

SUMMARY AND RECOMMENDATION

6. REZONING: 5469-5507 Willow Street

Summary: To rezone 5469-5507 Willow Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of three 3-storey residential buildings, containing a total of 20 townhouse units. A height of 11.3 metres (37 feet) and a floor space ratio (FSR) of 1.20 are proposed.

Applicant: Yamamoto Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 11, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Yamamoto Architecture, on behalf of Coromandel Willow 39 BT Ltd, the registered owner, to rezone 5469-5507 Willow Street [*Lots 4-6, Block 867 District Lot 526 Plan 8454; PIDs: 004-338-367, 010-075-577, and 010-075-607 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.20 and the height from 10.7 m (35 ft.) to 11.3 m (37 ft.) to permit the development of three 3-storey residential buildings, containing a total of 20 townhouse units, generally as presented in Appendix A of the Policy Report dated March 28, 2017 entitled "CD-1 Rezoning: 5469-5507 Willow Street", be approved subject to the following conditions:

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 Yamamoto Architecture, on behalf of Coromandel Properties, and stamped "Received, Planning and Development Services, July 21, 2016", 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 the approval of 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. Design development to the courtyard to provide children's play space, and explore further opportunities for common amenity space.
2. Design development to mitigate potential privacy and overlook impacts on the neighbouring building to the south.

3. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the development permit application.

Crime Prevention through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape Design

5. Design development to explore options to increase the setback from the building to the outer canopy of tree #577 and to ensure protection of neighbour's vegetation.

Note to Applicant: Tree #942 is a pine tree located on the edge of the site. Ideally, the optimal setback allowances would be expanded to anticipate future growth of the tree and to allocate space for construction clearances, without relying on canopy pruning. The building may need to be set back further or notched. Modifications to the public walkway and the proposed city sidewalk alignment may be needed, in coordination with General Manager of Engineering Services. At the time of the development permit, staff will coordinate with the applicant team to review the tree protection strategy. Further comments may be outstanding at the development permit stage.

6. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

7. Provision of a row of trees on private property along Willow Street and within the public walkway (space permitting).
8. Design development regarding the location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (e.g. pad mounted transformers, "Vista" junctions, underground venting, etc.) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred

location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

9. At time of development permit:

- (i) Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in. : 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

- (ii) Provision of a Tree Management Plan.

Note to Applicant: provide a large scale tree plan that is separate from the Landscape Plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s), such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete, etc.).

- (iii) Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (iv) Replacement of artificial turf with groundcover.
- (v) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
- (vi) Provision of a partial Irrigation Plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including hose bibs for urban agriculture areas. Consider providing individual hose bibs for all private patios of 100 sq. ft. (9.29 sq. m). On the plan, illustrate hose bib symbols

accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

- (vii) Provision of an outdoor Lighting Plan.

Note to Applicant: Consider CPTED principles and avoid any lighting that can cause glare to residential uses.

- (viii) Provision of an updated, detailed Arborist Report.

Note to Applicant: The expanded report should inform design and discuss all development limitations. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

- (ix) Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the Arborist Report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Neighbourhood Energy Utility

- 10. There will be no Neighbourhood Energy Utility (district energy) requirements due to the size and location of this project.

Engineering

- 11. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering Garbage and Recycling Storage Facility Design Supplement for recommended dimensions and quantities of bins.

Note to applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up, provision of an on-site bin holding area at grade is required. Bins are to be returned to storage areas immediately after emptying.

- 12. Provision of clear sight lines at the intersection of the lane and the shared use path, and at the lane and the parkade ramp. Fences, walls and landscape should be designed to provide good sight lines.
- 13. Deletion of the laurel hedge proposed along the lane edge and provision of alternate plant material such as vines at the retaining wall/fence and low planting at the parkade and shared use path. The applicant has proposed planting a hedge in a space approximately 0.3–0.45 m wide

between the lane and the retaining wall/fence. Planting a hedge in this narrow space will most certainly create ongoing maintenance and encroachment issues in the lane.

14. Delete the portions of trellis and all gates swinging out over the east property line.
15. Provision of a bike room for the required Class A bicycle spaces with a clear access aisle.
16. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
17. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, as follows:
 - (i) Modification of the parking ramp design to address the following:
 - a. The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.

Note to Applicant: A transition ramp is required at the bottom of the 15% slope for 4 m (13 ft.), as 8 ft. is shown on drawing A2.0. If an approvable ramp cannot be achieved at the current location, consider relocating the ramp further south in the lane to a lower elevation or extending the parkade to the easterly property line to lengthen the ramp by approximately 10 ft.
 - b. Ramps which have a 15% slope and are exposed to the weather must be heated and noted on plans.
 - (ii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement as follows:
 - a. A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft.
 - b. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall. Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns.

Note to Applicant: The alignment of the parking stalls shown requires additional width as certain stalls have columns that are set back more than 1.2 m (4 ft.) from the end of the stall.

- (iii) Dimension all columns encroaching into parking stalls.
- (iv) Dimension the small car spaces and number all stalls.
- (v) Modify parking stalls to be clear of structure.

Note to Applicant: Several parking stalls for the building adjacent to the parking ramp have stalls that encroach into the stairs for the units.

- (vi) Provision of additional design elevations within the parking area to calculate the slope and crossfall.

Note to Applicant: The slope and crossfall must not exceed 5%.

- (vii) Confirm if disability stalls are required as none are shown and if so, the following 2.3 m of vertical clearance condition is required:

A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.

- (viii) Provision of an improved plan showing six Class B bicycle spaces on private property.

Note to Applicant: Locate the bike rack in close proximity to Willow Street with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line.

- (ix) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

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, the General Manager of Planning, Sustainability and Urban Design, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 4—6, Block 867, District Lot 526, Plan 8454 to create a single parcel.
2. Provision of a 6.1 m (20 ft.) wide statutory right-of-way between Willow Street and the lane west of Willow Street generally along the 39th Avenue alignment, for public use and for development of a shared use path for walking and cycling.

Note to Applicant: The proposed statutory right-of-way is to allow for a construction of a shared pedestrian and cyclist connection as identified in the Oakridge Transit Centre Policy Statement. The site is to be responsible for full maintenance of all features constructed within the statutory right-of-way. Deletion of all encroaching structures is required including but not limited to walls, gates, fences, stairs, trellises etc. The SRW agreement must accommodate the underground parkade and minor building elements from levels 2, 3 and the roof within the SRW area.

3. Provision of a Services Agreement to detail the on-site 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.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
 - (ii) Provision of a report or management plan by a registered professional demonstrating that post development storm water run-off flowrate will be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
 - (iii) Construction of a 4.0 m CIP concrete shared use path with saw cut joints within the 6.1 m (20 ft.) statutory right-of-way between Willow Street and the lane west with a slope of less than 5%. The remaining 2.1 m may have low planting, lighting, benches etc. to enhance the public experience. Provision of a single bollard located at either end of the shared use path set back 2.0 m from each end and in the centre of the path. The design and construction costs are to be 100% of the applicant's expense. Provision of a high-quality design of the shared use path (e.g. materials, lighting, street furniture, street trees, landscaping, signage, etc.) is expected.
 - (iv) Provision of pedestrian LED lighting along the shared use path, lighting levels to be determined through the provision of a lighting simulation/analysis to the satisfaction of the General Manager of Engineering Services.

- (v) Provision of an intersection curb bulge on Willow Street at the intersection with 39th Avenue complete with pedestrian and cyclist ramps, work to include improved intersection lighting and relocation of the existing fire hydrant to allow for bicycle ramps at the curb.
 - (vi) Provision of a minimum 1.83 m (6 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Willow Street adjacent the site.
4. 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.

Community Amenity Contribution (CAC)

5. Pay to the City the Community Amenity Contribution of \$864,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$864,000 is to be allocated as follows:
- (i) \$432,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$345,600 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area; and
 - (iii) \$86,400 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

Note to Applicant: 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, 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, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated March 28, 2017 entitled "CD-1 Rezoning: 5469-5507 Willow Street".
- C. THAT A and B be adopted on the following conditions:
 - (a) 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 and any expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the cost;
 - (b) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
 - (c) 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 - 5469-5507 Willow Street]