

SUMMARY AND RECOMMENDATION

5. TEXT AMENDMENT: 851-951 Boundary Road (Taylor Manor)

Summary: To amend the existing CD-1 (Comprehensive Development) District (300), By-law No. 7158 for 851 and 951 Boundary Road, to permit the renovation of the existing Taylor Manor building (a Heritage 'B' building on the Vancouver Heritage Registry) and the construction of a 4-storey addition on its west side. The renovated and expanded building is to accommodate 56 supportive housing units. The proposal includes a floor space ratio of 0.8 and 40 parking spaces.

Applicant: Mitch Sakumoto, Merrick Architecture - Borowski Fligg Sakumoto Limited

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 Merrick Architecture - Borowski Fligg Sakumoto Limited on behalf of the City of Vancouver, for a Text Amendment to By-law CD-1 (300) for the City-owned sites at 851-951 Boundary Road [*PID: 024-039-411 and 024-039-420, Lots A and B Section 27 Town of Hastings Suburban Lands New Westminster District Plan LMP36733*] to increase the floor space ratio from 0.6 to 0.8 and the permissible height from 2 ½ storeys to 4 storeys to permit an addition to, and renovation of, the building ("Taylor Manor") to facilitate its use for housing with supports, generally as presented in Appendix A of the Policy Report dated October 23, 2012, entitled "CD-1 Text Amendment - 851-951 Boundary Road (Taylor Manor)", 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 plans prepared by Merrick Architecture - Borowski Fligg Sakumoto Limited, received July 27, 2012 and landscape plans prepared by Durante Kreuk Ltd, received September 12, 2012, and subject to the following conditions, 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. Improvements to the amenity of the interior courtyard, including:
 - a) Relocation of the addition by 1.04 m (3.4 ft.) to the west, to increase the courtyard space for residents;
 - b) Design development to increase the amount of natural light in the courtyard;
 - c) Design development to improve the animation and colourfulness of the courtyard;
 - d) Exploration of the feasibility of providing a minimum width of 8.5 m (28 ft.) for the courtyard at the ground level.

Notes to Applicant:

- Intent a) is to improve the livability of units which face into the courtyard, and to improve the amenity of this private open space at the ground level by increasing the narrow dimension between the new and existing buildings.
- Intent b) is to augment condition a) through refinements to the building finish and detailing. Consider removal of the east-facing sunshades which shadow the courtyard walls, especially if their contribution to reducing building energy costs is minor. Increase the extent of light coloured finishes on all new walls, and consider how to improve the lightness of the existing building walls that face into the courtyard. Where feasible, reduce the height of the stair top extensions and the height of new parapet walls that cause shadowing in the courtyard.
- Intent c) is to avoid an institutional appearance. This can be accomplished by the addition of colourful elements, the use of brighter hues, and the use of more stimulating visual or tactile elements. Consider an alternative finish instead of exposed concrete walls around the courtyard.
- Intent d) is to provide a more usable dimension for the outdoor living area which is to be used as a private gathering space by residents. This can be accomplished without a loss of living space by relocating some floor area that projects into the courtyard to other unused areas of the building at the same level.

2. Provision of a generous outdoor space not at the basement level, with good solar access, suitable for urban agriculture, gardening, and other passive and active recreational activities for residents on the site.

Note to Applicant: While the grounds will generally be visually open to preserve the park-like character of the site, consideration should be given to setting aside some semi-private outdoor areas for resident access only. This can be accomplished in the large front yard that is being maintained by siting the new building to the west of the heritage

Mansion. Consider removing some of the lower vegetation to the southeast of the mansion to help create this space.

3. Notation on the elevation drawings of all finishes for colour, material and dimensions.

Note to Applicant: This can be accomplished by a more complete finish legend. Include guard rails, soffits, bricks, and window trim, where relevant, note texture or other aspects as well.

4. Provision of enlarged drawings for significant exterior features.

Note to Applicant: Include plans and elevations at $\frac{1}{4}'' = 1'-0''$ or better, and detailed drawings at $\frac{1}{2}'' = 1'-0''$ scale or better.

Crime Prevention Through Environmental Design (CPTED)

5. Provision of an analysis of the most likely risks around the site, such as theft, vandalism, or other mischief; a strategy to mitigate these risks, and notation on the plans and elevations of the specific building features proposed in the strategy.

Note to Applicant: The CPTED strategy should reflect the experience and advice of the existing building operators on the site, and the proposed operators of the new program. Brick or concrete walls accessible from grade should include anti-graffiti coating to reduce future maintenance costs. Security lamps on timers and photocells that provide non-glare lighting to the grounds should be noted on the landscape and architectural drawings.

Landscape

6. Provision of an improved landscape treatment for the west property edge incorporating:
 - a) substantial greenery in the form of large caliper trees to create a buffer to separate the proposed building addition and the existing Park to the satisfaction of Park Board and in consultation with the General Manager of Planning and Development Services;
 - b) A pedestrian and wheel-chair accessible pathway with connections around the perimeter of the building to the front yard, as an active outdoor facility for the residents and their visitors;

Note to Applicant: Consider a permeable rock dust surface.

c) Low shrubbery in the form of hedging along the outside edge of the pedestrian walk, adjacent to the Park;

7. Provision of at least 1.6 replacement trees to be provided for every tree removed.

Note to Applicant: Intent is to ensure that healthy trees removed to make room for the new addition, are replaced by a substantial amount of new urban forest. Coordination with Park Board will be required to determine locations and species of trees;

8. Design development of the front yard landscaping to:

a) incorporate a semi-private flexible outdoor gathering space located adjacent to the southeast main building entry for the passive and semi-active use of the residents and their visitors, with pedestrian connections to the south, west and east side of the site;

Note to Applicant: Consider siting the patio space against the east building foundation (close to the existing Catalpa) with a prospect view towards the direction of the entry drive and the Park with partial enclosure offered by the building edge and existing trees at the south yard. Provide benches with backs. Provide a large-scale illustration detail at ¼"=1'-0" scale to show the patio in relation to the building entry.

b) enhance the visual amenity of the front elevation of the heritage building entry by replacing the existing (overgrown) foundation shrub planting with new low maintenance shrubbery;

c) provide a meandering stroll path with casual benches within the existing front yard lawn for the benefit of the residents and their visitors. This walk may be a part of a longer perimeter (circuit) pedestrian path.

9. Provision of in-ground planting condition for new trees in the proposed courtyard.

10. Consideration to reallocating resources from the extensive green roof proposed over the new addition to the landscape improvements at grade, where they will be better accessed by residents.

11. Provision of large- scale details at ½"=1'-0" scale to illustrate landscape structures such as benches, planters, fences and over-height fences.

12. Provision of notation on the drawings to read: "Proposed tree planting in the Park to the satisfaction of the Vancouver Board of Parks".

Note to Applicant: Contact Bill Stephen, City Arborist, to confirm tree spacing and species and planting details (tel: 604.257.8580).

Sustainability

13. Registration for LEED® certification; identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving 63 points (LEED® Gold), including at least 6 optimize energy performance points, 1 water efficiency point and 1 stormwater point; and provision of a written strategy, to the satisfaction of the General Manager of Planning and Development Services.

Note to Applicant: The new addition offers a flat rooftop with good solar access. Provide an evaluation of the feasibility and energy cost savings provided by solar panels for domestic hot water heating, as this represents a substantial portion of the energy use in this residential building. The extensive open space east of the mansion offers several opportunities for stormwater control measures. New surface parking stalls should have permeable surfaces or be connected to a stormwater control system on the site.

14. Provide a memorandum summarizing for Taylor Manor opportunities for reducing energy consumption and greenhouse gas emissions as well as a summary of the proposed approach to building heating and cooling and rationale for the preferred approach over other (or additional) mechanical design and building upgrade opportunities to lower energy consumption and carbon emissions, all to the satisfaction of the General Manager of Engineering Services.
15. Provide for any further studies and/or investigations required to investigate opportunities for lowering energy consumption and greenhouse gas emissions, and implement, where feasible, identified opportunities for improving building energy efficiency and GHG emissions to the satisfaction of the General Manager of Engineering Services.
16. Arrangements to the satisfaction of the Director of Real Estate and Facilities Management that the mechanical system at Taylor Manor is to be selected based on the objective of minimising greenhouse gas emissions subject to the following conditions:
 - a) the system is technically feasible to install and practical when considering other factors such as noise and heritage retention;
 - b) it has a positive net present value (NPV) when compared to alternative potential systems, and
 - c) it is designed to the satisfaction of Real Estate and Facilities Management.

Engineering

17. Clarification is required for the intended use of the driveway access from Adanac Street over Lot A, in favour of the owners of Lot B; and if this access is still required.
18. Provision of an improved plan showing all surface and underground parking spaces and the location of the Class B loading space (3 m x 8.5 m) on the plans.

Notes to Applicant:

- Consider providing 90 degree parking spaces rather than the proposed 5 parallel parking spaces. This would result in 11 spaces which would meet the requirement for 40 overall spaces.
- Consider providing 45 degree angle parking spaces rather than the proposed 5 parallel parking spaces, 3 additional spaces or 8 in total can be achieved.
- Separate water services for each legal lot will be required. No water shall be sold or conveyed beyond the property served without written permission from the Collector or Engineer".

Heritage

19. Provide large scale detail drawings of the proposed connection of new building to heritage building clearly indicating materials and construction details.
20. Revise design of new windows in heritage building to be more consistent with the existing windows.

Note to Applicant: Replacement windows in the heritage building should have a configuration, proportion and detailing that is more in keeping with the existing windows particularly on the main facade (east elevation) and the sun room wings (north and south elevations).

21. The Heritage Conservation Plan prepared by Donald Luxton and Associates dated June 14, 2011 is to be updated as required.
22. Notes from the heritage conservation plan are to be added to the elevation drawings clearly indicating the proposed conservation approach for all materials on the heritage building.

Note to Applicant: Drawings should clearly indicate which existing exterior and interior elements are to be retained, restored, altered or removed and where new elements are proposed they should be fully described.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the Text Amendment to By-law CD-1(300) the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

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 "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:
 - a) Provision of countdown timers and audible signals at the intersection of Boundary Road and Adanac Street to enhance pedestrian safety and provide accessibility for visually impaired persons.
 - b) Provision of 6 Class B bicycle spaces for visitors.
 - c) Provision of a bus shelter and concrete pad to be located behind the sidewalk at the eastbound bus stop on Adanac Street.
 - d) Provision of a relocated southbound Boundary Road bus stop and shelter to "far side" Adanac Street subject to consultation with Taylor Manor and Adanac Lodge staff to ensure sidewalk grades are acceptable for patrons or improvements to the existing bus stop through provision of a concrete landing between the curb and existing sidewalk for the length of the bus stop.
2. Provision of all utility services to be underground for any future servicing upgrade. 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 transformer 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.

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 to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering.
4. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.
5. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.
6. Provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
7. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for modification of agreements and reference plan(s) defining the boundaries of the reciprocal access easement areas, to be registered on the titles of Lots A & B.

Note to applicant: See Land Survey Branch plans marginally numbered LD3707 and LD3708 which were prepared for this purpose in 2000.

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 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 Text Amendment to By-law CD-1 (300), the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated October 23, 2012, entitled "CD-1 Text Amendment - 851-951 Boundary Road (Taylor Manor)".
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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 and that any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (ii) 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. 766/2012 - 851-951 Boundary Road (Taylor Manor)]