

MEMORANDUM

Date: 13 May 2013 Our File: 1010-20-12-069
To: Design Review Committee
From: Andrew Browne, Senior Community Planner
Re: **COUNCIL REFERRAL - Mixed-use redevelopment of 1300 block Marine Drive south side**

APPLICATION TYPE & BACKGROUND

This application proposes a redevelopment of the 1300 block south side Marine Drive, requiring an OCP amendment, rezoning, and concurrent Development Permit under the Official Community Plan, Ambleside Town Centre Development Permit Areas BF-C3 and BF-C4. A Phased Development Agreement will be utilized to implement phasing and any resulting Community Amenity Contribution.

PURPOSE

Council has requested that the DRC evaluate the revised submission as a response to the direction expressed by Council on March 4, 2013.

PROCESS UPDATE & PRIOR RESOLUTIONS

The Design Review Committee reviewed this project on December 13, 2012, and resolved the following:

THAT the Design Review Committee has reviewed the Mixed Use Development for the 1300 block of Marine Drive and recommends RESUBMISSION that addresses the following concerns:

- the landscape treatment should address the proposed Ambleside Streetscape Standards, the site's gateway location and the landscape comments from the roundtable portion of the December 13th DRC review of the proposal;
- implications of this project for the overall context of Ambleside in terms of massing as well as use;
- consideration of office uses in addition to the proposed retail and residential uses;
- consideration of more of the smaller residential units;
- further review of height and massing to create a more textural street and to reduce building height;
- more sustainable features be designed into the building at this stage.

On March 4, 2013 Council resolved the following direction for revisions to the project:

THAT the applicant work with staff to pursue revisions to the proposal as follows:

- a) A reduction of approximately 9 m (30 ft) in the maximum overall building height through a combination of measures such as reduced floor to ceiling height, reduced number of storeys, and treatment of rooftop equipment;
- b) Further design development to create an attractive fifth (rooftop) elevation using a combination of measures such as minimizing rooftop equipment, using elevators with small overruns, and concealing the equipment within the uppermost storey;
- c) Further design development to introduce architectural distinctness between the west and east buildings;
- d) Landscaping and public realm revisions consistent with the Ambleside Streetscape Standards;
- e) Design modifications which reinforce 14th Street as the principal public space, including public realm treatment consistent with the Ambleside Streetscape Standards, and improved building permeability facing 14th Street through measures such as storefronts, doors, restaurants, patios, and awnings;
- f) Updates to the Bellevue Avenue cross-section including the provision of parking on the north side and potential changes to the location of separated bike lanes and public art;
- g) Consider a reduction in average residential unit size;
- h) Consider inclusion of office space as a 2nd storey land use;
- i) Consider additional public parking (on- or off-site) as an anticipated component of a possible Community Amenity Contribution; and,
- j) Various architectural refinements intended to reduce building bulk and sense of horizontality (e.g. cut back overhangs, reduction in number and extent of concrete slab extensions, etc).

On May 13, 2013 Council received a revised proposal and directed that it be referred to the DRC for evaluation of the applicant's response to Council's direction on March 4, 2013. Following DRC consideration, staff will be reporting back to Council on the outcome of the meeting and next steps.

POLICY BACKGROUND

Information relating to the development, content, and adoption of the *Ambleside Town Centre Strategy*, and information about the *Official Community Plan* as it relates to Ambleside, can be found attached.

DESCRIPTION OF PROPOSAL

The applicant team has submitted a revised proposal, however the essence of the project remains familiar (e.g. a mixed-use, commercial/residential development, consisting of two buildings joined by an underground parkade). Key changes are presented in the following table.

	Original	Revised	Difference
FAR	2.99	2.90	(0.09)
Net Floor Area	256,060 sq ft	248,307 sq ft	(7,753 sq ft)
“Visible” FAR ¹	2.99	2.86 ¹	(0.13)
Height, Storeys			
West Building (14th)	8 storeys	7 storeys	(1 storey)
East Building (13th)	7 storeys	6 storeys	(1 storey)
Height, Feet ²			
West Building (14th) ²	106.25 ft ³	79.00 ft ⁴	(27.25 ft)
East Building (13th) ²	94.75 ft ³	68.50 ft ⁴	(26.25 ft)
Floor-to-Ceiling Height			
Residential	11.50 ft	10.50 ft	(1.00 ft)
Rooftop Mechanical	11.50 ft	8.00 ft	(3.50 ft)
Footprint, Rooftop Mechanical (per building)	~ 2065 sq ft	~ 340 sq ft	(~ 1725 sq ft)

¹ With the introduction of two-level townhouses within the existing commercial ceiling height in the vicinity of 13th & Bellevue, the portion of FAR attributed to the second level of the townhouses is in effect incorporated into the existing massing of the building and is not “visible” FAR.

² Building heights have been normalized to use the grade at Marine Drive at the Galleria (16.75 ft), being the approximate mid-point grade of the block.

³ Includes the previous rooftop mechanical penthouse due to its significant height and size.

⁴ Excludes the rooftop mechanical penthouse due to it being relocated to elsewhere in the building, and excludes the revised elevator overrun due to the reduction in its size and height.

	Original	Revised	Difference
Residential Units			
Number	88 units	100 units	12 units
Net Average Size ⁵	2084 sq ft	1771 sq ft	(313 sq ft)
Residential Floor Area ⁶	212,810 sq ft	208,371 sq ft	(4439 sq ft)
Townhouse Floor Area	nil	7,790 sq ft	7,790 sq ft
CRU Floor Area	43,250 sq ft	35,482 sq ft	(7,768 sq ft)
Office Floor Area	nil	4,454 sq ft	4,454 sq ft
Setback from West Building to 14th St PL	~ 24.8 ft	~ 20.5 ft	(~ 4.3 ft)
Min. Setback from East Building to Marine Dr PL	~ 8.7 ft	~ 4.2 ft	(~ 4.5 ft)
Galleria, Narrowest Point	39.5 ft	38.6 ft	(0.9 ft)
<u>Parking Required</u>			
Total	285 stalls	300 stalls	15 stalls
Commercial	109 stalls	100 stalls	(9 stalls)
Residential	176 stalls	200 stalls	24 stalls
<u>Parking Provided</u>			
Total	314 stalls	310 stalls	(4 stalls)
Commercial	124 stalls	101 stalls	(23 stalls)
Residential ⁷	190 stalls	209 stalls	19 stalls
Residential Visitor	11 stalls	13 stalls	2 stalls

⁵ Excludes common hallways and building circulation space, as is standard. Previously some measures of average unit size may have included some of these elements.

⁶ Includes all residential floor area, including two-level townhouses.

⁷ Includes all parking stalls provided for residential uses, including residential visitor stalls.

ITEMS TO ADDRESS

Council has asked the DRC to evaluate the extent to which the submission has responded to Council's March 4, 2013 direction, which included a reduction in height, architectural improvements, consistency with Ambleside Streetscape Standards, reinforcement of 14th Street as the principal public space, reduction in average unit size, et al (see page 2 for full text of the resolution).

In addition to the above, staff would like the Committee to consider the following.

- The extent to which architectural distinctiveness and unique identity has been introduced to the west and east buildings.
- Whether or not efforts to balance the horizontality of the original proposal by introducing verticality are fully resolved (e.g. north elevation of the west building).
- The functionality of the proposed treatment for the 14th Street festival plaza, including:
 - The versatility and adaptability of the space to be converted to other uses temporarily (e.g. farmers' market) and the durability of surface materials to take wear without failure (e.g. small grass patches between pavers);
 - The extent to which the building encourages active use of the space by positioning interactive uses, such as restaurant or cafe patios, that spill out into the festival plaza, and the extent to which the building's architecture facilitates or discourages interaction; and,
 - The visual and physical connectivity of the festival plaza with the pier.
- Programming and interactivity of the galleria and its potential for success, including whether or not the elements proposed contribute to an adaptable, comfortable space (e.g. linear fountain and planters and their effect on pedestrian movement, preponderance of boulders).
- Front/back boulevard and sidewalk, paving patterns, street tree species and spacing et al have been updated for consistency with the Ambleside Streetscape Standards. Please comment on the application of these standards and the proposed custom treatment for the galleria extending to the north and south curb.

Author:

Andrew Browne

Date: 13 May 2013
To: Design Review Committee
From: Andrew Browne, Senior Community Planner
Re: **COUNCIL REFERRAL - Mixed-use redevelopment of 1300 block Marine Drive south side**

Page: 6

ATTACHMENTS

Revised drawing booklet (“Issued for DRC – May 30, 2013”)

Previous staff report to Council (May 2013)

Previous staff memo to DRC (Nov 2012)