



CITY OF VANCOUVER

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 5, 2005
Author: Joanne Baxter
Phone No.: 604.871.6656
RTS No.: 05284
CC File No.: 5303
Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD-1 Rezoning - 6650 Arbutus Street

RECOMMENDATION

- A. THAT the application by Andrew Rozen of Polygon Development 108 Ltd., to rezone 6650 Arbutus Street (Lot 6 of 9, Block 2 South, District Lot 526, Plan 5310) from RS-5 (One-Family Dwelling District) to CD-1 (Comprehensive Development District), to permit 28, two and one-half storey townhouse units at a floor space ratio of 0.83, be referred to a Public Hearing, together with:
- (i) plans received March 24, 2005;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Current Planning to approve, subject to conditions contained in Appendix C.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix B; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the Zoning By-law.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

Relevant Council Policies for this site include:

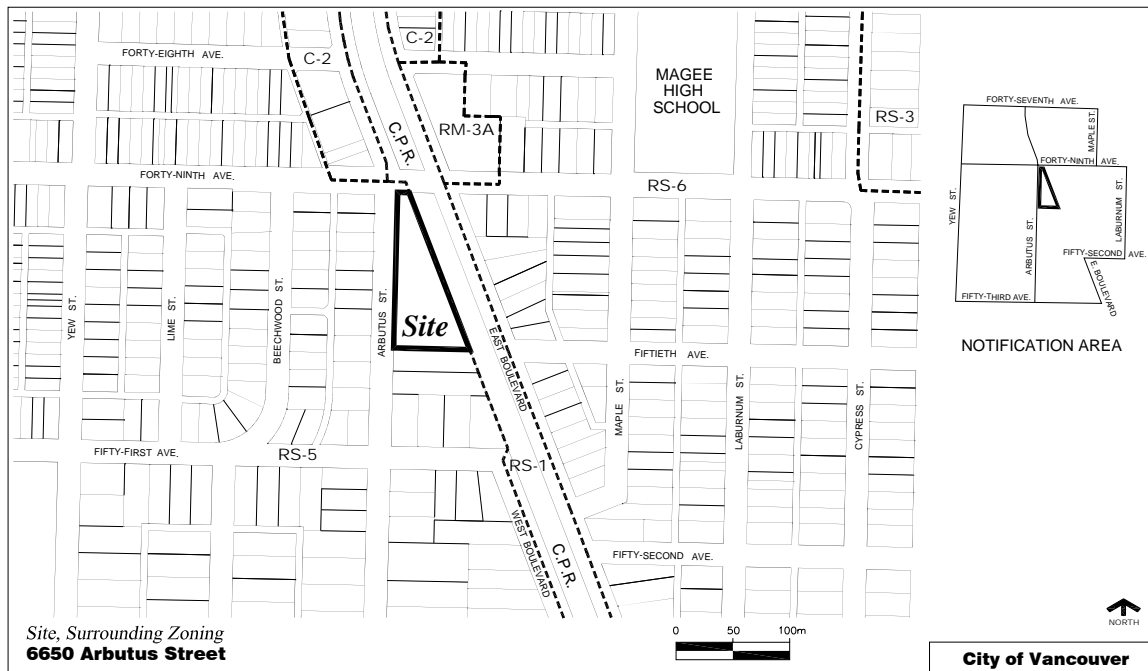
City Plan Rezoning Policy - Before and During Neighbourhood Visioning, adopted January 18, 1996.

PURPOSE AND SUMMARY

This report assesses an application to rezone one parcel from RS-5 (One-Family Dwelling District) to CD-1 (Comprehensive Development District) to permit development of 28, two and one-half storey multiple dwellings in a townhouse form at a density of 0.83 floor space ratio (FSR). The site is located within the Kerrisdale Community Visions planning program which is underway. Although the Visioning program has not yet concluded, the City Plan Rezoning Policy - Before and During Neighbourhood Visioning indicates that consideration can be given to this rezoning application at this time.

Staff recommend that the application be referred to a Public Hearing, and be approved with conditions.

MAP



DISCUSSION

Background: This triangular shaped site is developed with an institutional use, the former St. Vincent's Arbutus Extended Care Facility (74 beds), operated by the Providence Health Care Facility. The two-storey, wood frame building was constructed in 1949, and has surpassed its usable lifespan and is now vacant. The Providence Health Care Society is currently consolidating their holdings and re-designing their health care delivery system in British Columbia, which includes the disposition of the St. Vincent's Arbutus site.

The City Plan Rezoning Policy, approved in 1996, provides direction for rezoning applications prior to, and during, Visioning programs. The policy allows for consideration to be given to the rezoning of sites which involve the re-use of public or non-profit institutional uses. The results of the ARKS (Arbutus Ridge/Kerrisdale/Shaugnessy) Visioning Program are anticipated to be reported to Council in November 2005.

Use and Density: The proposed use is multiple dwellings in the form of strata-titled ground-oriented townhouses at a density of 0.83 FSR. The townhouse units proposed with this rezoning will be more affordable than new, one-family dwellings because they are smaller in size and use land more efficiently.

The City Plan Rezoning Policy is supportive of the re-use of former institutional uses, as well as the re-development of this uniquely configured "underutilized" large site. Because of the site's triangular configuration, subdivision and re-development with one-family dwellings under current RS-5 zoning is possible but not practicable. Ground-oriented townhouses is a form of housing that is not predominantly available in Kerrisdale. At medium densities, the form of housing would be suitable for families, seniors or others wanting an alternate form of housing without the cost and maintenance of a one-family dwelling. The use and density would be appropriate for this unique site.

Form of Development (Note Plans: Appendix E): The proposed form of development is 28 two and one-half storey townhouses located in six separate buildings containing between two to eight units per building, with unit sizes ranging from 134.5 m² (1,448 sq. ft.) to 178.1 m² (1,917 sq. ft.). The six buildings are oriented perpendicular to Arbutus Street. Between the buildings are three 6.1 m (20 ft.) wide, semi-private "mews" courtyards which function as open space for the residents, and also provide paved vehicular access to integrated garages within each dwelling unit. At the end of each semi-private "mews" courtyards is a narrow 3.6 m (12 ft.) wide driveway which provides pedestrian and vehicular access to the site from Arbutus Street. There is also a 11.8 m (38.7 ft.) wide private courtyard located in the centre of the development, which provides the residents of the adjoining dwelling units with access to private landscaped open space and grade-level patios.

There is a significant difference in grade across the site, both from north to south, and east to west. The semi-private courtyards are depressed relative to existing grade, so that to the east of the high stone wall on Arbutus Street, to the west of the C.P.R. right of way and to the south of West 49th Avenue, finished grade is at or close to the second floor of the dwelling units, and therefore from most viewpoints, the form of development appears to be only two storeys high.

The proposed style has features of a one-family dwelling such as individual front door entrances, private and/or semi-private yard space, and floor plans that allow light on at least

two sides and through ventilation. Steeply pitched roofs are proposed, the maximum height of which is 10.7 m (35.1 ft.), as measured from base surface.

The stone wall along Arbutus Street, West 49th Avenue and the easterly property line will be repaired and modified as necessary to accommodate the new driveways on Arbutus Street. At each driveway, a new stone marker will define the entry and enhance the detailing of the stone wall.

There are a significant number of mature trees on the site, some of which will be preserved and integrated into the overall proposal. Special attention is given to the private/public realm where existing stone walls and hedges are to be retained. Fences and plantings ensure privacy on both sides of the property lines, to the south and east, with vine covered trellises at the end of each building.

Staff support the proposed form of development. The Urban Design Panel reviewed the application on June 8, 2005 and unanimously supported the proposed form of development and offered some general directions for further design development to be addressed at the development application review stage (refer to Appendix C).

Parking: The RM-4 recommended parking standard requires a minimum of 53 spaces. The applicant proposes to provide 59 spaces. However, through advice from Engineering Services, up to 25 percent of these 59 spaces may be designed within a tandem stall format (with the tandem stall counting as two parking spaces). The draft CD-1 By-law will be written to reflect this.

56 residential parking spaces are to be located in below grade garages directly underneath the townhouse units. The applicant has also allocated three surface parking spaces for visitor use. Vehicular access to the development is from three driveway access points off Arbutus Street. Residents' bicycle parking is within each unit's secured garage or within storage space connected to the garages.

Public Benefit and Development Cost Levies (DCL): A required Development Cost Levy (DCL) of \$3.25 per square foot will be paid towards public benefits at the building permit stage. Generally, proposals with a density of 1.0 FSR or less will not economically be able to contribute a Community Amenity Contribution (CAC) in addition to the DCL and this is the case with this application.

Public Consultation: Prior to submitting a rezoning application, the applicant undertook a public process that included an open house with area residents to seek feedback on the proposal. The open house was held at the Kerrisdale Community Centre on February 9, 2005 and was attended by about 60 residents, most of whom were supportive of the proposal. After the rezoning application was received, a notification letter was sent to 329 property owners within the notification area (see map above) on April 20, 2005. A rezoning information sign was posted on the site on April 26, 2005. A few concerns were raised (see Appendix D - Public Input).

FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budget, fees or staffing.

CONCLUSION

Planning staff conclude that the proposed townhouse development is consistent with the City Plan Rezoning Policy and is appropriate in terms of use, density and form for this unique triangular site. The Director of Current Planning recommends that the application be referred to a Public Hearing and approved, subject to conditions.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Use

- Multiple dwellings containing a maximum of 28 dwelling units.

Density

- A maximum floor space ratio of 0.83, based on calculation provisions of the RM-4 District Schedule, except that the exclusion for each parking space in a tandem parking stall configuration shall not exceed 7.3 m in length, for a combined total of 14.6 m in length.

Height

- A maximum height of 10.7 m (35.1 ft.) in accordance with Section 10.10.2 of the Zoning and Development By-law.

Setback

- A minimum setback of 2.8 m (9.2 ft.) from the east property line.
- A minimum setback of 4.6 m (15.0 ft.) from the south property line.
- A minimum setback of 4.1 m (13.3 ft.) from Arbutus Street

Parking

Parking, loading and bicycle parking spaces are to be provided, developed and maintained in accordance with the requirements of the Vancouver Parking By-law, including the exemption, relaxation and shared use provisions, except that:

- parking shall be provided as per the RM-4 standard for multiple dwellings;
- tandem parking may be permitted and counted as two parking spaces, provided that a maximum of 25 percent of the total vehicles parked on the site are without independent access, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

Acoustics

- Per RM-4N District Schedule.

SUBDIVISION BY-LAW AMENDMENT

A consequential amendment is required to delete Lot 6 of 9, Block 2 South, District Lot 526, Plan 5310 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Nigel Baldwin Architects, and stamped "Received City Planning Department, March 24, 2005", 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 the proposed stone retaining wall providing detailed sections and elevations;

Note to Applicant: It is expected that much of the existing perimeter stone wall with its unique character and rock work will be retained, repaired and improved upon where required, using the original stone, or quarried stone to match. New access points where necessary should emulate existing entry points in form, material and detail.

- (ii) design development to the property edge condition at the south end of the site;

Note to Applicant: It is essential to this project that the existing mature landscape buffer along the southern boundary be retained and enhanced. The existing conditions of privacy and minimal overlook with the adjacent neighbouring site should be maintained and improved upon.

The minimum setback for the building structure and hard landscaping will be subject to the recommendations of the arborist's report entitled "Supplemental Arboricultural Assessment/South Property Line Set back", Michael J. Mills Consulting, dated June 22, 2005.

- (iii) design development to the courtyard spaces;

Note to Applicant: Attention to be given to the detailing of the courtyard spaces with special consideration to enhancing their liveability.

- (iv) design development to the roof form;

Note to Applicant: Consider a lower pitch and/or different roof form for the dormers that is more similar to the principal roof.

- (v) design development to the building finish materials and detailing;

Note to Applicant: Materials should be of high quality, with a thickness to their edge profile and well detailed. Substitute products such as plastic siding or faux brick for example, are not acceptable.

- (vi) design development to the on grade parking;

Note to Applicant: Visitor parking should remain where indicated on the site plan but be made as unobtrusive as possible, with a wooden trellis covering and appropriate landscaping etc.

Landscape

- (vii) design development to integrate principles of sustainable landscape design into the overall Plant List and Irrigation Scheme;

Note to Applicant: This can be achieved by using hardy plant species, efficient irrigation systems, water retention technology, grass grid paving, climbing plants and planted structures.

- (viii) design development to minimize impermeable surface paving in the vehicular corridors and private open space areas;

Note to Applicant: consideration should be given to maximizing the use of hardy, layered plants/trees within the townhouse open space plan. Break up and minimize large expanses of paving with permeable surface parking materials and expanded planting beds, where possible.

- (ix) design development to the overall drainage system to include surface water runoff "interceptors" for the filtering of non-point source water contamination;

- (x) provision of a Landscape Plan illustrating 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, and public utilities such as lamp posts, hydro poles, fire hydrants;

Note to Applicant: Ensure clarification of existing shrub layers, soil and grades to be altered, retained or replaced beneath trees.

- (xi) provision of a "Tree Removal/Protection/Replacement Plan" in coordination with arboricultural services, including an assessment of existing trees,

retention value rating, retention feasibility, remediation recommendations, site supervision and letters of undertaking;

- (xii) provision of a "Construction Management Plan" outlining methods for the retention of existing trees and perimeter walls during construction;

Note to Applicant: The Plan should include, but not limited to, the location of construction materials, temporary structures, utilities, site access, development phasing, neighbour impact reduction methods.

- (xiii) at the discretion of City Engineering Streets Division and Park Board, provision of street trees adjacent to the development site where space permits. New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board";

Note to Applicant: Contact Eileen Curran [604-871-6131] of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen [604-257-8587] of Park Board regarding species.

Crime Prevention through Environmental Design (CPTED)

- (xiv) design development to overall open space design to utilize principles of CPTED to minimize opportunities for crime; and
- (xv) provision of detailed lighting plan to increase safety, ensure night way finding and minimize glare to adjacent sites.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) dedicate the north 2.1 m (7 ft.) building line on West 49th Avenue, adjacent to the site;
 - (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the release of the existing easement and indemnity agreement #341329M prior to occupancy of the building;
 - (iii) make arrangements for the undergrounding of all new utility services for the development from the closest existing suitable service point;

Note to Applicant: All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development 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.

- (iv) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the relocation of the existing encroaching stone wall on to the site, or appropriate encroachment agreement to allow the wall to remain on public property;
- (v) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of new concrete sidewalk on Arbutus Street with a standard 1.5 m (5. ft.) wide sidewalk for the length of the site;
- (vi) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of concrete curb and gutter with pavement to centre line of Arbutus Street adjacent to the site;
- (vii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the replacement of the existing 1.2 m (4 ft.) wide sidewalk on Arbutus Street with a standard 1.5 m (5 ft.) wide sidewalk for the length of the site;
- (viii) obtain and submit to the City copies of all soil studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the site in accordance with a Remediation Plan, approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site; and
- (ix) execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City and the Approving Officer from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues an approval, in a form satisfactory to the Director of Legal Services and the General Manager of Engineering Services, certifying that the subject site, including all roads, utility corridors and open spaces contained therein, have been remediated to Provincial Standards as defined in such approval.

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.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting 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 provided, however, the Director of Legal

Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, 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 and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other city officials and City Council.

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This triangular shaped 5 207.7 m² (56,055.2 sq. ft.) site is comprised of one parcel located at the southeast corner of Arbutus Street and West 49th Avenue. The site has a frontage of 136 m (446.2 ft.) along Arbutus Street and a depth of 66.5 m (218.2 ft.) at the south property line. The site slopes significantly from north to south along Arbutus Street, and from east to west along the south property line. The total slope is about 7.3 m (24 ft.).

The site is currently zoned RS-5. To the east is the C.P.R. right of way and East Boulevard is beyond. There are one-family dwellings located to the east, west and south of the site. Across West 49th Avenue is C-2 commercial and RM-3A apartment developments. The area is well served by schools and parks. Nearby on West 49th Avenue, is Magee Secondary School, and Maple Grove Elementary School, while the Kerrisdale Community Centre is seven blocks to the north of the site.

Proposed Development: The proposed form of development is a mews-oriented townhouse development. Rows of townhouses (in six, separate buildings) are laid out in a north-south direction, perpendicular to Arbutus Street to carefully retain the existing large trees on the site, and preserve the stone wall which fronts onto Arbutus Street. Between the buildings are three, depressed, relative to existing grade, semi-private "mews" courtyards, which provide pedestrian and vehicular access to the townhouses from three, 3.6 m (12 ft.) wide driveway entrances off Arbutus Street.

The proposed form of development fits in well with the neighbourhood. The layout of the buildings respects the city's street grid, and deals naturally with the triangular shape and sloping topography of the site. Wide view slots are created through the site, and from the east and west elevations, the townhouses appear like well spaced single family houses. In addition, because of the side-on orientation of the buildings to Arbutus Street, main living spaces are not oriented directly towards Arbutus Street or the C.P.R. right of way, which are subject to current or potential noise sources. The two most southerly buildings on the site are set back from the south property line a minimum of 4.6 m (15 ft.) to ensure that there is adequate space to accommodate existing and proposed trees, as well as address privacy and noise concerns for the single-family dwelling next door.

The RS-5 District has an outright height of 9.2 m (30 ft.) and a discretionary limit of 10.7 m (35.1 ft.). This application proposes a maximum height of 10.7 m (35.1 ft.) to accommodate the two and one-half storey townhouse units. The character of the buildings will be a sloped pitched roof form which is typical to the neighbourhood. The exterior finishes will be of high quality with brick used extensively on the mews and street elevations.

Special attention is given to the public/private realm, where existing stone walls and hedges are to be retained. The Arbutus streetscape will remain virtually unchanged. The West 49th Avenue frontage has a grove of mature trees which will provide a buffer between the residential units and West 49th Avenue, and provide an outdoor amenity area for the residents

of the development. Each townhouse unit has its own private outdoor patio to enable residents to enjoy the outdoors.

Public Input: On April 20, 2005, a notification letter was sent to 329 nearby property owners within the notification area (shown on the map on page 2 of the report) and a rezoning information sign was posted on the site on April 26, 2005. Two phone calls were received from residents and one person came to City Hall to view plans. Concerns focussed on the adequacy of on-site visitor parking and an increase in traffic volumes. One letter and three E-mails were received from nearby residents expressing opposition. Principal concerns were insufficient on-site parking, decreased property values, construction noise, and too much density or too many units in what they viewed as a single-family neighbourhood.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix C.

Processing Centre - Building: Staff have reviewed the architectural drawings prepared by Nigel Baldwin Architects submitted on March 24, 2005. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Fire Department Comments: The Fire Department supports the rezoning and notes that the proposed layout is acceptable to Vancouver Fire and Rescue Services.

Comments of the Director of the Housing Centre: The Director of the Housing Centre supports this rezoning and has the following comments:

"The Director of the Housing Centre supports the application on the basis the rezoning proposes the re-use of an underutilized site and provides for a moderate increase in density with little impact on surrounding sites. The project will provide another housing form opportunity in an area which is predominantly single-family, particularly south of 49th Avenue."

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on June 8, 2005 and supported the proposed use, density and form of development and offered the following comments:

"The Panel unanimously supported this rezoning application and found it to be a well thought-out scheme on a complex site. The Panel strongly supported the retention of the existing trees on the site and the stone wall.

The use was strongly supported. The Panel considered the rowhouses to be a good contribution to the mix of housing in the area.

The Panel considered it to be a clear, straightforward layout that is complimentary to the neighbourhood. Orienting the narrow ends to the street contributes to maintaining views across the site and sets up a nice rhythm and scale along the street. The interface with Arbutus Street was thought to be very well handled and locating the rowhouses on end to the

street gives the appearance of single family massing. As well, the roof massing further breaks down the impact of the buildings and their length from end to end.

The Panel had no concerns about the proposed density and it was noted that it clearly has the appearance of a two-storey development, in keeping with the adjacent streetscape. The height was also supported and considered to be acceptable even if it does exceed the discretionary maximum height permitted in the RS-5 zone. One Panel member suggested the only element that might be reconsidered would be the gable ends which appear somewhat small for the size of the development.

The Panel unanimously supported the easterly side yard separation as proposed at 15 ft. and saw no necessity to increase it, noting there is little impact on the neighbouring house which is unlikely to remain for the long term in any event. The Panel would support increasing the setback only if required to ensure the health of valuable trees in this location.

Preservation of the corner landscape node was supported. There was a question that there is an opportunity for the developer to turn over this piece to public use, noting it is not an essential component of the project itself but would be a nice gesture to consider for the neighbourhood.

The Panel liked the autocourts which they considered will work well provided they are highly detailed. Consideration should also be given to sound attenuation."

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on the use of automobiles.

Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

"We have received and reviewed the Council Report for the CD-1 Rezoning of 6650 Arbutus Street as prepared by the City of Vancouver Planning Staff and are in agreement with its content. We would like to extend our appreciation to Planning and Engineering Staff for their efforts in preparing this report, and also commend Staff on their professionalism during this phase of the review and approval-granting process for this development proposal."

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REVISIONS
 REVISED BY: [Signature]

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Consultant:

POLYGON

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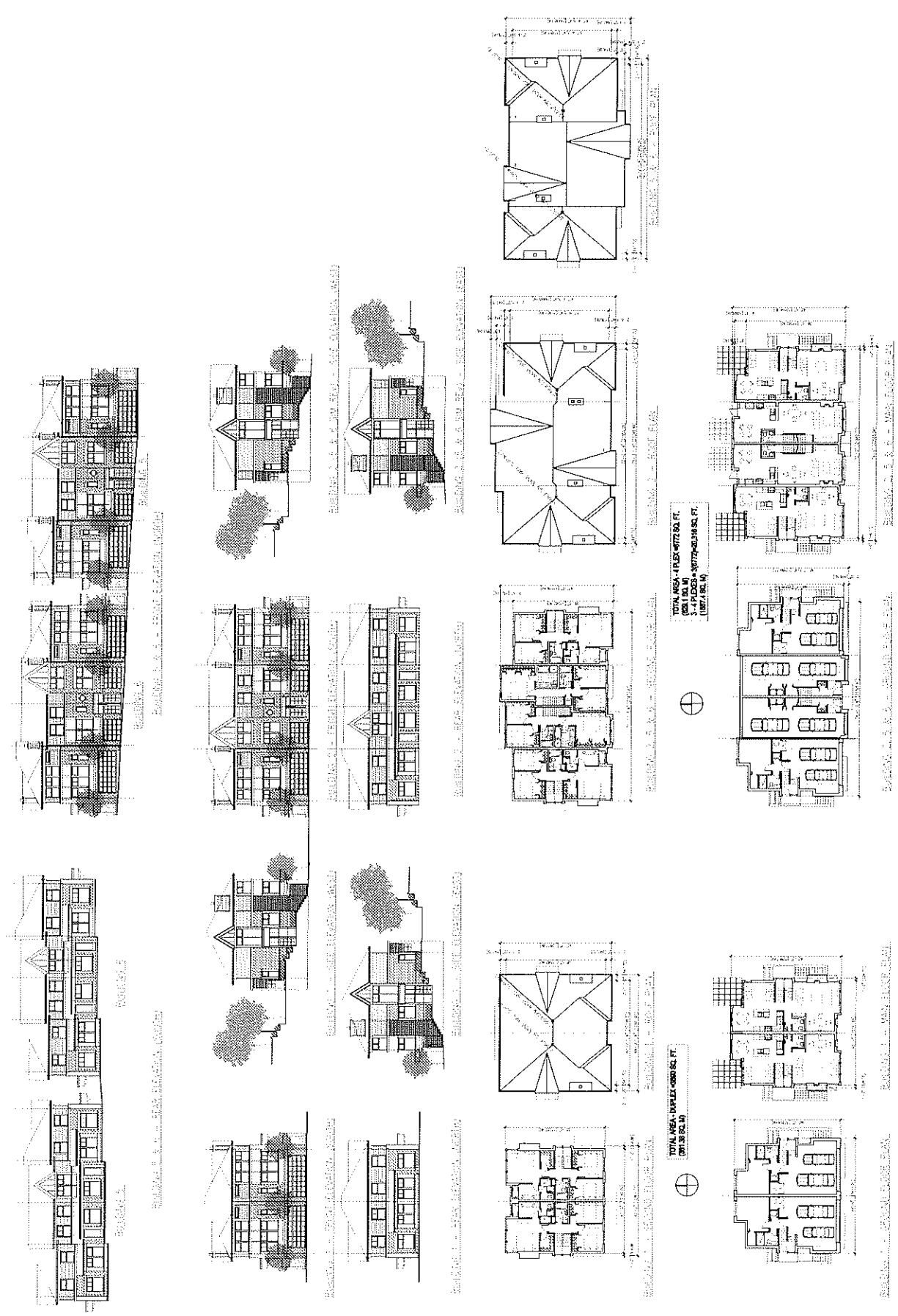
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Project:
 6550 ARBUCKLE STREET
 ST. VICENTS

Drawing Title:
 PLANS & ELEVATIONS
 BUILDINGS 1, 2, 5, & 6

Drawing No:

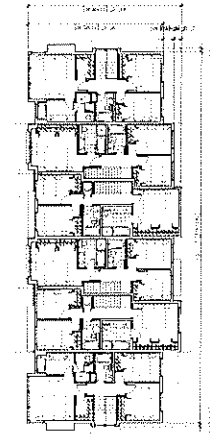
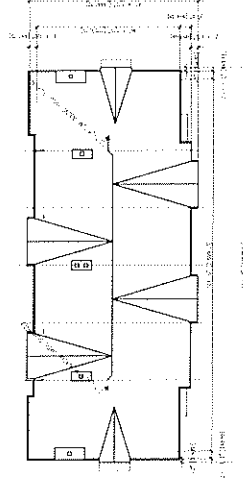
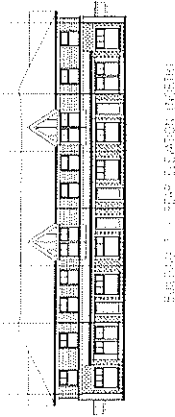
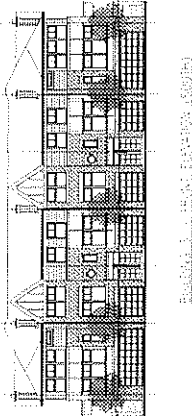
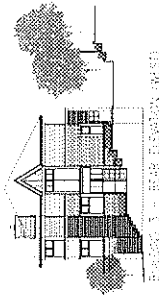
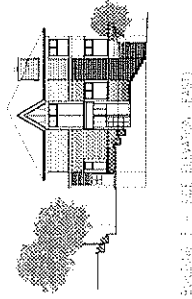
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12.14.05
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 MFL/AG

Revisions:

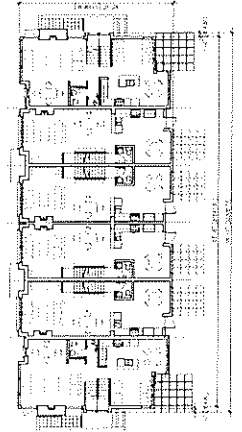
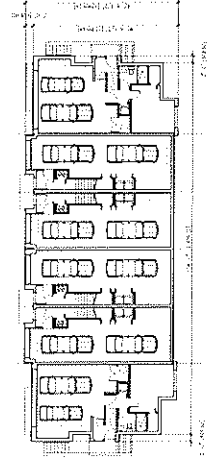


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PROJECT: 9650 JARVIS STREET
 ST. VICENTS

DATE: MAR 24/05
 SCALE: 1/200
 DRAWN: MFL/AG



Consultant:



POLYGON

Date: MAR 24/05
 Scale: 1/200
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Project:
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Name: _____
 RECEIVING SUBMISSION: _____
 DATE: _____

REFERENCE: _____

CONSULTANT: _____



POLYGON

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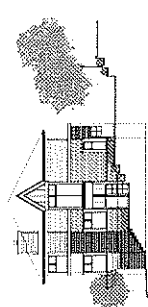
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Project: _____
 6650 ARBUTHNOT STREET
 ST. VINCENTS

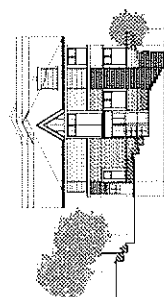
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 PLANS & ELEVATIONS
 BUILDING 1 - 6 FLEX

Drawing No. _____

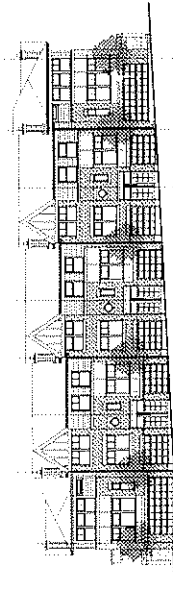
A203



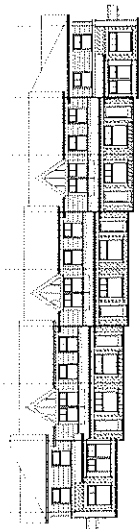
ELEVATION 1 - SOUTH ELEVATION (EAST)



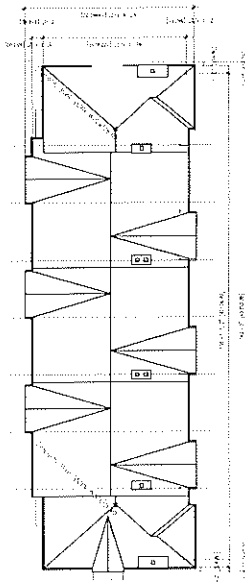
ELEVATION 1 - SOUTH ELEVATION (WEST)



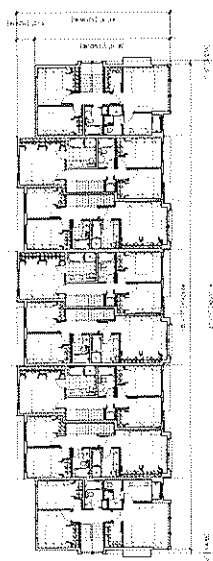
ELEVATION 2 - WEST ELEVATION (EAST)



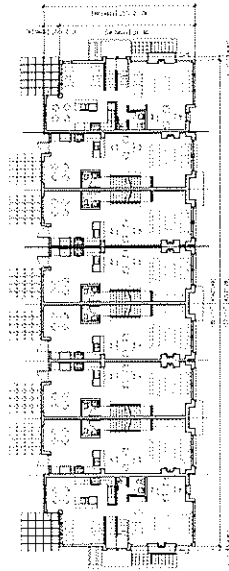
ELEVATION 2 - WEST ELEVATION (WEST)



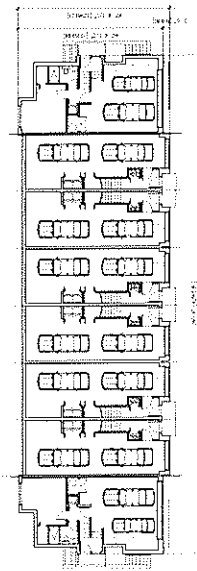
FLOOR PLAN - 2ND FLOOR (EAST)



FLOOR PLAN - 2ND FLOOR (WEST)



FLOOR PLAN - 3RD FLOOR (EAST)



FLOOR PLAN - 3RD FLOOR (WEST)

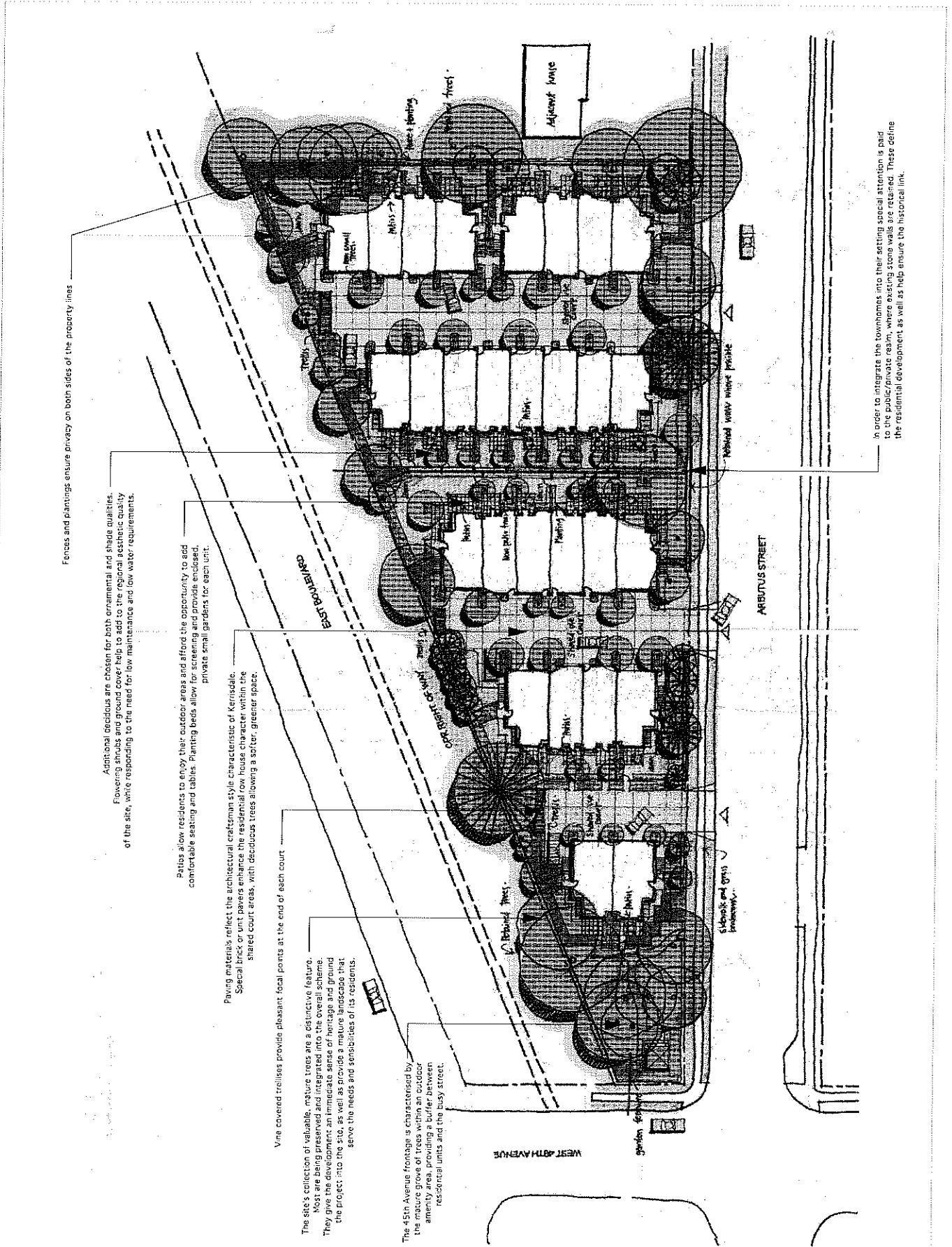
TOTAL AREA 6 FLEX = 10000 SQ FT (10000 SQ M)



P+A
Perry + Associates
Landscape Architecture
Site Planning
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Vancouver, B.C. V6J 1R2
T. 738-4118 F. 738-4116

PROPOSED TOWNHOME
DEVELOPMENT FOR
ST. VINCENT'S
DATE: 05/14/14
LANDSCAPE PLAN

PROJECT NO.	05-001
DATE	05/14/14
DESIGNER	PERRY + ASSOCIATES
CLIENT	ST. VINCENT'S
SCALE	AS SHOWN
DATE	05/14/14
BY	PERRY + ASSOCIATES
CHECKED BY	PERRY + ASSOCIATES
DATE	05/14/14
SCALE	AS SHOWN
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BY	PERRY + ASSOCIATES
CHECKED BY	PERRY + ASSOCIATES
DATE	05/14/14
SCALE	AS SHOWN



Fences and plantings ensure privacy on both sides of the property lines

Additional deciduous are chosen for both ornamental and shade qualities. Flowering shrubs and ground cover help to add to the regional aesthetic quality of the site, while responding to the need for low maintenance and low water requirements.

Patios allow residents to enjoy their outdoor areas and afford the opportunity to add comfortable seating and tables. Planting beds allow for screening and provide enclosed, private small gardens for each unit.

Paving materials reflect the architectural craftsman style characteristic of Kerrisdale. Special brick or unit pavers enhance the residential row house character within the shared court areas, with deciduous trees allowing a softer, greener space.

Vine covered trellises provide pleasant focal points at the end of each court

The site's collection of valuable, mature trees are a distinctive feature. Most are being preserved and integrated into the overall scheme. They give the development an immediate sense of heritage and ground the project into the site, as well as provide a mature landscape that serve the needs and sensibilities of its residents.

The 45th Avenue frontage is characterized by the mature grove of trees within an outdoor amenity area, providing a buffer between residential units and the busy street.

In order to integrate the townhomes into their setting special attention is paid to the public/private realm, where existing stone walls are retained. These define the residential development, as well as help ensure the historical link.

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	6650 Arbutus Street
Legal Description	Lot 6 of Lot 9, Block 2 South, District Lot 526, Plan 5310
Applicant	Andrew Rozen, Polygon Development 108 Ltd.
Architect	Nigel Baldwin
Property Owner	Providence Health Care Society
Developer	Polygon Development 108 Ltd.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	5 207.7 m ² (56,055.2 sq. ft.)	21.5 m ² (231 sq. ft.) - approx.	5 186.2 m ² (55,824.2 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	RS-5	CD-1	
USES	One-Family Dwelling	Multiple Dwellings	
DWELLING UNITS - if the site were subdivided	Approx. 6 (+ provision for a secondary suite)	28	
MAX. FLOOR SPACE RATIO	0.70 - conditional	0.83	
MAXIMUM HEIGHT	10.7 m (35.10 ft.) - conditional	10.7 m (35.10 ft.)	
MAX. NO. OF STOREYS	2 ½	2 ½	
PARKING SPACES	one per dwelling unit	56 residential spaces (+3 visitor spaces)	
FRONT YARD SETBACK - Arbutus Street	Front yard averaging	4.1 m (13.3 ft.)	
SIDE YARD SETBACK	15 percent of the site width	W. 49 th Ave. - 23 m (75 ft.) South property line - 4.6 m (15.0 ft.)	
REAR YARD SETBACK - Easterly property line	10.7 m (35.10 ft.)	2.8 m (9.2 ft.)	