

## SUMMARY AND RECOMMENDATION

**3. REZONING: 4887 Cambie Street**

**Summary:** To rezone the site from RS-1 (single family residential) to CD-1 (Comprehensive Development) to permit a three-unit freehold tenure rowhouse development, each parcel to include an additional secondary dwelling unit located on top of the garage at the rear.

**Applicant:** Art Cowie, Eikos Planning Inc.

**Recommended Approval:** By the Director of Planning, in consultation with the Subdivision Approving Officer, the Director of the Housing Centre and the Director of Real Estate Services.

- A. THAT the application by Art Cowie, Eikos Planning Inc. to rezone 4887 Cambie Street (Lot 9, Block 819, D.L. 526, Plan 7221) from RS-1 to CD-1, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 4887 Cambie Street" dated February 8, 2007, be approved subject to the following conditions:

**FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Eikos Planning Inc. and stamped "Received Planning Department (Rezoning Centre) June 20, 2006", 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**

## General

- (i) design development to reduce the height of the building to a maximum height of 9.2 m (30.18 ft.);

## Grade Transition

- (ii) design development to improve the grade transition at the street and interior property lines;

**(Note to Applicant:** The alteration of existing grade should be minimized at the property line by reducing the height of retaining walls as much as possible, to enable a more open and softer edge condition at the property line. Retaining walls, where required, should be stepped or terraced, not exceeding 2½ feet in height. Provide detailed grade information on the drawings indicating existing and proposed grades.)

## Neighbourliness

- (iii) design development to improve privacy between neighbours, reducing overlook between the proposal and the northerly property;

**(Note to Applicant:** This can be achieved by the following:

- increase the front yard setback of the northerly principal dwelling unit by approximately 4 feet;
- reduce the number and area of clear glazed windows facing the interior side yard and orient windows away from the interior side yard, where possible, by stepping of the building massing and through bay projections;
- modify the roof deck so it is further away from the interior side yard and provide landscape screening; and
- provide additional landscaping at the interior side yard.)

## Liveability

- (iv) design development to improve liveability by increasing daylight access and reducing shadowing on adjacent dwelling units;

**(Note to Applicant:** This can be achieved by the following:

- provide windows on the east wall of the secondary dwelling units while maintaining privacy with the principal dwelling units;
- enlarge the clerestory windows of the secondary dwelling units;
- enlarge and/or add more windows on the West 33<sup>rd</sup> Avenue facades;
- reduce the depth of the deeply recessed windows, second floor, principal dwelling units; and
- diminish the extent of projecting party walls at the roof deck level, utilizing lighter and lower in height screening and/or additional landscaping to meet privacy needs.)

- (v) design development to improve liveability, by increasing the amount of accessible open space for all dwelling units;

**(Note to Applicant:** This can be achieved by the following:

- increase the separation between the principal and secondary dwelling units by approximately 4 feet. [Note: This will likely necessitate a reduction in building depth of the principal dwelling]; and
- reduce the size of the rear deck to enable a more gradual transition to grade and a larger lawn area.)

## Architectural Expression

- (vi) design development to refine architectural expression and detailing:

**(Note to Applicant:** This can be achieved by the following:

- reduce the thickness and visual prominence of the exposed party walls;
- lightening and simplifying detail elements; and
- incorporate a lighter and warmer, brick colour.)

## Fire Access and Entry Identification

- (vii) confirmation on proposed addressing and fire access through the site, providing gated access through the rear yards and clearly identifying points of access and entry into all dwelling units;

**(Note to Applicant:** All three rear units facing the lane must have addresses posted in the lane. A graphic **must** be provided along Cambie Street to clearly indicate the location and address of all six units.)

- (viii) make suitable arrangements, to the satisfaction of the Chief Building Official and the Director of Legal Services, to provide an unobstructed path of travel from the street to the main entry of the centre rear unit for Fire Department access purposes;

**(Note to Applicant:** Should fences be provided along the path of travel, unlocked gates must be provided to ensure unobstructed access).

## Subdivision

- (ix) approval by the Subdivision Approving Officer and registration of a subdivision plan to create three parcels to fit the rowhouse proposal unless, at the sole discretion of the Approving Officer, registration of the plan would best be deferred until construction has sufficiently progressed on the party walls;

## Acoustics

- (x) submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigating measures;

## Landscape

- (xi) design development to provide a visual amenity to the street by realigning the walkway south off the southernmost infill, so that it exits to the flanking street, instead of the lane. The side yard south of the infill should be planted with a mixture of deciduous and evergreen shrubs;
- (xii) provide one additional Magnolia Tree in the rear yard in order to provide screening of the main buildings. The Magnolia could be placed next to the north unit, in the planter where three smaller Maples are proposed;
- (xiii) provide at the time of complete development permit application a full Landscape Plan. The Landscape Plan should illustrate plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale;

- (xiv) provide at the time of full development permit application large scale sections (1/4" = 1' or 1:50) illustrating the rear yard planters, retaining walls and proposed and existing grades. The section should run east to west; and

Crime Prevention through Environmental Design (CPTED)

- (xv) design development to take into consideration the principles of CPTED.

#### AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
  - (i) achieve preliminary approval from the Subdivision Approving Officer for a subdivision to create three parcels to fit the rowhouse proposal, noting that a condition of final subdivision approval will be a party wall agreement to the satisfaction of the Director of Legal Services;
  - (ii) make arrangements, to the satisfaction of the Director of Legal Services, for an agreement committing the proposed development to be governed by a party wall agreement drawn to the satisfaction of the Director of Legal Services and the City Manager;
  - (iii) make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning, to prohibit strata titling of the small rear secondary dwelling unit from the principal dwelling; and
  - (iv) make arrangements, to the satisfaction of the General Manager of Engineering Services for the 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.

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 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 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.

- B. THAT, enactment of the CD-1 Zoning By-law be subject to the City Manager and the Director of Legal Services approving the party wall agreement required for the freehold tenure rowhouses, failing which subdivision to create three separate legal parcels to occur by an alternative mechanism.
- C. THAT, the Subdivision By-law be amended as set out in Appendix B to Policy Report "CD-1 Rezoning - 4887 Cambie Street" dated February 8, 2007; 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.

(RZ. - 4887 Cambie Street)