

SUMMARY AND RECOMMENDATION

4. REZONING: 575 Drake Street

Summary: To rezone 575 Drake Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 5.15 FSR and to increase the height from 21.33 m (70 ft.) to 36 m (118 ft.) to allow for a 10-storey social service (institutional) building providing shelter rooms, program and amenity spaces for at-risk street youth as well as office spaces for Covenant House Vancouver.

Applicant: NSDA Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 13, 2016.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by NSDA Architects on behalf of the Provincial Rental Housing Corporation Inc. (the registered property owner) and Covenant House Vancouver (as owner of an option to purchase the lands), to rezone 575 Drake Street (*Lots 17, 18 and 19, Block 104, District Lot 541, Plan 210, PIDs: 011-584-882, 011-584-891 and 011-584-904 respectively*) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 5.15 FSR and to increase the height from 21.33 m (70 ft.) to 36 m (118 ft.) to allow for a 10-storey social service (institutional) building providing shelter rooms, program and amenity spaces for at-risk street youth as well as office spaces for Covenant House Vancouver, generally as presented in Appendix A of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)", 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 NSDA Architects, and stamped "Received Planning & Development Services (Rezoning Centre), June 15, 2016", provided that the Director of Planning 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 Director of Planning, who shall have particular regard to the following:

Urban Design

1. Provision of high quality architectural material treatments that will contribute to the character and quality of the building and the local area in the application for a development permit.

Note to applicant: The proposed high quality material treatment and detailing should be maintained at the development permit application stage.

2. Design development to ensure sufficient screening of outdoor spaces at roof decks is provided to mitigate potential privacy, noise and outlook impacts.
3. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Note to Applicant: The spaces located in the basement of the building, including storage and the laundry rooms, are excluded from the FSR computation given that, in the opinion of the Director of Planning, these spaces are similar to the excluded uses listed in section 3.4 (c) of the proposed CD-1 provisions.

Sustainability

4. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Crime Prevention Through Environmental Design (CPTED)

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

Landscape

6. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: The Landscape Plan should include a planting plan listing common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, bicycle racks, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment);

7. Provision of a Tree Management Plan, including the illustrated dimensions of the "limit of excavation" and a large scale section through the tree protection zone.
8. Provision of large-scale sections (typical) through landscaped areas, including the public realm, the ground oriented interface, the slab-patio-planter relationship and the double row of street trees.

Note to Applicant: The sections should include surface materials, Downtown South treatment, planter materials, tree canopy, tree stem, outline of the root ball, voiding, built-up membrane and inside dimensions of all planters.

9. Provision of spot elevations to all outdoor areas (including top/ bottom walls).
10. Provision of an efficient irrigation system for all planted areas.

Note to Applicant: Specification notes and irrigation symbols to should be added to the landscape plans.

11. At time of development permit application, the following items should be provided:
 - (i) A detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: The Landscape plan should include a planting plan listing common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, bicycle racks, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment);

- (ii) A Tree Management Plan, including the illustrated dimensions of the "limit of excavation" and a large-scale section through the tree protection zone.
- (iii) Large-scale sections (typical) through landscaped areas, including the public realm, the ground-oriented interface, the slab-patio-planter relationship and the double row of street trees.

Note to Applicant: The sections should include surface materials, Downtown South treatment, planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and inside dimensions of all planters.

- (iv) Spot elevations to all outdoor areas (including top/ bottom walls).
- (v) Plans for an efficient irrigation system for all planted areas.

Note to Applicant: Specification notes and irrigation symbols to should be added to the landscape plans.

- (vi) Plans for new street trees adjacent to the development site, to be confirmed prior to the issuance of the building permit.

Note to Applicant: Final street tree species will need to be coordinated with adjacent sites (built and unbuilt). Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the development permit plans, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Engineering

- 12. Contact Engineering to acquire the project's permissible

street use and prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

13. The Downtown South Public Realm Plan includes specific details as noted below that are to be reflected on the site and landscape plans. Please update the plans and submit a copy directly to Engineering Services for review.
 - (i) Provision of a 0.61 m (2'-0") extension of the city sidewalk. Street trees in tree grates at grade are to be shown in the next 1.22 m (4'-0") on private property on both Drake and Seymour Streets.
 - (ii) Provision of CIP light broom finish concrete sidewalks with saw cut joints and typical leaf stamp pattern on street right of way and private property.
 - (iii) Provision of 1.2 m sod lawn front boulevards on Drake and Seymour Streets and deletion of proposed planting and exposed aggregate.
 - (iv) Provision of Downtown South tree grates and surrounds.
14. Provision of a minimum 1.83 m (6'- 0") sidewalk adjacent to the grouping of cedar trees that are proposed to be retained.

Note to applicant: Work around these trees will require hand digging. Please consult with the City Arborist and update the landscape and site plans with the arborist's direction.
15. Provision of Class B bicycle racks located a minimum of 36" apart and 36" between the rack and any wall or building.
16. Provision of a secure room for bicycles lockers on the main floor of the building.
17. Removal of the generic footings shown on Longitudinal Sections A, B & C (pages A-304 - 306) that appear to encroach onto City property.
18. Removal of the door swing that encroaches over the property line in the lane.
19. Compliance with the Parking and Loading Design Supplement as listed below to the satisfaction of the General Manager of Engineering Services.
 - (i) Provide automatic door openers on the doors providing access to the bicycle room(s).

- (ii) Provision of independent access for a standard TAC 'P' vehicle to each parking space.
- (iii) Provision of stair-free access between the Class B loading space into the building.

Note to Applicant: This may be achieved by an at-grade connection, ramps, or lift.

- (iv) Provision of 1.2 m of unloading space at the rear of the Class B Loading space.
- (v) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans.

- (vi) Provision of mirrors to aid visibility within the parking area

Note to applicant: Sewer must connect into the existing 250 mm sanitary sewer and existing 450 mm storm water sewer in the lane west Richards St."

- 20. Provision of two Class A loading spaces.

Note to applicant: Designation of two of the proposed program vehicle parking spaces as Class A loading spaces will satisfy the Class A loading requirement.

Community Services

- 21. Provision of an operations management plan, to the satisfaction of the General Manager of Community Services, prior to issuance of an Occupancy Permit, that includes:

- (i) the identification of a community liaison who will work with the community to resolve day-to-day issues if they arise; and
- (ii) a 24-hour emergency contact number.

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, Urban Design and Sustainability, the General Manager of Engineering Services Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 17, 18 and 19, Block 104, DL 541, Plan 210 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 Downtown South sidewalk treatments and street furniture in the setback area and on the boulevards adjacent the site.
 - (ii) Provision of standard concrete lane entry at the lane east of Seymour on the north side of Drake Street.
 - (iii) Provision of improved curb ramps at the Seymour/Richards Streets corner of the site.
 - (iv) Provision of street trees adjacent to the site where space permits.
 - (v) Upgrading of the existing street lighting to current standards and provision of pedestrian scale lighting adjacent the site.
 - (vi) Connection of the building into the existing 250 mm sanitary sewer and existing 450 mm storm water sewer in the lane west of Richards Street.
 - (vii) Provision of adequate water service to meet the fire flow demand of the project. The current application lacks the level of details necessary to determine if water main upgrading is required. Please supply project details, including projected fire flow, sprinkler, hydrant load and domestic water demand to determine if water main upgrading is required. Should upgrading be necessary, 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.

Environmental Contamination

3. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have 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 registered charges pursuant to 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 sites 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-laws.

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, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)", be approved.
- 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 Noise Control By-law, generally as set out in Appendix C, of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)".
- D. 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 November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)".
- E. THAT A to D 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 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 - 575 Drake Street]