

SUMMARY AND RECOMMENDATION

12. REZONING: 2312-2328 Galt Street

Summary: To rezone 2312-2328 Galt Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a four-storey residential building with 28 secured for-profit affordable rental housing units. A height of 13.6 m (44.54 ft.) and a floor space ratio (FSR) of 2.2 are proposed.

Applicant: Bruce Carscadden Architect Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of September 29, 2015.

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 Bruce Carscadden Architect Inc. on behalf of 0997647 B.C. Ltd., to rezone 2312-2328 Galt Street [*Lots 2 to 4 of Lot B, Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201; PIDs: 011-163-160, 007-043-724 and 008-172-412 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.6 to 2.2 and the height from 9.5 m (31.16 ft.) to 13.6 m (44.54 ft.) to permit the development of a four-storey building with 28 secured for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt Street", 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 Bruce Carscadden Architect Inc. and stamped "Received City of Vancouver Community Services Development Services, February 10, 2015", 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:

Urban Design

1. Significant design development to achieve an openable window, to be located along the outside elevation walls of the building, for every habitable room.

Note to Applicant: The proposed bedrooms with windows facing the proposed circulation corridor are not an acceptable response to the Horizontal Angle of Daylight requirements of the contemplated CD-1 zoning. This redesign of each floorplate may result in the relocation of these bedrooms and a deletion of the proposed open-air circulation corridor. Conversely, these dwelling units may be converted into one-bedroom units.

2. Significant design development to express the front balconies as elements that protrude out from the main front elevation wall, which should be visibly legible as a wall set back 12 ft. from the front property line.

Note to Applicant: The current proposal shows a continuous expression of the balconies as a major wall element located 6.0 ft. from the front property line. These balconies should be expressed as physically separate from each other.

3. Design development to introduce variations in colour and exterior building materials for the overall building, in order for the building to be better perceived as a residential building.

Note to Applicant: While the employment of durable materials for this long-term rental building is desired, the current proposal shows an overly consistent use of grey tones, metal cladding and steel grating. Introducing warmer materials that evoke a residential feel such as brick, pebble-dashed stucco and glass, while also employing some brighter colours will help in evoking the building's image as a family-friendly apartment building.

Sustainability

4. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Crime Prevention Through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the parking area;
 - (ii) residential break and enter;

- (iii) mail theft; and
- (iv) mischief in alcove and vandalism, such as graffiti.

Landscape Design

- 6. Provision of new street trees, where applicable, to be provided adjacent to the development site, 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 for tree species selection and planting requirements.

- 7. Design development of the public realm interface to maximize greenery at property edges.
- 8. Provision of in-ground planting opportunities for new trees within private landscape setbacks along street frontages, where possible.
- 9. Provision of a common roof deck with access and open, programmable space to accommodate a flexible children's play area, urban agriculture and social gathering space for use by building residents.

Engineering

- 10. Provision of an improved landscape plan showing the Class B bicycle racks on private property at the front entrance.
- 11. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, and at all entrances.

Note to Applicant: The slope and cross fall must not exceed 5% for the parking stalls and maneuvering aisle.

- (ii) Provision of a consistent ramp design and elevations to calculate the ramp slope.

Note to Applicant: The ramp slopes and designs shown on drawings A2.2 and A2.3 are different.

- (iii) Provision of additional length for small car stalls as 14'-1" is shown.

Note to Applicant: The minimum required length for a small car stall is 15'-1" (4.6 m). Small car spaces 10, 17, 18 and 19 require additional length.

- (iv) Provide width and length dimensions for all stall types.

- (v) Provision of a minimum 20.0 ft. (6.1 m) aisle width.

Note to Applicant: The maneuvering aisle measures 19.0 ft. between the stairs and elevator core at gridline D/4 on drawing A2.2. Consider shifting the elevator core 1.0 ft. to the west to achieve the required width.

- (vi) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.

Note to Applicant: A column 2.0 ft. in length must be set back 2.0 ft. from either the opening to or the end of the parking space. A column 3.0 ft. long may be set back 1.0 ft.

- (vii) Relocate the Class A bicycle spaces to grade with direct access to outside.

Note to Applicant: Switching the bike room with the storage room would achieve this.

12. The proposed storm and sanitary connections shall connect to the combined sewers in the lane south of Galt Street.
13. Deletion of pavers shown on public property.
14. Provision of additional design grades adjacent all entries and adjacent the garbage loading area clearly showing the locations will meet City building grades.

Housing Policy

15. That the proposed unit mix for family units: 96% two-bedroom and 4% three-bedroom units, 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.

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 Chief Housing Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 2, 3 and 4, All of Lot B, Blocks 6 to 8 of Block 8, DL 393, Plan 2201 to create a single parcel.
2. Provision of a Services Agreement to detail the on-site 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 1.53 m (5 ft.) broom-finished concrete sidewalk complete with saw-cut joints and a 1.22 m (4 ft.) sodded lawn front boulevard on Galt Street from the east property line of the site to the east edge of the westerly lane including replacement of the portion of existing sidewalk at the lane should correct alignment not be achievable.
 - (ii) Relocation of the fire hydrant adjacent the site, should it be required to ensure it is not in the new sidewalk alignment.
 - (iii) Provision of one post-top acorn street light adjacent the site should existing street light spacing be able to accommodate the installation of the additional street light.
 - (iv) Provision of curb ramps to cross Galt Street at the T-intersection with Baldwin Street to line up with existing and future curb ramps.
 - (v) Provision of additional street trees adjacent the site, should space permit.
 - (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.
3. 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.

Housing

4. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and life of the building, subject to the following additional conditions:
- (i) A no separate-sales covenant.
 - (ii) A no stratification covenant.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance;
 - (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents, subject to any increases allowed by the Vancouver Development Cost Levy By-law:

Unit Type	2312-2328 Galt Street Proposed Average Starting Rents
2-bedroom	\$1,691
3-bedroom	\$2,338

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Soils

5. If applicable:

- (i) Submit a site profile to the 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; and
- (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 Protection, the General Manager of Engineering Services and 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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 approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the same report.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt Street".
- 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 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;
- (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 - 2312-2328 Galt Street]