

SUMMARY AND RECOMMENDATION

4. REZONING: 2610 Victoria Drive

Summary: To rezone 2610 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District for the purpose of developing a "Welcome House Centre". The proposed project would consist of classroom, meeting, office, and clinic spaces as well as 28 units of short-term and transition housing. Parking for 34 cars and storage for 42 bicycles would be provided underground. A floor space ratio of 2.5 and a maximum height of 20.4 metres (67 feet) is proposed. This is a concurrent rezoning/development permit (DE415800) application.

Applicant: Gregory Henriquez, Henriquez Partners Architects

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 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, generally as presented in Appendix A of the Policy Report dated October 2, 2012, entitled "CD-1 Rezoning: 2610 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 Henriquez Partners Architects, and stamped "Received City Planning Department, May 10, 2012", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, 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 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.

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.

- 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.

(RZ - 2610 Victoria Drive)