



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 1, 2014
Contact: Kent Munro
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RTS No.: 10277
VanRIMS No.: 08-2000-20
Meeting Date: April 15, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Text Amendment: 100 West 49th Avenue (Langara College)

RECOMMENDATION

A. THAT the application by Brook Pooni Associates Inc. on behalf of Langara College to amend CD-1 (Comprehensive Development) District (55) By-law No. 4412 for 100 West 49th Avenue [*PID: 008-775-842; Lot 1 (Reference Plan 9821) of Lot A Block 1165 District Lot 526 Plan 12842*] to permit rooftop mechanical appurtenances to exceed one-third of the width of the building in Sub-Area 1, be referred to public hearing together with:

- i. plans prepared by Proscenium Architecture and Interiors Inc., received July 3, 2013;
- ii. draft by-law provisions, generally as presented in Appendix A; and
- iii. the recommendation of the General Manager of Planning and Development Services to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

B. THAT Recommendation A 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.

REPORT SUMMARY

This report assesses an application by Brook Pooni Associates Inc., on behalf of Langara College, to amend CD-1 (55) By-law No. 4412 for 100 West 49th Avenue (Langara College) to permit rooftop mechanical appurtenances to exceed one-third of the width of the proposed Science and Student Services Building. The need for this amendment has arisen through the detailed architectural design stage for the building. If approved, it would not result in a substantive change to the form of development that was approved by Council on February 18, 2014. Staff support this amendment to support a larger rooftop mechanical appurtenance and recommend approval of the application.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (55) By-law No. 4412 (enacted March 18, 1969 and amended up to February 18, 2014);
- Langara College Policy Statement (March 3, 2005 and amendments up to February 18, 2014);
- Cambie Corridor Plan (May 9, 2011).

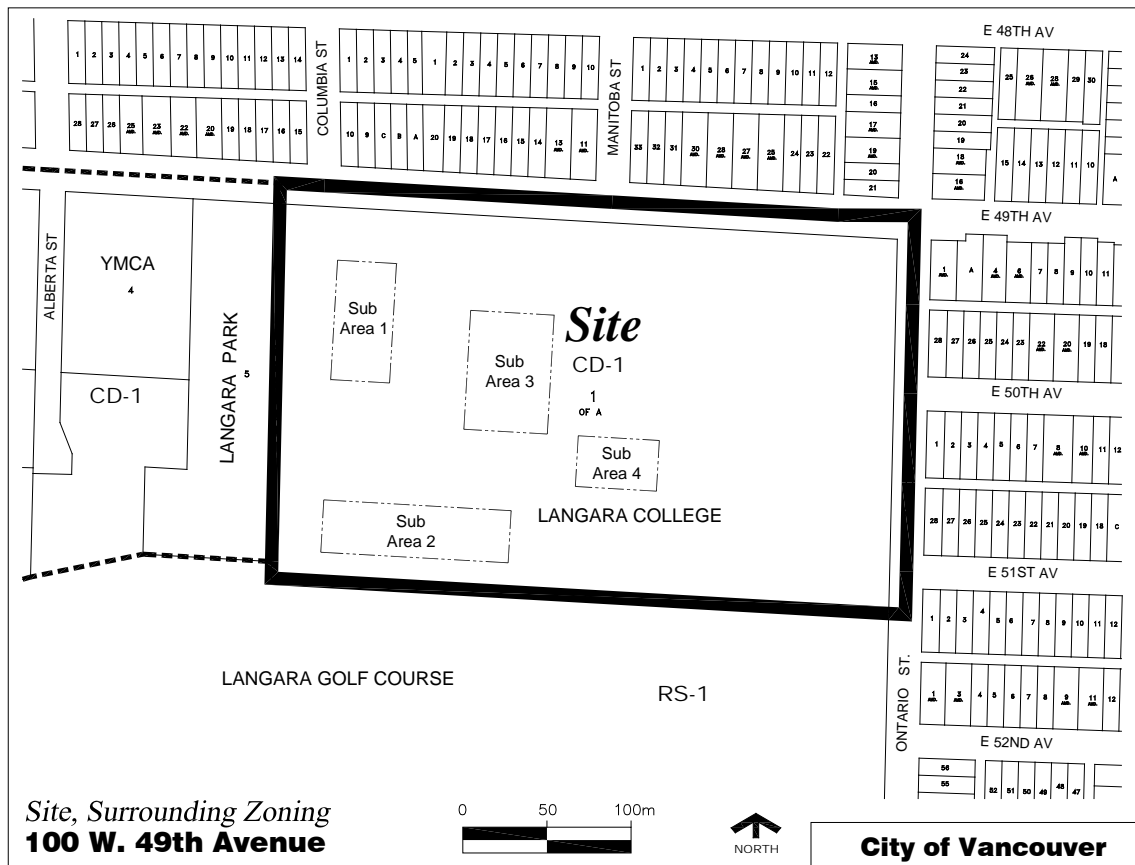
REPORT

Background/Context

The Langara College CD-1 By-law was initially enacted in 1969 and has undergone several amendments with various stages of campus master-planning. The 80,988 m² (20-acre) site is located at the southwest corner of West 49th Avenue and Ontario Street (see Figure 1). The site borders Langara Park to the west and Langara Golf Course to the south.

In 2005, Council approved the Langara College Policy Statement, which outlined a phased redevelopment plan for the entire campus. In accordance with that plan, an amendment to the site's CD-1 (55) By-law No. 4412 to facilitate the development of a new Science and Student Services Building was pursued in the fall of 2012. Subsequent to a public hearing on October 30, 2012, Council granted approval in-principle to that text amendment; the conditions of that approval were fulfilled by the applicant and the CD-1 (55) By-law was amended on February 18, 2014. Through the detailed architectural design work on the new Science and Student Services Building in sub-area 1, the applicant became aware of the need to construct a larger rooftop mechanical appurtenance than had been anticipated in the October 2012 amendment, thereby necessitating the need for this present text amendment application.

Figure 1: Site and Surrounding Zoning



Strategic Analysis

Currently, the CD-1 By-law sets out a height limit of 23 m (75.5 feet) for buildings in Sub-Area 1. This height limit is subject to the exceptions and restrictions set out in Section 10.11 of the Zoning and Development By-law. Rooftop mechanical equipment is permitted, provided that it does not exceed one-third of the width or length of the building, or 10 per cent of the roof area.

Since the proposed Science and Student Services Building will house science laboratories with fume hoods, and since efficiency standards with regard to heating and cooling must be met for LEED® Gold certification, the mechanical needs for the ventilation systems are more complex than had been anticipated at the time of the rezoning application and require a larger penthouse enclosure.

As a result, the mechanical penthouse exceeds one-third of the building width. Therefore, this application proposes to amend the CD-1 By-law for sub-area 1, by adding, under the height provisions, an exception to Section 10.11 of the Zoning and Development By-law, so that a wider mechanical penthouse is permitted. Staff note that the proposed revision would only allow for a wider rooftop mechanical penthouse. Mechanical appurtenances would not be able to exceed 10% of the roof floor area, as per Section 10.11, nor would the overall building height be able to exceed 28.5 m. The enlarged rooftop mechanical penthouse does not result

in any substantive change in the form of development. It would largely not be visible when viewing the building from ground level. Staff have no objection to the proposed change, as the form is in keeping with what was initially contemplated in the previous rezoning.

Figure 2: Proposed Science and Student Services Building



Public Input

A rezoning information sign was installed near the proposed building on August 20, 2013, and details of the application were posted on the City's website. Staff have not received any comments from the public in relation to this application.

Public Benefits

Development Cost Levies (DCLs) – As no increase in floor area is proposed, no additional DCLs beyond what were anticipated in the October 2012 text amendment will be payable.

Community Amenity Contribution (CAC) – As no change to the density on the site is proposed, no CAC results from this application.

Implications/Related Issues/Risk (if applicable)

Financial

The proposed text amendment does not entail any additional floor space or density, hence there are no additional DCLs or CACs.

Environmental

Section 10 of the Cambie Corridor Plan addresses the potential for district energy systems in areas in and near the Cambie Corridor. As a large institutional site within a district energy priority zone, Langara College would be an attractive addition to a future district energy system. The scope of this text amendment application is insufficient to conclusively address this matter at this time. Staff will undertake negotiations with Langara College to ensure that planning for district energy is incorporated into the next phase of development at the campus.

CONCLUSION

Staff have reviewed the application to amend the requirements for rooftop mechanical equipment in sub-area 1 of the CD-1 By-law for 100 West 49th Avenue (Langara College) and conclude that an increase in the width of rooftop appurtenances is supportable. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A ,and that the application be approved, subject to the public hearing.

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100 West 49th Avenue (Langara College)
PROPOSED AMENDMENTS TO CD-1 (55) BY-LAW NO. 4412

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

- In Section 5.1, add the following text after “In sub-area 1, the building height must not exceed 23 m”:

“except that, despite the provisions of section 10.11.1 of the Zoning and Development By-law, mechanical appurtenances or similar items may be permitted to a maximum height of 28.5 m if they do not exceed 10% of the floor area of the roof on which such items are located.”

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100 West 49th Avenue (Langara College)
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	100 West 49th Avenue
Legal Descriptions	Lot 1 (Reference Plan 9821) of Lot A Block 1165 District Lot 526 Plan 12842; PID 008-775-842
Developer	Langara College
Applicant	Brook Pooni Associates Inc.
Architect	Proscenium Architecture + Interiors Inc. and Teeple Architects Inc.
Property Owners	Langara College

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Change
ZONING	CD-1	-
SITE AREA	80,852 m ² (870,283 sq. ft.)	-
USES	School - University or College Child Day Care Facility	-
FLOOR AREA	75,759 m ² (815,463 sq. ft.)	-
Floor Space Ratio (FSR)	0.94 FSR	-
HEIGHT	23 m (75.46 ft.) excluding rooftop mechanical appurtenances as per Section 10.11 of the Zoning & Development By-law	23 m (75.46 ft.) excluding rooftop mechanical appurtenances as per Section 10.11, except that the appurtenances may exceed one-third of the width of the building and extend up to a maximum height of 28.5 m
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	-