PUBLIC HEARING
SUMMARY AND RECOMMENDATION

2. REZONING: 320 Granville Street

Summary: To rezone 320 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 31-storey office building with retail uses at grade. The proposed floor space ratio (FSR) is 24.24.

Applicant: VIA Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 24, 2014.

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 VIA Architecture, on behalf of Granco Holdings Ltd. (Carrera Management Corporation), to rezone 320 Granville Street [Lots 1 to 5, Block 14, District Lot 541, Plan 210, PIDs:015-509-427, 015-509-443, 015-509-451, 015-509-478 and 015-509-486 respectively] from Downtown District (DD) to a Comprehensive Development (CD-1) District, to increase the floor space ratio from 9.00 to 24.24 to allow for the construction of a 31-storey office tower, with retail uses at grade, generally as presented in Appendix A of the Policy Report dated June 13, 2014, entitled “CD-1 Rezoning - 320 Granville Street”, be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

(a) That the proposed form of development be approved by Council in principle, generally as prepared by VIA Architecture, and stamped “Received City Planning Department, July 3, 2013”, 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 Director of Planning, who shall have particular regard to the following:

Urban Design

1. Reduction in rooftop height to be at or below 111.2 m, and reduction in the height of all built elements including elevator overruns to be at or below 114.8 m.

Note to Applicant: Height reductions are necessary to protect view corridors in place at the time of application. This will require a reduction in the number of floors. Staff will consider reallocation of the affected floor area, provided any revised design preserves the long-range view angles enjoyed by adjacent offices. This can be accomplished by careful additions to the east side. Note that
communications equipment including cell towers and antennae cannot extend above the maximum height limits for this site.

2. Design development to break up and vary the apparent visual mass of the tower through exterior design.

Note to Applicant: This can be accomplished through the use of graduated changes to glazing, colours and materials in the vertical axis; and more pronounced variation in the angles in plan to avoid wide, flat planes; in combination with other visual effects to vary the expanse of the building as seen from Granville Street. Consideration should also be given to comments by the Urban Design Panel on May 22, 2013.

3. Design development to the office portion of the tower to enhance its architectural contribution to the city as seen on the skyline and from street level.

Note to Applicant: The top of the tower will be visible from a range of locations in the Downtown area. This can be accomplished by the addition of a more distinctive visual treatment, including colour and lighting, integrated with other parts of the building, and more pronounced sculpting of the uppermost features.

4. Provision of material samples, enlarged drawings in plan and section, photographs and other materials that show how the application will resolve the wide variety of exterior conditions shown in schematic form at rezoning, especially:

(a) the finely textured and varied treatments at the podium level, and
(b) the exterior twists and folds of the tower glazing.

Note to Applicant: Careful detailing and selection of the glass and its framing systems will be needed to achieve the effects shown without diminution.

5. Provision of high quality, durable exterior materials that reflect the best aspects of nearby buildings.

6. Provision of generously sized and continuous weather protection along both streets.

Note to Applicant: The design response should also reflect comments by the Urban Design Panel on May 22, 2013.

7. Provision of a signage strategy to ensure a well-conceived approach to announcing the various uses and tenancies.

Note to Applicant: Strategy should confirm signage hierarchy, location and type in a separate package from the drawing set, provided for reference. The strategy should avoid generic approaches such as back-lit box signs and demonstrate a fine-grained and creative approach that reflects the position of this site beside the waterfront hub.
Sustainability

8. 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, six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Crime Prevention Through Environmental Design (CPTED)

9. Design development to respond to CPTED principles, having particular regards for:

   (a) theft in the underground parking;
   (b) residential break and enter;
   (c) mail theft; and
   (d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Landscape

10. Design development to provide a generous public space at the corner of Granville and Cordova Streets.

    Note to Applicant: Provide opportunities for seating, bicycle racks and easy, direct access to the cafe.

11. Provision of bicycle racks, within the public realm setback area along Granville Street where seating is provided, designed and located so that they are integrated with the public realm design.

    Note to Applicant: Large-scale, detailed elevation drawings of the seating should be provided.

12. Design development to the fourth floor amenity deck to provide a greater definition and refinement to the spaces.

    Note to Applicant: The amenity deck should include a diversity of opportunities for active and passive enjoyment, including seating areas, outdoor dining and/or urban agriculture.

13. Provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees (to be removed or retained), paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant
material should be clearly illustrated on the Landscape Plan. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale.

14. Provision of large-scale sections (1/4"=1’ or 1:50) illustrating the following:

(a) The interface between the cafe and the Granville Street public realm, including any changes in grade, guard rails and exterior stairs. The public sidewalk to the curb should be included.

(b) The changes in grade of the terraces in the setback along Granville Street. The section should be located parallel to the Granville Street façade.

(c) The soil depth on all slabs. The soil depths should meet the standards of the BCSLA Landscape Standards for planting on slab.

Engineering

15. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

16. Add the following note to the landscape plan. “A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details.”

17. A canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness (VBBL section 1A.9.8).

18. 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:

(a) Provision of additional stall width for parking and loading spaces where the columns are set back in excess of 4 feet from the opening to the space.

Note to Applicant: The Class A loading spaces and parking spaces adjacent the tower core are affected.

(b) Shared vehicle spaces must be a minimum of 2.9 m in width and 5.5 m in length and meet the provisions of schedule A of the car-share agreement.
(c) Provision of design elevations on both sides of the parking ramp at all break points, and located 2 feet off the wall through the curved sections including notation of the length of ramp at the specified slope.

(d) Modification of the parking ramp through the first curve near grid line E2 to facilitate effective two-way vehicle movement through this section.

Note to Applicant: The column located at the southerly end of the bicycle room encroaches into the necessary corner cut.

(e) Provision of standard parking and loading stall dimensions as required in the Parking By-Law, except for those that are dedicated for Shared Vehicles which must meet schedule A of the car-share agreement.

Note to Applicant: The Class A loading space at the lane has insufficient length.

(f) Clarify the purpose of the parking spaces labeled small car co-op on both the P1 and P2 parking levels.

(g) The application has an insufficient number of disability parking spaces.

Note to Applicant: The provision of additional disability spaces will further decrease the parking shortfall through bonusing of the disability parking spaces.

(h) Provision of direct and convenient primary access to the Class A bicycle parking on P1.

Note to Applicant: Access to these spaces must be provided without requiring access through the proposed streetfront Bicycle Mobility Centre.

(i) Engineering recommends a minimum 2.1 m wide corridor between the streetfront Bicycle Mobility Centre and the Bicycle Mobility Centre bike storage room at the south end of the building.

(j) Provision of gender-separated change, locker, WC and shower rooms for the Class A bicycle spaces proposed as part of the Bicycle Mobility Centre.

(k) Clarify how the Bicycle Mobility Centre functions will not encumber access to the required Class A bicycle parking should the operation of the Bicycle Mobility Centre not continue in the future.

19. The proposed approach to site heating and cooling, developed in collaboration with the City and the City's designated Neighbourhood Energy System (NES) utility provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
20. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

21. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a City-designated NES to supply all heating and domestic hot water requirements Design provisions related to NES compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the Neighbourhood Energy Connectivity Standards - Design Guidelines for general design requirements related to neighbourhood energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. A declaration signed by the registered professional of record certifying that the neighbourhood energy connectivity requirements have been satisfied will be required as a precondition to building permit.

22. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment, including gas fired make-up air heaters or heat producing fireplaces, unless otherwise approved by the General Manager of Engineering Services;

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 and to the General Manager of Planning and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and 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 1 to 5, Block 14, DL 541, Plan 210 to create a single parcel.

2. Delete the lower-floor, horizontal, ribbed building elements shown encroaching onto City Street and lane on page R-A203; or enter into encroachment agreements (on the City’s standard form) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Any encroaching elements are to be lightweight and demountable, and the applicant must provide a rationale (i.e. that they are necessary in order to meet LEED® standards).

Note to Applicant: An application to the City Surveyor is required. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases the City may not necessarily support the provision of easements for any part of the building on City
Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

3. Release of Easement & Indemnity Agreement E48727 (commercial crossings) and Annexed Party Wall Agreement 15860F (over adjoining Lot A, Plan 20201).

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

4. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

Size: At minimum, the smallest sized station at 16 m x 4 m should be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle manoeuvring zone of 2 m for a total width of 4 m. The 2 m manoeuvring space may be shared with pedestrian space.

Location: The station should be located on private property while still clearly visible to the public with 24/7 public access. The preferred location is to allow easy access to the street. The location adjacent the Cordova Street frontage is acceptable.

Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be levelled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions, to maximize sun exposure as station operates on solar power. Ideally the station should receive five hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the ongoing supply and cost of electricity to the PBS station.

5. 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.

(a) 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 applicants’ 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.

(b) Provision of street trees adjacent to the site where space permits.

6. 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.

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:

(a) Require buildings within the development to connect to the City-designated NES prior to occupancy, if connection is deemed available and appropriate at the time of development permit issuance, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available;

(b) Grant the operator of the City-designated Neighbourhood Energy System access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant; and

(c) Provide for adequate and appropriate dedicated space to be used for an energy transfer station connecting the building(s) to the City-designated NES.

Note to applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.
Public Art

8. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

Soils

9. If applicable:

(a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);

(b) 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

(c) 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Childcare

10. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Real Estate, Managing Director of Social Development and Director of Facility Planning and Development, for the provision of an air space parcel comprising a fully fit, finished, equipped and supplied, 37-space childcare facility, with approximately 520 m² (5,600 sq. ft.) of indoor space, adjacent outdoor space of approximately 401 m² (4,320 sq. ft.), and seven dedicated parking stalls (or such indoor and outdoor space and number of parking stalls required based on the number of childcare spaces agreed to by the City’s General Manager of Community Services), all to meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, as part of the development at 320 Granville Street. This childcare facility must also be licensable and meet the provincial Childcare Licensing Regulations of Community Care Facilities Licensing. The childcare facility must have a value of at least $3 million as determined by a qualified Quantity Surveyor.
The agreement between the City and the owner will include an option to purchase the air space parcel in favour of the City for a nominal purchase price which may be exercised by the City upon acceptance of the childcare facility by the City in turn-key condition.

11. If the Director of Planning in consultation with the applicant determines that it is not feasible to locate a licensable childcare facility in the development then in lieu of delivering the childcare facility, the applicant will make a cash contribution of $3 million to the City prior to enactment, to be used by the City to fund a childcare facility or facilities within the downtown area.

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 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 June 13, 2014, entitled “CD-1 Rezoning - 320 Granville Street”, 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 June 13, 2014, entitled “CD-1 Rezoning - 320 Granville Street”.

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 June 13, 2014, entitled “CD-1 Rezoning - 320 Granville Street”.

E. THAT Recommendations 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; 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 - 320 Granville Street]