

SUMMARY AND RECOMMENDATION

3. REZONING: 618 West 32nd Avenue

Summary: To rezone 618 West 32nd Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing a total of 15 dwelling units. A height of 21.7 metres (71 feet) and a floor space ratio (FSR) of 2.45 are proposed.

Applicant: Shift Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017.

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 Shift Architecture Inc. on behalf of 618 West 32nd Holdings Ltd., the registered owners, to rezone 618 West 32nd Avenue [*PID: 008-150-401; Lot 6, Block 819, District Lot 526, Plan 7221*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.45 FSR and the height from 9.5 m (31 ft.) to 21.7 m (71 ft.) to permit the development of a six-storey residential building containing a total of 15 dwelling units, generally as presented in Appendix A of the Policy Report dated July 11, 2017 entitled "CD-1 Rezoning: 618 West 32nd 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 Shift Architecture Inc., on behalf of 618 West 32nd Holdings Ltd. and stamped "Received Planning Department, March 17, 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. Design development to substantially revise the building massing at the northeast corner of the proposed buildings as necessary and required to facilitate the safe retention of two existing trees as noted below.

Note to Applicant: See also Landscape condition 5. The above condition may result in a commensurate reduction of the proposed density.

2. Design development to relocate the parking garage exit stair (currently located at the southeast corner of the site) to a location that does not compromise the front yard landscape and the functioning of the outdoor amenity space.

Note to Applicant: The proposed stair is located in a required setback. Relocation of the stair will improve the patio space. An alternative stair location can be considered at the rear of the site.

3. Design development to raise the amenity patio grading to be situated at or near to natural (existing) grade.

Crime Prevention through Environmental Design (CPTED)

4. 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.

Landscape Design

5. Design development to provide a more conservative tree removal strategy, by enabling the safe retention and protection of two significant existing trees #4 and #5 referenced on the Arborist Report as a *Pinus nigra* (black pine);

Note to Applicant: The current scheme proposes the removal of all five site trees, which conflicts with Council's approved Urban Forest Canopy Strategy. The Urban Forest Canopy Strategy sets out to retain and protect as many viable trees at the site edges as possible, while still allowing for development. The retention of Trees #4 and #5 will require revisions to the underground parking and building footprint to allow sufficient clearance for the Critical Root Zones. A revised Arborist Report should also document and make recommendations for the trees to be retained. The analysis will require additional arborist reporting and details of construction work near trees. Modifications to the underground parkade and open space plan will be needed. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. It is recommended to measure the current surveyed dripline of these two trees and add an additional further distance of 1.22 m for setback to building. The scheme should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability

and drainage). Ensure building glazing near the retained trees is non-reflective.

6. Design development to expand programming and improve sustainability by including opportunities for expanded common green amenity areas.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should be designed to adhere to *Council's Urban Agriculture Design Guidelines* for the Private Realm. They should provide maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

7. Consideration of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the Plant Palette.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to *Council's Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

8. Design development to improve public realm and encourage connectivity with context. Streetscape improvements should include street furniture. There should be clear visual and wayfinding pedestrian connections to Cambie Street and other neighbourhood amenities.

9. Design development to the common outdoor spaces, to achieve the following:

- (i) Better physical and visual connection between the formal indoor seating area and the children's play area;
- (ii) Provision of outdoor seating in the amenity patio;
- (iii) Deletion of the entry gate to the amenity patio and expansion of the space by relocating the bike racks;
- (iv) Increase in children's play area, in order to provide a more active and viable space; and
- (v) Access to sunny areas for all outdoor spaces.

10. Provision of a pedestrian friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8" high curb.

11. Design development to resolve grade changes near property lines using a terraced, landscape approach.

Note to applicant: Any necessary transition to raised patios should be done by setting patio retaining walls away from the property line 2 feet minimum with planting at grade in front. Walls higher than three feet should be avoided. Exposed walls should have high quality surfacing and be softened with planting.

12. Design development to include additional site furniture along Cambie Street edge and along West 32nd Avenue frontage. With the retention of the corner trees there may be an opportunity to embellish the corner edges.

13. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform the design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

14. Design consideration to provide sustainable rainwater management practices such as rainwater collection and reuse.

15. Conditions to be addressed at development permit application, provision of:

- (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 to be dimensioned to confirm depth of proposed growing medium on structures is deep enough to accommodate actual 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 and courtyard, confirming a delineated and appropriate 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) A "Tree Management Plan".

Note to Applicant: Provide a large scale tree management plan that is separate from the landscape plan and consistent with the legal survey. The scaled plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- (v) 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.

- (vi) Trellis and vines over the underground garage access ramp.

- (vii) A high efficiency irrigation system for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft. Indicate hose bibs on the plans and add notation regarding high efficiency irrigation system in general notes.

- (viii) 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.

- (ix) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- 16. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

- 17. Consideration to explore design options that respect the City of Vancouver, *Bird Friendly Design Guidelines*.

Note to Applicant: For more information, refer to the guidelines at <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 18. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing

depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees at the site perimeter should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. The underground slab should angle downward at the corner (1 m across and 1.2 m downward) to accommodate private property trees and planting near the property line.

19. Design development to improve the edge condition at the site perimeter, within semi-private patio spaces and between buildings.

Note to Applicant: Attention will be needed to ensure that common areas (walkways, breezeway, patios, corridors) are pedestrian friendly and visually clear, avoiding dead ends and ambiguous way finding. Ground-oriented semiprivate residential patios and areas between buildings should be more clearly delineated, respecting CPTED principles (security, ownership, safety). Grade resolution at the property lines should be resolved on private property. Self-supporting architectural walls exposed to the public realm should be surfaced or screened with landscaping to mitigate opportunities for graffiti. Provide additional large ornamental shrubs and small trees (instead of hedging) in front of patios. Provide an interim wall for more planting depth on the Green roof above the parking entry so there is a minimum soil depth of 36" in the middle section. Pull the south property line wall into the property a few feet to soften the transition and avoid the extreme grade condition between the properties. Review the lane south section/ elevation condition and provide a softer lower edge planting condition and or plants to cascade over the wall.

20. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Sustainability

21. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

22. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezoning* including a minimum of 63 points (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 of 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.

Housing

23. The proposed unit mix of at least 66% two-bedroom units and 20% three- or four-bedroom units is to be included in the Development Permit drawings.

Note to Applicant: Any change to the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% two-bedroom units.

Engineering Services

24. Provision of a storm water management plan that confirms that site runoff will not increase from the existing levels as a result of this development.
25. Provision of automatic door openers on the doors providing access to the bicycle room(s).
26. Clearly show a stair free route from bicycle storage rooms to grade.
27. Provision of additional design grades at all entries along the property line clearly confirming entries meet City building grades.
28. Provision of an upgraded landscape plan that reflects the improvements sought by this rezoning. Please submit a copy of the updated plan

directly to Engineering Services for review.

29. Delete special sidewalk treatments that encroach beyond the property line and show standard broom finished saw cut sidewalks.
30. Delete lawn or greenery and concrete parking entry ramp shown encroaching over the lane property line on the landscape plans (L1.1).
31. Provision of widened access from the garbage storage area to the garbage pickup point. (Existing plans show a 3'-8" aisle which is not adequate for bin access to and from the garbage area.) Please refer to the engineering services garbage and recycling guidelines for direction on space requirements.
32. Confirmation that the first risers for stairs on West 32nd Avenue frontage are set 1'-0" behind the property lines.
33. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Please refer to the Parking and Loading Design Guidelines at the following link:

<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>

- (i) Provision of an improved section drawing showing minimum vertical clearances.

Note to Applicant: 2.3 m of vertical clearance to the underside of all security gates, plumbing and pipes is required for access and maneuvering from street level to all disability spaces.

- (ii) Modification of the P1 and P2 parking ramp design. Provide measures to address conflicts between vehicles on the ramp. Due to restricted sight lines between P1 and P2, a warning light/signal system is required. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices to be clearly noted on the plans.

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 Approving Officer, as necessary, and at the sole cost and expense of the owner, 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 the security for the services are provided.
 - (i) Provision of upgraded street lighting and new pedestrian LED lighting adjacent the site.
 - (ii) Provision of a 1.83 m (6 ft.) CIP broom finish concrete sidewalk with saw cut joints, and upgraded LED street lighting on West 32nd Avenue.
 - (iii) Provision of a standard concrete lane entry at West 32nd Avenue.
 - (iv) Provision of street trees adjacent the site where space permits.
 - (v) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
 - (vi) Provision for road re-construction on Cambie Street adjacent to the site to generally include: new concrete curb and gutter, 2.5 m (8'-3") raised cycle track, 1.83 m (6'-0") CIP broom finish concrete sidewalk with saw cut control joints and sod boulevards. Work to include all utility relocations necessary to accommodate the proposed bicycle facility and related street works.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

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.

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.

Community Amenity Contribution

4. Pay to the City a Community Amenity Contribution of \$959,310 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$959,310 is to be allocated as follows:

- (i) \$479,655 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- (ii) \$383,724 (40%) towards childcare and community facilities serving the community in and around the Cambie Corridor Plan area; and
- (iii) \$95,931 (10%) towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

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 registerable 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 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 and at no cost to the City.

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 for Council approval the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated July 11, 2017 entitled "CD-1 Rezoning: 618 West 32nd Avenue".
- C. THAT A and 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 expenditure of funds or 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.