

## SUMMARY AND RECOMMENDATION

**6. REZONING: 1495 West 8th Avenue**

**Summary:** To rezone 1495 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to an 18-storey secured mixed-income social housing building with 149 units fronting 8th Avenue. A height of 54.0 m (177 ft.) and a floor space ratio (FSR) of 6.02 are proposed.

**Applicant:** SHAPE Architecture

**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 SHAPE Architecture, on behalf of Vancouver Masonic Centre Association to rezone 1495 West 8th Avenue [*Lot E, Block 311, District Lot 526 Plan 14443; PID 007-823-011*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 4.0 to 6.02 and the building height from 30.5 m (100 ft.) to 54.0 m (177.2 ft.) to permit the development of a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to a 18-storey secured mixed-income social housing rental building fronting 8th Avenue, generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled "CD-1 Rezoning: 1495 West 8th Avenue", 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 SHAPE Architecture and stamped "Received City Planning Department, February 16, 2016", subject to the following conditions, 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. Design development to the residential tower:

- (i) Raise the underside of the tower's east soffit from Level 5 to Level 7.
- (ii) Shift the western edge of the tower (Level 7 and above) to the west property line and substantially chamfer the north eastern corner of the tower floor plate to reduce the building's apparent massing and improve solar access to the mews and the existing building at 1455 West 8th Avenue.
- (iii) Consider shifting the position of the tower to the north, with an overlap with the southwest corner of the new Vancouver Masonic Centre, to improve solar access to the mews and the existing building at 1455 West 8th Avenue.
- (iv) Design development to the tower's upper level outdoor amenity space and related vegetated roof to comply with the "Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases" Zoning By-law Administrative Bulletin.

2. Design development to the podium:

- (i) Provide a minimum 9.1 m (29.86') east side yard setback over the full height of the proposed podium. Refer also to Condition 1(i).
- (ii) Align the south building face of the podium along 8th Avenue with the main façade of the existing building at 1455 West 8th Avenue to reinforce and complement the existing streetwall and massing.
- (iii) Provide a substantial setback above the podium's fourth storey to reinforce and complement the existing streetwall and massing.
- (iv) Provide a 1.2 m (4'-0") setback from the west property line.

Note to Applicant: Provide fenestration, high quality materials and terraced landscape planters to improve the interface with the west flanking lane.

- (v) Remove exterior stair access from the mews to the west flanking lane.

Note to Applicant: The resultant floor area should be used for an indoor amenity space that is co-related with a east facing outdoor amenity space to enhance the interface with the mews.

- (vi) Remove dwelling units from Residential Level 1 and extend commercial space to the north.
- (vii) Design development to improve the viability and usability of the proposed CRU fronting 8th Avenue.

Note to Applicant: A 4.6 m floor to floor height with a minimum depth of 7.4 m from the south wall of the CRU is recommended. This may require the removal of one or more dwelling unit on Residential Level 2 above.

- (viii) Design development to enlarge area of residential common outdoor terrace on Level 5 to achieve a more usable space and provide southern exposure and substantial access to sun and ventilation. Provide confirmation that exiting conditions comply with VBBL requirements.

Note to Applicant: This outdoor amenity space is intended to enhance livability and should take advantage of location and views, as well as provide opportunities for urban agriculture. To enhance the social life of the building, incorporate seating areas and other elements that encourage gathering. Provide facilities to support urban agriculture as outlined in Landscape Condition 14.

- 3. Design development to the mews to improve the interface between the proposed development and the existing building at 1455 West 8th Avenue.
  - (i) Provide horizontal and vertical angle of daylight drawings that shows the layout of the existing building's dwelling units adjacent the mews. The proposed development should not unduly impact the existing building's access to private views and natural light.
  - (ii) Simplify grading in the mews to allow for a flush and accessible relationship between the mews hardscape and the sidewalk along West 8th Avenue. Where possible stairs and ramps should be replaced with gently sloping accessible walkways.
  - (iii) Consider adding an entry to the commercial space that is oriented towards the mews.
  - (iv) Reduce the visual scale of the opaque wall facing south towards the north edge of the existing building at 1455 West 8th Avenue.

Note to Applicant: The proposed approximately 17 m (56') height of the solid wall along the interior property line should be articulated to visually reduce the scale. Access to the interstitial space between the proposed development and the existing building at 1455 West 8th Avenue should be controlled. Similarly, landscaping should be used to screen the view of the wall.

- 4. Provision of continuous weather protection along the 7th Avenue and 8th Avenue frontages.

Note to Applicant: Intent is to ensure fulsome coverage for pedestrians in Vancouver's winter climate and make this street 'rain friendly' as noted in the Transportation 2040 Plan. Canopy should extend

horizontally from ground floor wall for a distance that is at least 70% of the canopy's height above the sidewalk. For example, a canopy that is 10 ft. above grade should provide 7 ft. of cover from the elements.

5. Design development to provide 35% of all dwelling units with private outdoor space in the form of balconies, decks or patios.

Note to Applicant: Dwelling units should have direct access from their primary living space to their respective private outdoor space. Balconies should be provided for all 3-bedroom units and 66% of 2-bedroom units.

6. Design development to comply with the "*Bulk storage and In-Suite Storage - Multiple Family Residential Developments*" Zoning By-law Administrative Bulletin.
7. Design development to comply with the "*Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases*" Zoning By-law Administrative Bulletin.
8. Architectural expression will employ a palette of high quality durable materials and a refined detail finish.

Note to Applicant: Provide additional details at enlarged scale for all significant exterior features including cladding material transitions, balconies, typical openings and overhangs.

9. Design consideration to identify on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

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

10. Design development to consider the principles of CPTED, 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**

11. 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 design 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.

### Landscape Design

12. Design development to provide a substantial specimen tree of minimum 10 cm calliper, having a prominent location, integrated into the site plan and landscape plan.

13. Design development to enable a strong visual connection between the main floor indoor amenity room and the entry plaza.

Note to Applicant: This can be achieved by ensuring the landscaped space between the two areas contains low enough plant material to allow for visual access, while still providing a friendly, welcoming orientation to the plaza.

14. Design development to enlarge area of residential common outdoor terrace on Level 5 to achieve a more usable space.

Note to Applicant: This can be achieved by reducing the size of the Vancouver Masonic Centre terrace and by shifting the mechanical enclosure to the south (see also Urban Design Condition 2 (viii)).

15. Design development to expand programming to include urban agriculture plots;

Note to Applicant: This can be provided on the residential rooftop terrace. The area should include hose bibs and all other infrastructure required under the City's Urban Agriculture guidelines.

16. Design development to improve presentation to the lane by providing a planter with vines to soften the wall above the parkade entry.

17. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BC SLA standards or better.

18. Provision requirements at the time of Development Permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on slab and minimum of hose bibs to be provided for landscape on grade.
- (vii) A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

### Engineering

19. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law except that:

- (i) A minimum one parking space is provided for every six dwelling units of non-market affordable rental units that have fewer than 2 bedrooms.
  - (ii) A minimum one parking space is provided for every two dwelling units of non-market affordable rental units that have 2 or more bedrooms.
  - (iii) A Class C loading space is not required.
20. Provision of design elevations at all entries to the building at the property lines that meet City building grades.
21. Provision of separated garbage for the Masonic Centre/CRU and the residential uses.
22. Confirmation that the garbage storage space provided is adequate for each use. Please consult the City's garbage storage guidelines.
23. Updating of the landscape and site plans to reflect the off-site improvements sought by this rezoning. Please submit a copy of the updated plan directly to Engineering for review.
24. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.
- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, through the parking layout and at all entrances.  
  
Note to Applicant: This is to calculate slope and crossfall. The slope and length of the ramp sections must be shown on the submitted drawings.
  - (ii) Label and dimension all types of parking on the plans.
  - (iii) Provision of a 6.1 m minimum manoeuvre aisle width on all parking layouts.  
  
Note to Applicant: additional stall width is required for any standard parking spaces that are accessed by the 6.1 m aisle.
  - (iv) Provision of additional stall width for disability parking spaces C19, C55 and C102, and for parking stalls C4, C12 and C68 adjacent to a wall.  
  
Note to Applicant: 4.0 m stall width is required for disability parking and minimum 2.6 m width for a small car and 2.7 m width for a standard car stall is required adjacent to one wall.
25. Modify the parking ramp design.

- (i) The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
- (ii) Improve visibility for two-way vehicle movements on the ramps from P1 to P2 and from P2 to P3. Parabolic mirrors are recommended at Gridlines C8 on drawings A2.01 and A2.02.
- (iii) Provision of improved parking layout plans showing turn swathes of the largest vehicle through the curved sections of the parking ramp and the parking layouts on P1, P2 and P3.

Note to Applicant: 9 ft. x 9 ft. corner cuts for the ramp along Gridline 7 and at elevator room 1/2 along Gridline 2 are required on all parking levels to provide unobstructed vehicle flow.

- (iv) Clearly show all security gates and the method of operation (e.g. fob, card reader, etc.)
- (v) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: The overhead door to the main parking ramp and the vertical clearance of the P1 parking level at the stairs from the Entrance Vestibule to the Archives as shown on drawing A4.04 and drawing A3.02 measure 3.2 m. 3.5 m vertical clearance is required for one Class B loading space and 3.8 m vertical clearance is required for subsequent Class B loading spaces.

- 26. Provision of 2.3 m of vertical clearance for access and maneuvering to all Class A loading spaces and disability parking is required.
- 27. Provision of Class B loading to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: consider providing the Class B loading at grade. The proposed Class B loading shown on P1 does not have the required minimum vertical clearance and the required aisle width to allow for on-site maneuvering.

- 28. Provision of loading bay throats for all Class B loading.
- 29. Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.
  - (i) Show all columns in the parking layouts.
  - (ii) Provide additional parking stall width for stalls with columns set back more than 4 ft. from the end of the stall.



(iii) Column encroachments into parking stalls are restricted to a maximum of 0.15 m (6 inches) width, 0.3 m (1 ft.) centred on the stall dividing line.

(iv) Dimension all columns encroaching into parking stalls.

30. Provision of a maximum 25% small car spaces.

31. All Class A bicycle spaces must be located on the P1 parking level or at grade.

32. Provision of improved plans A2.03 and L-1.0 showing the Class A Bike Storage Room, the required corner cut and the access door to the bicycle storage room to reach the outside.

Note to Applicant: These items are not consistent on drawings A2.03 and L-1.0.

33. Provision of improved plans showing the access routes from the Class A bicycle spaces to reach the outside.

Note to Applicant: The routes must be "stairs free" and confirm the use of the parking ramp, if required.

34. Provide automatic door openers on the doors providing access to the bicycle room(s).

#### **Housing Policy and Projects**

35. The proposed unit mix including 36 two-bedroom units and 3 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25 per cent of the dwelling units designed to be suitable for families with children.

36. Design development to ensure that a minimum of 25 per cent of the proposed rental units are designed to be suitable for families with children.

37. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

#### **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 and the General Manager of Community Services (or successors in function), as necessary, and at 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-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 security for the services is provided.
  - (i) Provision of the following intersection improvements to the satisfaction of the General Manager of Engineering Services:
    - a. \$100,000 in funding towards installation of a new pedestrian signal at Granville Street at 8th Avenue.
    - b. Provision of pedestrian countdown timers for the existing semi actuated signal at Granville and 7th Avenue.
    - c. Upgraded street lighting fixtures using LED technology at the intersections of Granville at 7th and 8th Avenues.
  - (ii) Provision of a 2.4 m saw-cut broom-finish concrete sidewalk, sodded lawn front boulevard with street trees on 7th Avenue.
  - (iii) Provision of a minimum 1.8 m saw-cut broom-finish concrete sidewalk, 1.2 m sodded lawn front boulevard with street trees on 8th Avenue.
  - (iv) Provision of improved LED pedestrian and street lighting on 7th Avenue adjacent the site and improved street lighting on 7th Avenue between the site and Granville Street.
  - (v) Provision of improved LED street lighting on 8th Avenue adjacent the site and improved street lighting on 8th Avenue between the site and Granville Street.
  - (vi) Provision of standard concrete lane crossings at the lane east of Granville at the 7th and 8th Avenue lane entries to the site including replacement of curb returns and curb ramps on either side of the lane entries should they not meet current standards.
  - (vii) Provision of street trees adjacent the site where space permits.
  - (viii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the General Manager of

Engineering Services to determine if sewer 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 sewer system upgrading that may be required.

(ix) 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.

### Housing

3. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as social housing, subject to the following additional conditions:

(i) For the longer of 60 years and the life of the building:

a. A no separate-sales covenant.

b. A no stratification covenant.

c. That none of such units will be rented for less than one month at a time.

d. That a minimum of 45 units (30%) rent to households with an income no more than the BC Housing Income Limits (HILs) at a rent which is no more than 30% of their income, and meets all other applicable preconditions in

order to comply with the exemption provisions for social housing under the *Vancouver Charter*.

- e. Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.
- (ii) For a minimum of 40 years:
  - a. That a minimum of 30 units (20%) rent to households whose gross household income does not exceed the median income for families without children for the *Province of BC* as calculated by the City of Vancouver from time-to-time based on data provided by Statistics Canada at a rent which is no more than 30% of their income. These residential units will have less than two (2) bedrooms.

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*.

#### Environmental Contamination

- 4. 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 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 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 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 Appendix B of the Policy Report dated November 1, 2016, entitled "CD-1 Rezoning: 1495 West 8th Avenue", 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.
- C. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (C-3A)], generally as set out in Appendix C of the Policy Report dated November 1, 2016 entitled "CD-1 Rezoning: 1495 West 8th Avenue", be approved;
- D. THAT, subject to the 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 1, 2016 entitled "CD-1 Rezoning: 1495 West 8th Avenue".
- E. THAT A through 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 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; 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 - 1495 West 8th Avenue]