the Landscape Plan and coordinated with the architectural drawings.  
  
Note to Applicant: Gates have been provided at the north of the space, but are missing from the drawings at the south end.
7. Expansion of the common amenity deck on Level 6 of Building B to allow more space for building residents to practice urban agriculture.  
  
Note to Applicant: The size of the adjacent private roof deck may need to be minimized.
8. Confirmation that the proposed buildings meet "Roof-Mounted Energy Technologies and Green Roofs - Discretionary Height Increases" Administrative Bulletin.  
  
Note to Applicant: The CD-1 By-law regulates building height to top of roof slab with a provision to allow certain projections beyond the height limit. For projections to be considered, clarify the extent of extensive and/or intensive green roofs.

### **Sustainability**

9. Clarification of the proposed sustainable features on the drawings.  
  
Note to Applicant: The intent is to define on the final approved permit drawings those features referred to on the LEED® checklist to attain minimum Silver level or equivalency. Consideration to include providing a cistern, water-efficient landscaping, additional solar shading panels, heat recovery systems and energy modeling studies prior to further design development.

### **Engineering**

10. Removal of all items (raised terraces, stairs, gates, concrete walls, etc.) located within the required southerly 1.5 metre SRW.  
  
Note to Applicant: Also delete the café tables shown within this SRW.
11. Completion of a lane lighting and street lighting plan to the satisfaction of the General Manager of Engineering Services.  
  
Note to Applicant: The servicing agreement calls for an electrical design for lane and street lighting. Past experience suggests this should be completed as soon as possible.
12. Provision of a streetscape design plan to the satisfaction of the General Manager of Engineering Services and the Director of Planning, in keeping with the SEFC Public Realm Enhancement Guidelines and 1st Avenue Central Valley Greenway requirements and including lane and street lighting information.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) 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, to the Director of Planning and to the General Manager of Engineering Services, as necessary, make arrangements for the following:

### Engineering Services

1. Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a surface statutory Right-of-Way over the north 1.5 metres of the site for landscaping and lighting purposes.
2. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement and Indemnity Agreement 501555M (3 commercial crossings) prior to occupancy of any new development on this site.

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment is required to address this condition at the development permit stage.

3. Arrangements are to be made to the satisfaction of Director of Planning, the General Manager of Engineering Services and the Director of Legal Services for the SRW pathway through the site between Building B and Building C.

### Community Amenity Contribution

4. The agreed Community Amenity Contribution of \$3,109,780 is to be paid to the City and such payment is to be made prior to enactment of the by-law to amend CD-1 (534), at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services

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.

- B. THAT consequential amendments to the Southeast False Creek Official Development Plan (By-law No. 9073) to increase by 2 368 m<sup>2</sup> (25,490 sq. ft.) the floor area limits for maximum total floor area and for maximum residential floor area for the whole of the Southeast False Creek area and for Area 3C, as set out in Appendix C, generally as presented in Appendix C of the Policy Report dated September 4, 2012, entitled "CD-1 Text Amendment - 1695 Main Street", be approved.

**(RZ - 1695 Main Street)**