

## SUMMARY AND RECOMMENDATION

**5. REZONING: 3090 East 54th Avenue (Fire Hall No. 5 and YWCA Housing)**

**Summary:** To rezone 3090 East 54th Avenue from CD-1 (Comprehensive Development) District (19) to a new CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with a fire hall at grade and on the second floor (replacing Fire Hall No. 5) and with 31 social housing units to be operated by the Young Women's Christian Association (YWCA) on the third to sixth floors, inclusive. A height of 24.1 m (79 ft.) and a floor space ratio (FSR) of 2.74 are proposed.

**Applicant:** Johnston Davidson Architecture

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 23, 2015.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT the application by Johnston Davidson Architecture and Planning Inc., on behalf of the City of Vancouver, to rezone 3090 East 54th Avenue [*PID: 009-127-666; Lot 2 of Lot A Block 71 Fraserview Plan 11199*] to amend CD-1 (19) (Comprehensive Development) District to create a new CD-1 (Comprehensive Development) District to permit a floor space ratio to 2.74, a building height of 24.1 m (79 ft.) and Dwelling Uses to allow construction of a mixed-use six-storey building with a fire hall at grade and second floor with social housing (to be operated by the Young Women's Christian Association Metro Vancouver (YWCA)) on the third to sixth floors, inclusive, generally as presented in Appendix A of the Policy Report dated June 15, 2015, entitled "CD-1 Rezoning: 3090 East 54th Avenue (Fire Hall No. 5 and YWCA Housing)", 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 Johnston Davidson Architecture and Planning Inc., and stamped "Received City Planning Department, February 17, 2015, 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 the exterior expression of the building for the residential use to appear less distinct from the fire hall use.

Note to Applicant: This can be accomplished by reducing the overhang in the massing at the third storey floor line and design development to the composition of exterior finish materials to be more cohesive between the two uses.

2. Design development to the expression of the two circulation towers to reduce the massing impacts to neighbouring spaces and buildings.

Note to Applicant: Consider a lighter expression incorporating increased transparency or materials finished in lighter colours. See also Landscape condition 11.

3. Provision of high quality material treatments;

Note to Applicant: Consider passive shading elements on south and west facades to address solar heat gain. Proposed material such as brick and UHPC panel are to be maintained as indicated. Detailed sections and elevations illustrating high quality material treatments are required.

4. Design development to the composition of exterior finish materials to minimize the building's apparent bulkiness.
5. Design development to provide an enhanced exterior ground surface treatment at the residential entry and fire hall entry.

Note to Applicant: See also Landscape condition 13.

6. Design development to ensure the protection, enhancement and creation of bird habitat, as well, to reduce potential threats to birds by incorporating the City of Vancouver Bird- Friendly Design Guidelines.
7. Design development to ensure that the areas beneath the roof level canopies are not to be enclosed.

Note to Applicant: See also Development Review Branch condition 25.

8. Design development to enclose garbage and recycling areas, or incorporate them into the building.

Note to Applicant: Intent is to contain odours and reduce noise impacts to neighbours. Access to garbage and Recycling areas should be provided from within the building.

#### **Crime Prevention through Environmental Design (CPTED)**

9. Design development to respond to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

#### **Sustainability**

10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist and a written strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited consultant confirming that the building has been designed to meet these goal, and a letter of confirmation including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

## Landscape

11. Design development to the enhancements of the public realm interface to provide safe high-quality landscaped open spaces with substantial greenery and visual interest to benefit the pedestrian environment at the street level.

Note to Applicant: There is an opportunity to provide greenery such as hardy vines, to climb and soften the south elevation (lane edge) building wall. Plantings should be placed at grade with a durable curb edge (minimum 8 in. high) for protection against manoeuvring vehicles.

12. Provision of a flexible Child's Play Space incorporating forms for children to engage in active and passive social play within a common outdoor open space gathering area on the roof, with weather protection.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines for further recommendations.

13. Design development of the Kerr Street residential pedestrian entry to provide higher-quality, and simplified paving treatment.

Note to Applicant: Delete section of proposed red/ grey pavers and substitute with tan colour pavers for consistency, and coordinated with paving proposed at other at-grade building locations.

14. Design development to enhance the common outdoor amenity roof deck by providing more weather protection and a more substantial landscape buffered edge by:

- (i) Incorporation of a sun shade structure at the south edge of the patio;

Note to Applicant: This may be a canopy overhang, with a maximum width of 6 ft., attached to the top of the perimeter security fence along the south edge of the patio area, for shade.

- (ii) Placement of substantial fully irrigated landscaped planters along the base of the south perimeter security fence with greenery such as hardy vines to climb the fence and to create shade for residents occupying the patio during the hot summer months.

Note to Applicant: The intent is to create a softer greener edge along the south edge of the patio to shield the summer sun. Consider incorporating vines with edible aspect such as kiwi vine or pole beans. Planters should have sufficient volume to accommodate a minimum 0.6 m (2 ft.) depth and drain without water pooling on the deck. Provide large-scale details at 1/2"=1'-0" to illustrate planter depth height and materials.

- 15. Provision of new street trees, where applicable, located adjacent to the development site on City property, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering, 604-871-6131 to confirm tree planting locations and Park Board at 311, for tree species selection and planting requirements.

- 16. Maximization of plant growing medium volumes within landscaped planters to ensure long term health of plant species.
- 17. Provision of best current practices for irrigation and managing water conservation including high-efficiency (drip) irrigation and aspects of xeriscaping making use of drought tolerant plant selection and mulching.
- 18. Design development to integrate utilities into the building, wherever possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened with landscaping. Avoid the awkward placement of utilities (pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

### Housing Policy

- 19. That the proposed unit mix, 90% 2-bedroom units and 10% 3-bedroom units are to be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

### Engineering

- 20. Provision of an operations management plan that ensures that when fire trucks are parked outside the building they do not obstruct the City sidewalk and that safe passage around the fire trucks is provided for pedestrians at all times.

21. Provision of functional maneuvering for VFRS vehicles leaving and returning to the site;

Note to Applicant: Plans should include confirmation of the largest VFRS vehicle that will be kept on-site and analysis of the truck maneuvering both leaving and returning to the site. The analysis is to include but not be limited to the notation of turning swaths drawn on the plans confirming an adequate width of the overhead door opening and driveway to facilitate ingress and egress of the longest VFRS vehicle operating now or expected in the future within the existing road geometry.

22. Design development to the driveway crossing to ensure that the elevation change is fully within the front boulevard provide a continuous sidewalk slope for people as they walk along the 54th Avenue sidewalk and cross the driveway.

Note to Applicant: Please contact Engineering Services for more details. A crossing application will also be required.

23. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including:

- (i) Provision of a parking ramp design with a slope not exceeding 10% for the first twenty feet from the property line and 12.5% thereafter.
- (ii) Provision of parking spaces correctly dimensioned at 5.5 m in length for standard sized spaces and 4.6 m for small car spaces.
- (iii) Provision of an increased manoeuvring aisle by including the additional 0.7 m gained from the reduction in the length of the parking spaces.
- (iv) Provision of a minimum 6 m (20 ft.) wide overhead security gate located between the VFRS parking and the YWCA parking spaces.
- (v) Modification of the main parking ramp and adjacent structure as required to enable vehicle access and sufficient manoeuvring from YWCA stalls 1 and 5.
- (vi) Modification of column placement.

Note to Applicant: A column 0.6 m (2 ft.) in length must be set back 0.6 m (2 ft.) from the end of a standard parking space.

- (vii) Provision of a disability parking space with a minimum dimension of 4.0 m width and 5.5 m length and to be signed on-site for residential tenants' use.
24. Design development to include the following changes to landscape and/or site plans:

- (i) Provision of a 300 mm wide grass strip in the back boulevard between the sidewalk and any proposed planting to ensure that plants do not grow onto the sidewalk and create an encroachment that restricts walking.
- (ii) Provision of a 450 mm grass strip around the bus shelter to facilitate maintenance of the structure without having to trample to the proposed plants.

#### **Development Review Branch**

- 25. Deletion of all references to the proposed signage, and notation on plans confirming that:

“All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.”

Note to Applicant: The Sign By-law Coordinator should be contacted at 604-873-7772 for further information.

- 26. Provision of all covered areas on the roof deck to be included in the computation of Floor Space Ratio;

Note to Applicant: Covered areas of approximately 46.5 m<sup>2</sup> (500 sq. ft.) must remain as amenity space, and must not be enclosed by walls or any other types of structures during the entire lifetime of the building.

#### **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 Office as necessary, and 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 are provided.
  - (i) Provision of a standard concrete lane crossing on the west side of Kerr at the lane south of 54th Avenue. Work is to include both curb returns at the lane entry and a new curb ramp to current standards on both sides if required.

- (ii) Provision of modified pavement markings and signage on 54th Avenue in front of the site to ensure that the existing penalty box (or hatched pavement marking), respective stop bar for eastbound vehicles and existing signs (on the north side of 54th Avenue) are adjusted to match the proposed fire truck access entry.
  - (iii) Provision of new 1.8 m wide broom finish concrete sidewalk complete with saw cut joints on both Kerr Street and 54th Avenue adjacent the site.
  - (iv) Provision of a new concrete bus loading area to replace the existing complete with saw cut joints.
  - (v) Provision of street trees adjacent to the site where space permits.
  - (vi) 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.
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.

### Soils Agreement

3. If applicable:
- (i) Submit a Site Profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team).
  - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

- (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

## Housing

- 4. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Section 219 Covenant, Housing Agreement pursuant to section 565.2 of the Vancouver Charter, or other security, to secure the social housing units for the life of the building for use as “social housing” as defined in the Vancouver Development Cost Levy By-law.

Note to Applicant: 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 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-law.

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, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law generally as set out in Appendix C of the Policy Report dated June 15, 2015, entitled “CD-1 Rezoning: 3090 East 54th Avenue (Fire Hall No. 5 and YWCA Housing)”.
- C. THAT Recommendations A to 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 the expenditures of funds of incurring of costs is at the sole risk of the person making the expenditures 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 sole 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 - 3090 East 54th Avenue (Fire Hall No. 5 and YWCA Housing)]