

SUMMARY AND RECOMMENDATION

7. CD-1 REZONING: 1304 HOWE STREET

Summary: To rezone from DD (Downtown Comprehensive Development District) to CD-1 (Comprehensive Development District) to allow a 31-storey residential tower with commercial uses at grade. A floor space ratio of 7.0 and height of 300 feet are proposed.

Applicant: Martin Brückner, HB/IBI Architects

Recommended Approval: By the Director of Planning

A. THAT the application by HB/IBI Architects to rezone 1304 Howe Street (PID: 009-712-771; Lot A, Block 112, DL 541, Group 1, NWD Plan 9374) from DD (Downtown District) to CD-1 (Comprehensive Development District), generally as set out in Appendix A to policy report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008, be approved subject to the following conditions:

1. PROPOSED 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 HB/IBI Architects, and stamped "Received Planning Department, November 28, 2007", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

- (i) design development to provide grade-level setbacks from the property line, after dedication(s) where applicable, to the principle building façades, as follows:
- a) 1.8 m (6.0 ft.) from the Howe Street property line,
 - b) 1.8 m (6.0 ft.) from the Drake Street property line,
 - c) 4.5 m (14.8 ft.) from the Rolston Crescent property line, and
 - d) 20.1 m (66.0 ft.) from the future south property line;

Note to applicant: The objective in (d) is to achieve approximately 24.4 m (80.0 ft.) separation between main living spaces facing each other above the second floor across the mews when the future site to the south is developed. Upper portions of the tower (3rd floor level and above) may project into this setback up to a maximum 0.6 m (2.0 ft.) for architectural expression and articulation subject to unit configuration and orientation that address this privacy interface.

- (ii) design development to enhance the Howe Street frontage with particular attention given to façade treatment of the parking ramp and amenity space;
- (iii) design development to the townhouse frontage along Rolston Crescent by increasing the number of townhouse units and providing a detailed townhouse interface with the public realm treatment along Rolston Crescent to achieve a surveilled, high-quality, pedestrian-friendly street edge;

Note to applicant: Increasing the number of townhouse units can be achieved by reducing the retail loading requirement and locating the residential loading to either the mews or below grade parking structure. Submission of large scale architectural section and elevations is required illustrating the interface with the public realm, including details of planters, guardrails, stairs, etc. and the underground parking substructure.

- (iv) design development to the mews to enhance the pedestrian experience within this vehicular environment with high quality hard and soft landscape treatments;

Note to applicant: Street interface solutions should be provided, for both existing and anticipated future building grade conditions, with particular consideration given to pedestrian access and parking and loading access.

- (v) provision of high quality, durable architectural materials and detailing;

Note to applicant: Design development could include increasing the amount of the proposed clay material with respect to how the building relates to grade, including the tower base, the townhouse frontages, and the smaller corner building at Howe and Drake Street;

- (vi) provision of non-residential floor area fronting Drake Street to provide pedestrian interest and amenity, including weather protection along the Drake Street frontage and any frontage along Howe St. which has retail floor area behind;
- (vii) design development to incorporate acoustical measures to address traffic noise associated with Howe Street;
- (viii) design development to the bridge circulation connection elements to enhance their visual quality as light and transparent;
- (ix) design development to minimize the impact of mechanical vents;

Note to applicant: Vents servicing the below grade parking structure should be located to minimize their impact of the pedestrian environment.

Crime Prevention Through Environmental Design (CPTED)

- (x) design development to take into consideration the principles of CPTED, having particular regard to:
 - reducing opportunities for theft in the underground parking; and
 - reducing opportunities for break and enter and vandalism;

Urban Agriculture

- (xi) design development to utilize edible landscaping materials, with particular attention being given to the use of edible shrub plantings that provide all season interest, for use in the planters bordering the amenity spaces on level 3;

Landscape

- (xii) design development to the public realm at the street level on Rolston Crescent to provide more interest for the pedestrian;

Note to Applicant: This may include the provision of bike racks, benches and other street furnishings.

- (xiii) design development to ensure all season interest within the plantings proposed for planters around the building edge;

Note to Applicant: This can be achieved by adding evergreen shrubs to the proposed long grasses.

- (xiv) design development to any green roof to consider providing an extensive green roof planting area;

- (xv) provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include notation to confirm all existing trees to be removed and an outline of the proposed underground parking garage;

Notes to Applicant:

1. The Landscape Plan is to be at 1:100 (1/8" = 1'-0").
2. Proposed plant materials are to be clearly illustrated on the Landscape Plan.
3. Sections (min. scale 1/4"=1'-0") should be provided of the parking garage slab at street level and property line indicating notches to allow a minimum 48" in soil depth for root ball of the inside row or trees along Rolston Crescent and the mews.
4. Confirm on P1 plan that a continuous trench is provided between street trees.
5. Provide sections (min. scale 1/4"=1'-0") thru all roof top planters confirming 24" depth for shrubs and 36" depth for trees.

- (xvi) an irrigation system shall be specified in all landscaped common areas, including the entry and upper terrace areas. Hose bibs should be provided in private areas such as patios and courtyards. Notations to this effect should be shown on the drawing;

Note to Applicant: The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and Guidelines.

Engineering

- (xvii) provision of a transportation study to the satisfaction of the General Manager of Engineering Services;
- (xviii) provision of site/landscape plans showing proposed and potential future configurations of the mews and adjoining landscaping treatments;
- (xix) vehicle entries should be standard City crossings not curb returns;
- (xx) the parkade ramp should begin its slope at the property line following the road dedication (i.e., at the City building grade line);
- (xxi) clarification and confirmation of the garbage pick up operations will be required. Consultation with a waste hauler and confirmation that they can pick up from the location shown is required. Note: the loading operation for garbage should not rely on any storage of bins on public property or in locations that would impede vehicular access to and from the site;
- (xxii) corner cuts will be necessary at the top and bottom of the ramps to provide adequate 2-way traffic flow where over 200 cars are served;
- (xxiii) development permit drawings should show turning swaths for all points of access, including loading bays to confirm safe and adequate operations. Note: The provisions of the loading and parking design supplement are to be followed in this regard;
- (xxiv) changes to the bicycle parking requirements of the Vancouver Parking By-law should be addressed to ensure there are no shortfalls at permit issuance;

Sustainability

- (xxv) a preliminary LEED score card should be submitted with development (DE) application showing proposed strategies for attainment of at least LEED Silver or equivalent;

Note to Applicant: Registration and certification with CAGBC (Canada Green Building Council) to achieve LEED Silver certification is encouraged but not required. Best effort to pursue equivalency to the satisfaction of the Director of Planning will be accepted.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, complete the following on terms and conditions satisfactory to the Director of Legal Services:

TITLE CHARGE SUMMARY

- (i) provide to the Director of Legal Services an annotated title charge summary;

ENGINEERING

- (ii) make arrangements for the following to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services:
1. Dedication for road purposes of the 148.8 m² portion of Lot A lying east of a line drawn parallel to and 0.9 metres west of the existing 108' length of easterly property line and a southerly production of that line. See Land Survey Branch (Sketch LB 913) for details;
 2. Dedication for road purposes of the 78.6 m² portion of Lot A lying southerly of a line drawn approximately parallel to Drake Street and 8.664 m northerly along the west limit of Lot A from the south westerly corner of Lot A. See Land Survey Branch (Sketch LB913) for details;
 3. Provision of public right of way over the westerly 1.1 meters of lot A from Drake to the proposed south property line of the reconfigured site;
 4. Provision of a surface right of way for public access over the proposed mews including options to accommodate site/access changes as a result of the Granville Loops realignment such arrangements to include on-going maintenance obligations for the right-of-way area;
 5. Provision of adequate water service to the site. Details of the water demands and fire flow rates for the site are required to determine if upgrading of the existing water system is necessary;
 6. Provision of adequate storm and sanitary service to the site. Additional project details are required to determine if the existing storm and sanitary system are adequate to serve the site or if upgrading is necessary;
 7. Undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
 8. Provision of upgraded sidewalks and street trees adjacent the site in keeping with sidewalk treatments in the area;
 9. Provision of an adjusted curb return at Howe Street and Drake Street (south east corner) and adjusted curbing along the east side of Howe Street from Drake Street to the south to align the Howe street curb with the curbing north of Drake Street all on the east side of Howe Street and maximize the sidewalk width along the Howe Street frontage of the site including relocation of effected traffic signal poles, street lighting and related utilities;
 10. Cash contribution (to be determined but not likely to exceed \$100,000) for the reconstruction of mews access from Rolston Crescent to accommodate the re-alignment of Rolston Crescent as a result of the future removal of the Granville Bridge Loop; and
 11. Appropriate servicing agreement setting out all aspects of redevelopment and future obligations for mews access, road modifications including sidewalk upgrading and provision of street trees adjacent the site and maintenance obligations where applicable;

SOILS

- (iii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (iv) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment;

HERITAGE DENSITY TRANSFER

- (v) secure the purchase and transfer of 1 163.8 m² (12,527 sq. ft.) heritage density from a suitable donor site(s);

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase(s), including the amount, sale price, and total cost of the heritage density.

COMMUNITY AMENITY CONTRIBUTION

- (vi) payment of the community amenity contribution of \$7,000,000 which has been offered to the City, this amount to be reduced by the cash contribution in condition (i)(10.) above.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as 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.

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 the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)], generally as set out in Appendix C to policy report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008, be approved;
- C. THAT, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law to include this Comprehensive Development District in Schedule B generally as set out in Appendix C to policy report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008.

(CD-1 RZ. - 1304 Howe Street)