6. REZONING: 2304 West 8th Avenue

Summary: To rezone from RT-8 (Two Family Dwelling) to a CD-1 (Comprehensive Development) District to construct a 30-unit, four-storey, multiple-dwelling project with 10 units for people with disabilities and 20 for seniors on low incomes. The proposal also includes a small seniors' resource centre located on the ground floor of the residential building.

Applicant: Duane Siegrist, Integra Architecture

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

> THAT the application, by Integra Architecture on behalf of the Provincial Rental Housing Corporation, to rezone 2304 West 8th Avenue (PID 014-864-134, 014-864-151, Lots 9 & 10, Block 322, Plan 1058, DL 526, NWD) from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow development of a four-storey multiple dwelling for seniors and individuals with spinal cord injuries, generally in accordance with Appendix A to the Policy Report, "CD-1 Rezoning — 2304 West 8th Avenue", dated September 22, 2009, be approved, subject to the following conditions:
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> **PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**
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> (a) That the proposed form of development be approved by Council in principle, generally as prepared by Integra Architecture, and stamped "Received City Planning Department, August 20, 2009", 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:
>
> **Design Development**
>
> (i) Design development to reduce the visual scale of the south wall along the lane;
>
> Note to Applicant: This can be accomplished by increasing the setback from the lane and adding more substantial landscaping between the building and lane.
>
> (ii) Revision to the design of the rooftop open space to reduce the apparent height of the building as seen from 8th Avenue;

Note to Applicant: The overhead trellis located on the 8th Avenue side should be removed. If an enclosure or defining boundary for the seating area is desired, this could be accomplished by a 3 - 4 ft. (0.9 – 1.2 m) high semi transparent screen or other landscape feature which are set well back from the edge.

(iii) Design development to minimize the height and width of the penthouse;

Note to Applicant: Intent is to reduce potential effects on nearby daylight or views. Consider a machine-room less elevator or similar technology. The roof floor plans and drawing should clarify the intended use of the penthouse area.

(iv) Examination of the feasibility of providing visitor parking spaces below grade;

Note to Applicant: If there are significant vehicle trips by the residents' visitors, this change may better accommodate parking needs on-site. Where feasible, visitor stalls should be indicated on plans.

(v) Design development to mitigate privacy or noise impact to the adjacent residential properties;

Note to Applicant: This can be accomplished by providing translucent guard rails, revising window openings, or similar refinements; and by careful design of mechanical fixtures and exhausts.

(vi) Notation on the elevation drawings of all exterior materials, finishes and dimensions;

Note to Applicant: Where relevant, specify texture or coursing. As well, attach colour samples to the drawing and clarify dashed lines at the elevator.

(vii) Provision of enlarged details for significant exterior features;

Sustainability

(viii) Revisions to the design to meet the standards required by the Rezoning Policy for Greener Buildings (EcoDensity Action Item A-1);

Note to Applicant: This can be accomplished by adding one point under energy optimization and one storm water point.

(ix) Notation on the plans and elevations of the built features necessary to achieve the sustainable design performance proposed;

Note to Applicant: For example, the height, number and type of solar panels should be clear on the drawings.

Crime Prevention Through Environmental Design (CPTED)

(x) Refinement of the plans and elevations to reflect the use of CPTED principles;

Note to Applicant: Revised drawings should detail how the garage, the path on the west side, and building lighting will be designed to provide for the security of occupants and visitors to the site. Lighting should create even illumination on the property without glare or light trespass to nearby residences.

(xi) Design development to improve security and visibility in the underground parking level in accordance with Section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

Note to Applicant: More use of interior glazing, especially around the exit stairwells, and exterior lighting must be shown on the drawings. Consider noting design features to meet the Vancouver Building By-law Section 3.3.6.7 as well.

Landscape Design

(xii) Removal of public seating and reduction of hard surface along 8th Avenue;

Note to Applicant: The semicircular sidewalk should be redesigned to create walkways from Units A and B that run in a straight line from the patios to the public sidewalk.

(xiii) Design development to expand programming and include opportunities for shared-gardening in the common outdoor open space including rooftop gardens;

Note to Applicant: Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provide amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

(xiv) Examination of the feasibility of moving the pad-mounted transformer away from Vine Street to the area east of the parkade entrance to reduce its visibility from the public realm and to assist in tree retention;

Note to Applicant: All lane edge utilities such as emergency generators, transformers, and gas meters should 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. The transformer should be illustrated on the architectural lane elevation

drawing. In general, all lane edge utilities like transformers, meters and generators should be drawn as an integrated part of the architectural design and fully screened to minimize their impact on the public realm interface on the building's open space.

(xv) Provision of narrower (more fastigiate) trees than the three Kousa Dogwood trees proposed for the south west corner of the site;

(xvi) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs as needed;

(xvii) Provision of a Construction Management Plan for tree retention for the trees located on city property on Vine Street that are intended for retention;

Note to Applicant: The plan should consider excavation and building materials storage, construction access and vehicle maneuvering during the construction process. For more details refer to Section 3.3, Tree Retention, Relocation and Replacement Guidelines, Private Property Tree By-law.

(xviii) Notation on the Landscape Plan of any fencing proposed for the west property line (including the fence height and materials) and of the type of paving materials to be used for all portions of the site;

(xix) Provision of additional information and specifications regarding the proposed wall trellises;

(xx) Provision of a large scale section (1/4"=1') of the lane edge planter, in order to illustrate adequate planting depths. Provision of a large scale section (1/4"=1") from the building west façade through the small landscape patio to the neighbour's rear yard. Any changes in grade, fencing retaining walls and proposed planting materials should be included in the section.

Engineering

(xxi) Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

(1) Columns must be set back 2 feet from the end of the parking stalls.
(2) Clarification of garbage pick up is required. Confirmation from a waste hauler that they can access and pick up from the location shown on the plans without reliance of bin storage on the lane is required.
(3) Curb ramps shown at 8th Avenue and Vine Street are incorrect, a double ramp design is necessary. Please contact Engineering for details (Kevin Cavell at 604.873.7773).
(4) Show a standard concrete lane crossing at the lane entry on Vine Street

(5) Provide the following statements on the landscape plans: "This plan is *Not for construction* of any public property facilities". Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For construction*" 8 weeks notice is requested. No work on public property may begin until 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.
(6) Locate the 8th Avenue bench on private property and ensure landscaping is consistent with the boulevard landscaping guidelines. Only low shrubs and ground cover are acceptable.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

Engineering

(i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

(1) Consolidation of lots REM 9 and REM 10 is required.
(2) 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 to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.
(3) 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.
(4) Provision of traffic calming devices to a maximum of $40,000 including improvements to pedestrian connections, traffic diverters or other speed calming devices as determined by the City Engineer in consultation with the neighbourhood.
(5) Provision of curb, gutter and pavement to centerline of Vine Street adjacent the site is required including adjustment of all affected utilities necessary to allow for the street improvements to be completed.

(6) Improvements to the lane surface adjacent to the site with asphalt pavement.
(7) Provision of street trees adjacent to the site where space permits.
(8) Provision of a standard concrete lane entry at the lane south of West 8th Avenue on Vine Street adjacent the site.

Housing

(ii) Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, in order to comply with the exemption provisions for social housing in the DCL By-law.

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 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and content 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.

(RZ. - 2304 West 8th Avenue)