



Item
Meeting 2016 December 12

COUNCIL REPORT

TO: CITY MANAGER 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-04
Four-Storey Mixed-Use Development
Capitol Hill Area Plan, Apartment Study 'B'

ADDRESS: 5521, 5523, 5525 (Lots' 9 and 10) Hastings Street
(see *attached* Sketches #1 and #2)

LEGAL: Lots' 7, 8, 9 & 10, Block 80, DL 127, Group 1, Plan NWD 4953

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.)

APPLICANT: Vivid Green Architecture Inc.
1141 – 11871 Horseshoe Way
Richmond, BC V7A 5H5
Attn: Rosa Salcido

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The undergrounding of existing overhead wiring abutting the site.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way and easements.
- h) The granting of any necessary Section 219 Covenants including, but not limited to:
 - restricting enclosure of balconies;
 - restricting uses permitted within the live-work components;
 - ensuring continued use of the outdoor amenity space for noncommercial recreational, social, or meeting space purposes only;
 - ensuring compliance with the approved acoustic study; and,
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation.
 - Statutory Right of Way (1.0 m on Hastings Street, and a 3.0 m x 3.0 m corner truncation) for separated sidewalk and enhanced boulevard provisions.
- i) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

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- j) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of an acoustical study to ensure compliance with the Council-adopted sound criteria.
- o) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- p) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- q) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- r) The submission of a detailed comprehensive sign plan.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed-use development with a live-work component.

2.0 BACKGROUND

2.1 The subject site is identified as a part of the Commercial Core of the Apartment Study 'B' (Capitol Hill) Area Plan. On 1997 June 19, Council adopted the amended designations for the Capitol Hill Commercial Core and designated the subject site for medium density mixed-use development (based on the RM3 Multiple Family Residential District and the C1, C2 and C3 Commercial Districts) with a residential density of 1.1 Floor Area Ratio (FAR) and a maximum commercial density of 1.0 FAR. It is noted that the Area B adopted design guidelines permit increased residential density should the project demonstrate superior design.

2.2 On 2015 March 25, Council received the rezoning report from the Planning and Building Department regarding the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

2.3 The subject site is comprised of four lots (5521, 5523 and two legal lots addressed to 5525 Hastings Street). One of the lots is vacant, one is occupied with a single family dwelling and two are occupied with an older single-storey commercial building. To the north is an older multi-family development; to the west is a used car lot; to the east, across Ellesmere Avenue are single storey commercial buildings; and, to the south, across Hastings Street, are two-storey commercial buildings.

2.4 The development being pursued is for a mixed-use development with commercial at grade fronting Hastings Street, live-work units on the second level and residential units on levels three and four above.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a four-storey mixed-use development with five commercial retail units at grade fronting Hastings Street, 10 live-work units on the second floor and 20 residential units on levels three and four, with full underground

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parking. The proposed zoning is CD (C2, RM4) with C2 uses permitted in both the commercial retail units and the commercial component of the live-work units.

The applicant has proposed a commercial FAR of 0.69 FAR and a residential FAR of 1.4 FAR, for a total proposed density of 2.09 FAR. The adopted design guidelines for the Apartment Study Area 'B' (Capitol Hill) Plan notes that the "allowable commercial density shall not exceed 1.0 FAR" and the "maximum allowable residential density shall not exceed 1.1 FAR, except where a superior design meeting the area guidelines and objectives can be achieved through a minor increase." A total density of 2.1 FAR is permitted within the approved design guidelines.

In regard to "superior design" it is felt that this development sets a positive precedent for this area with respect to design and use. With articulated facades, stepped height profiles, and high-quality building materials such as metal cladding and cedar paneling it establishes strong architectural design in the evolving commercial centre and speaks to the predominately residential neighbourhood beyond. The development also incorporates live-work uses that will provide needed local services to the area. As such, it is felt that the slight increase in residential density is warranted in this case.

The primary objective for this area, as a designated Urban Village Centre in the 1998 Official Community Plan, is to provide residential uses in proximity to commercial services, transit and social and recreational amenities such that residents are able to live, work and play in a "complete community" and additionally, that development be oriented to the pedestrian as opposed to the automobile, to further enhance the desirability of walking. The design guidelines for Area B recognize that the provision of residential opportunities in an Urban Village Centre is a key component in creating a vibrant mixed use centre. In this regard the addition of the live-work component is considered appropriate as it meets the intended objectives within the plan.

- 3.2 On 2010 October 03, Council granted Final Adoption to Rezoning Reference #46-97, located one block south-east of the subject properties at 5656 Hastings Street, for the development of a mixed-used residential/commercial development with underground parking to CD Comprehensive Development District (utilizing RM4 Multiple Family Residential District, C2 Community Commercial District and Apartment Study Area "B" as guidelines) with a maximum residential density of 1.5 FAR and a maximum commercial density of 0.298 FAR for a total project density of 1.798 FAR. It is noted that this development was approved by Council for a residential density above the maximum allowable residential density of 1.1 FAR because it demonstrated superior design in line with the rational outlined in the approved design guidelines.
- 3.3 The proposed zoning for the small component of live-work units is C2/RM4 with the full range of C2 uses permitted within the commercial component. Permitted density provides flexibility for future owners to utilize live-work units as entirely commercial or a split

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between residential and commercial uses with no more than 50% of the floor area of each unit for residential uses. A Section 219 Covenant would protect the live-work purpose of the units and require a minimum of 50% of floor area in each live-work unit to be used for commercial purposes.

- 3.4 Design requirements for the live-work component of the subject development include live-work units exclusively on the second storey, a separate entrance for live-work occupants and visitors (made possible by the steeply sloping grade), a separate commercial elevator, commercial treatments in the common corridors including six foot corridors and glazing into the units, and a common meeting room for the exclusive use of live-work proprietors.
- 3.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
 - construction of Hastings Street to its final standard with new concrete curb and gutter and separated sidewalks, and street trees and street lighting across the development frontage; and,
 - construction of Ellesmere Avenue to its final standard with separated sidewalks, street trees and street lighting across the development frontage, and corner curb bulges at Hastings Street.
- 3.6 A 1.0 m dedication is required along Hastings Street to allow for a separated sidewalk and improved boulevard provisions.
- 3.7 In line with Council-adopted policy on adaptable housing, the subject development is providing six adaptable units, with a corresponding floor area exemption of 11.1 m² (120 sq.ft.). Two handicap accessible parking stalls will be provided in accordance with the zoning bylaw. These parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant restricting uses permitted within the live-work components;
 - Section 219 Covenant ensuring continued use of the outdoor amenity space for non-commercial recreational, social, or meeting space purposes only;
 - Section 219 Covenant ensuring compliance with the approved acoustic study;

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- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - Statutory Right of Way (1.0 m on Hastings Street, and a 3.0 m x 3.0 m corner truncation) for separated sidewalk and enhanced boulevard provisions.
- 3.9 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with the Council-adopted sound criteria.
- 3.10 Provision of one separate car wash stall is required.
- 3.11 Undergrounding of overhead wiring abutting the site on Hastings Street will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.13 A suitable on-site stormwater management system and a Section 219 Covenant to ensure its installation and maintenance will be required.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 A tree survey and arborist's report for the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 3.16 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.17 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details will be required.
- 3.18 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.55 per sq.ft. of gross floor area;
 - School Site Acquisition Charge of \$700.00 per unit; and,
 - GVS & DD Sewerage Development Cost Charge of \$1,082.00 per apartment unit and \$0.811 per sq.ft. of commercial gross floor area.

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4.0 DEVELOPMENT PROPOSAL – 5521, 5523, AND 5525 HASTINGS STREET

4.1 Site Area

Gross Site Area	- 1,619.49 m ² (17,432 sq.ft.)
Road Dedication Area	- 40.23 m ² (433 sq.ft.)
Net Site Area	- 1,579.26 m ² (16,999 sq.ft.)
	- (Subject to detailed survey)

4.2 Density

Floor Area Ratio (FAR)	<u>Permitted and Provided</u>
Commercial Uses	- 0.29
Work Uses (Commercial)	- 0.40
Live Uses (Residential)	- 0.25
Residential	- 1.15
 Total FAR	 - 2.09
 Gross Floor Area (GFA) provided	 - 3,312.6 m ² (35,657 sq.ft.)
Adaptable Unit Exemption (20 sq. ft. / unit)	- 11.1 m ² (120 sq.ft.)
 Total GFA	 - 3,301.5 m ² (35,537 sq. ft.)
 <u>Site Coverage</u>	 - 87%

4.3 Height

- 4 storeys (south elevation – Hastings Street)
- 3 storeys (north elevation)

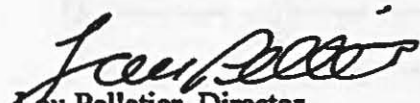
4.4 Residential Unit Mix

10 live-work studio	- 75.6 – 81.5 m ² (814 – 877 sq.ft.)
6 one-bedroom	- 56.7 – 58.5 m ² (610 – 630 sq.ft.)
6 one-bedroom + den	- 63.2 – 74.3 m ² (680 – 800 sq.ft.)
2 two-bedroom	- 74.5 m ² (802 sq.ft.)
4 two-bedroom + den	- 93.5 m ² (1,006 sq.ft.)
2 three-bedroom	- 108.0 m ² (1,163 sq.ft.)
 Total units	 - 30 units (inclusive of 6 adaptable units)

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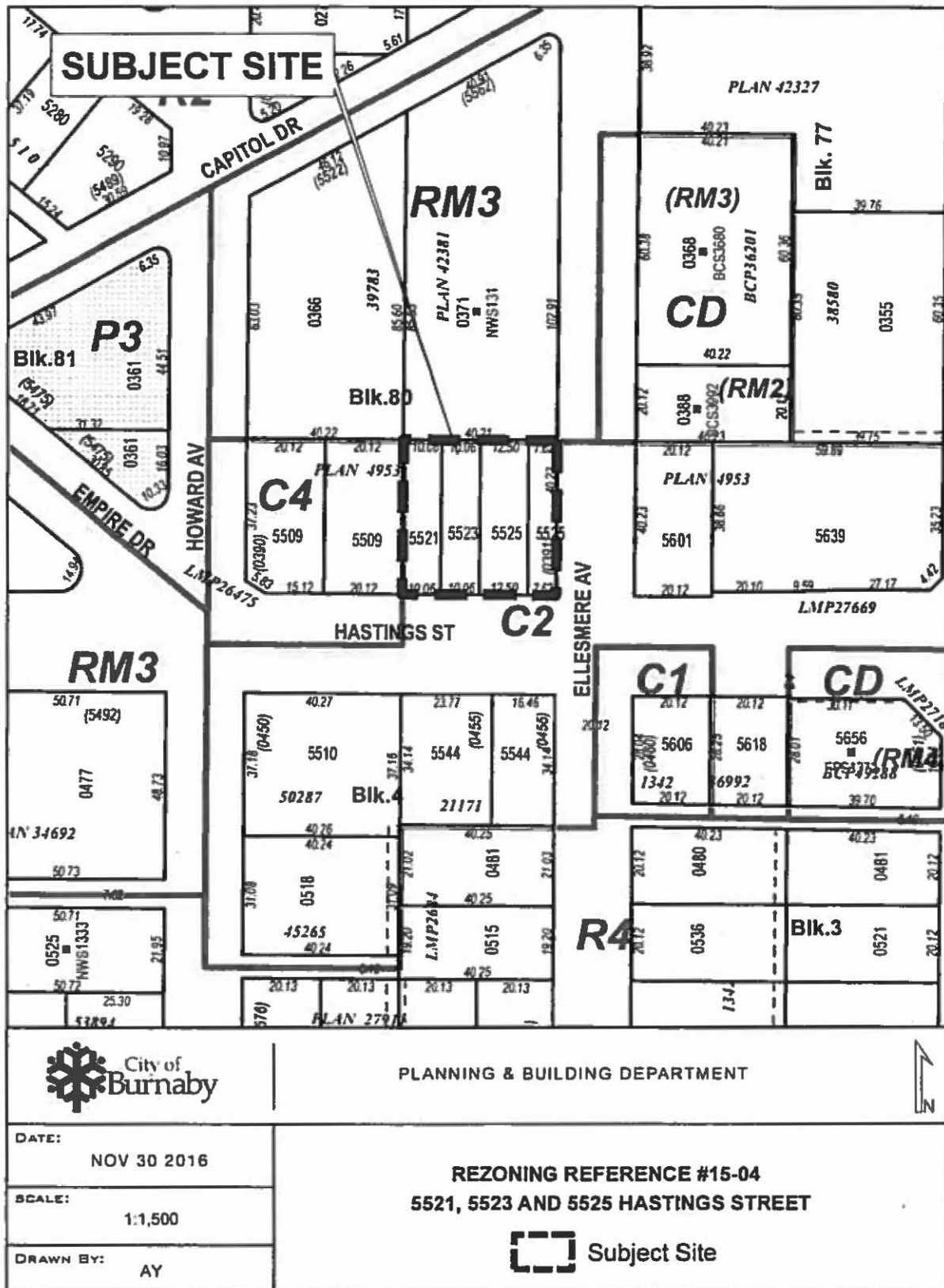
4.5 Parking

Vehicle Parking	<u>Required</u>	<u>Provided Spaces</u>
20 Residential Units @ 1.6 spaces/unit	- 32	32 (inclusive of 5 visitor spaces and 1 handicapped parking stall)
1,022 m ² Live-Work @ 1 space/46m ²	- 22	22 (inclusive of 9 visitor spaces and 1 handicapped parking stall)
463 m ² Commercial @ 1 space/46m ²	- 10	10
Total Vehicle Parking	- 64	64
Commercial Loading	- 1	1
Car Wash Stalls	- 1	1
Bicycle Parking:	<u>Required</u>	<u>Provided Spaces</u>
20 Residential Units @ 1 space/unit	- 20	20
10 Live-work units @ 1 space/unit	- 10	10
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	- 7	10
Total Bicycle Parking	- 37	40

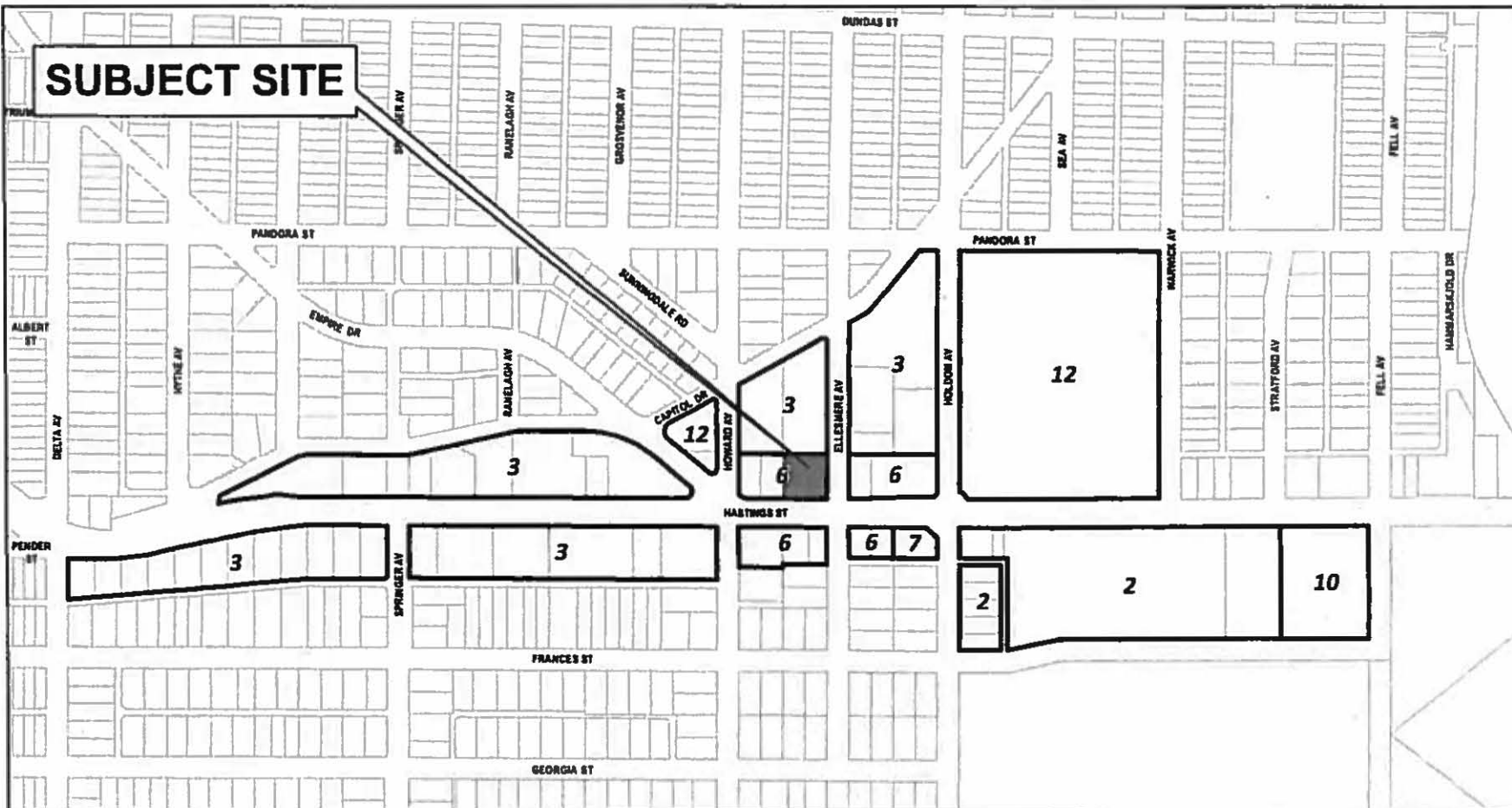

 Lou Pelletier, Director
 PLANNING AND BUILDING

JS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



SUBJECT SITE

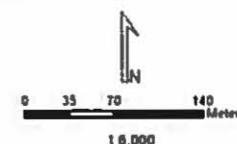


*Capitol Hill Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- | | |
|--|---------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 6 Medium Density Mixed Use | 12 Park and Public Use/ Public School |



Printed March 3, 2015

Sketch #2