

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 108 East 1st Avenue

Summary: To amend CD-1 (Comprehensive Development) District (522) By-law No. 10425, to allow for the addition of 500 m² (5,382 sq. ft.) of light industrial floor area to the Quebec Street frontage of this approved residential development for a total floor area of 12,292 m² (132,314 sq. ft.). Residential floor area displaced from the Quebec Street frontage would be relocated to a new 13th floor, increasing the building height from 38.1 m (125.0 ft.) to 41.1 m (134.8 ft.). The proposal includes a floor space ratio (FSR) of 3.65.

Applicant: Jason Turcotte, Cressey Quebec Street Holdings Ltd.

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 Cressey Quebec Street Holdings Ltd. to amend the text of CD-1 (522) By-law No. 10425 for 108 East 1st Avenue [*PID: 028-767-659, Lot B Block 7 District Lot 200A Group 1 New Westminster District Plan BCP50146*] to add 500 m² (5,382 sq. ft.) of light industrial floor area to the residential development approved for this site to accommodate a custom-built motor vehicle manufacturer, generally as presented in Appendix A of the Policy Report dated January 29, 2013, entitled "108 East 1st Avenue: CD-1 Text Amendment", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed revised form of development be approved by Council in principle, generally as prepared by Ralii Architects Inc. and stamped "Received Planning Department, August 15, 2012", provided that the General Manager of Planning and Development Services or the Development Permit Board, as the case may be, 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 final approval by Council of the revised form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services or Development Permit Board, who shall consider the following conditions:

Design Development

1. Clarification on the submitted report entitled "Building Requirements for Combining Industrial and Residential Use", to address health and safety issues such as noxious gases, heavy particulates and other environmental toxins that result from manufacturing activities in conjunction with residential uses.

Note to Applicant: The report dated June 4, 2012 does not specifically address these life-safety and health issues. Air exhaust directly onto the

lane at ground level is not supported. Exhaust air is to be vented at roof level and treated to be cleansed of all environmental toxins. Indicate on drawings and in a detailed report how this is achieved.

2. Provide an updated acoustical report to reflect changes in use.

Note to Applicant: Indicate mitigation strategies to attenuate noise resulting from manufacturing activity that will negatively impact surrounding residential uses. Ambient noise levels to meet city-wide standards for residential uses.

3. Design development to provide continuous weather protection along the industrial/commercial frontage, minimum 2.4 m (8 ft.) in depth.
4. Confirmation on the drawings, deleting any bollards in the public realm.

Note to Applicant: As previously indicated on related presentation material.

5. Confirmation on the drawings, providing double-height glazing along the industrial/commercial frontage.
6. Confirmation on the drawings, providing an updated landscape plan, with further enhancements to the public realm with specialty paving and additional trees.

Note to Applicant: Provide a double row of trees in a continuous trench of native soil, or alternatively in a soil-cell growing medium.

Landscape

7. Design development to add a greener edge to the Quebec Street setback area.

Note to Applicant: This can be accomplished by adding two or three additional trees and rectangular planting areas to the setback between the west property line and the edge of the underground slab. In order to allow adequate views to the showroom, the trees should be narrow and under planting should be low shrubs.

8. Provision of a large-scale sections (1/4"=1' or 1:50) illustrating:
 - (i) the planting depths for the trees in the area between the building façade and Quebec Street curb, and
 - (ii) the planting depths for the proposed rooftop intensive green roofs.

Engineering

9. Address, to the satisfaction of the General Manager of Planning and Development Services in consultation with the General Manager of Engineering Services, the breach of residential security which occurs when accessing the proposed four light industrial/commercial parking

spaces located after the residential security gate and clarify the intended uses for the parking spaces.

10. Provision of the applicant's operations plan to form an integral part of the development permit approval.

Note to P.C.: Please ensure the final version of the plan is correctly identified on the face of the development permit.

11. Clarify where the garbage and recycling for this proposed light industrial/ commercial space will be located and that it addresses the needs of this use.
12. Delete pavers from public property that are not part of the Southeast False Creek public realm plan and show only treatments consistent with the Southeast False Creek Public Realm Plan.
13. The design of the bicycle lockers as proposed is not supported by Engineering Services.

Note to Applicant: The proposed style of locker with two bicycles sharing a locker is only acceptable if there is a required access aisle on both sides of the locker. There is meant to be a door on either end of the locker from which the bike can be put into the locker or removed. It is not possible to remove a bike from the narrow end of the locker.

Note to P.C.: There are an excessive number of bicycle spaces shown, most of which do not work.

- B. THAT a consequential amendment to the Southeast False Creek Official Development Plan, to replace Figure 5 with an amended Figure 5, be approved.
- C. THAT an application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 (522) in accordance with Schedule B to the Sign By-law [assigning Schedule B (DD)], generally as set out in Appendix C of the Policy Report dated January 29, 2013, entitled "108 East 1st Avenue: CD-1 Text Amendment", be approved.
- D. THAT Recommendations A to C 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; 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 bylaw 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. 767/2012 - 108 East 1st Avenue]