

SUMMARY AND RECOMMENDATION

6. REZONING: 5429-5439 Willow Street

Summary: To rezone the site from RS-1 (single family residential) to CD-1 (Comprehensive Development) to permit a 10-unit townhouse development.

Applicant: Stuart Howard Architects Inc.

Recommended Approval: By the Director of Planning

- A. THAT the application by Stuart Howard Architects Inc. on behalf of Atelier Land to rezone 5429-5439 Willow Street (Lots 2 & 3, Block 867, District Lot 526, Plan 8454) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 10 townhouses at a floor space ratio of 1.0, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 5429-5439 Willow Street" dated February 22, 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 Stuart Howard Architects Inc., and stamped "Received by the City Planning Department", December 5, 2006 and January 7, 2007, 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, among other things, the following:

Design Development:

- (i) Design development to the building materiality, increasing substantially the amount of brick masonry on the building exterior.

Note to Applicant: The amount of brick masonry as indicated on the drawings is considerably less than what was earlier proposed. The applicant is advised that brick should be the predominate material, covering approximately two-thirds of the exterior walls. All building elevations should have a similar and consistent treatment, with equal amounts of brick on all building faces. Consider cladding the gable ends with brick as originally proposed.

- (ii) Clarification on the drawings that the proposed horizontal siding is either wood or a cementitious product with a true dimensional thickness.

Note to Applicant: The proposed building material should be of a traditional high quality and long lasting. All building elevations should have a consistent treatment.

- (iii) Design development to the building massing, removing the continuous planter box, street elevation.

Note to Applicant: Consider an alternative horizontal element(s) that is lighter and less boxy in appearance, while preserving the individual identity and vertical separation of the townhouse form.

- (iv) Design development to provide an entry canopy over all main dwelling unit entries.

- (v) Design development to improve pedestrian access to and from the lane.

Note to Applicant: Pedestrian access to and from the lane needs to be considered for recycling and garbage and pedestrian movement along the lane. Consider dividing the gate into two smaller leaves, noting that doors and gates need to swing in the direction of exiting.

- (vi) Design development to the parking, removing all unenclosed surface parking, which includes the two visitor parking spaces at grade, and providing more private outdoor amenity space and landscaping.

Note to Applicant: At grade parking is supported provided that parking spaces are enclosed within a dwelling unit and there is only one parking space per dwelling unit. Parking at grade exceeding more than one parking space per dwelling unit is not supported.

- (vii) Design development to enlarge the area of private open space for all dwelling units and further enhancement of the shared common outdoor space.

Note to Applicant: Roof decks are supported providing they do not create overlook conditions on neighbouring properties and not visible from the street. Roof decks should be modest in size and well screened with planting. Increase the size and depth of balconies where possible. Expand the common outdoor amenity space by reducing the private outdoor space of the two end rear units, providing bench seating and other landscape amenity features as may be appropriate.

CPTED (Crime Prevention through Environmental Design):

- (viii) Design development to take into consideration the principles of CPTED.

Landscape:

- (ix) Further design development to the private and common outdoor space in the rear yard.

Note to Applicant: The detail design of these spaces differs as illustrated on the Landscape Plan and Site Plan. Adjust the layout of the private outdoor spaces to accommodate a secure common green space to connect with the

lane. Replace the visitor parking spaces with green landscaped areas for common use. Refer to Design comment above.

- (x) Provide additional tree planting in the front yard (illustrated on the Landscape Plan).

Note to Applicant: Locate a new tree beside the pedestrian walkway at the south end of the site. New trees should be planted at 6 cm calliper for deciduous trees and 3.5 m high for evergreens, as per the Private Property Tree By-law.

- (xi) Provide night-lighting within the common courtyard area (illustrated on the Landscape Plan).

- (xii) Provide a legal survey illustrating the following information:

- existing trees 20 cm calliper or greater on the development site; and
- the public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.

- (xiii) Provide at the development permit stage a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include notation to confirm all existing trees to be removed and retained on the development site, on the adjacent boulevard, and within 6 feet of the property line on neighbouring properties.

- (xiv) Provide a report written by an ISA Certified Arborist confirming that all neighbouring trees will be protected.

Note to Applicant: Site visit revealed that there are neighbouring trees bordering the south and north property lines that will need to be considered for protection during construction. The trees include an evergreen hedge bordering the north property line and as well, evergreen trees bordering the south property line. There may be a conflict between constructing the proposed brick fence and preserving the hedge and trees.

- (xv) Provide section details at a minimum scale of $\frac{1}{4}'' = 1'-0''$ scale to illustrate proposed landscape elements including planters, paving, benches, fences/gates, arbours and trellises, posts, and walls. Planter section details should confirm depth of proposed planting on structures.

- (xvi) Clarification of the proposed paving in the autocourt on the Landscape and Site plans.

Note to Applicant: The use of permeable concrete paving is encouraged. Sections with widely-spaced pavers should be spaced at a maximum of 2" to ensure stability of the drive surface. Provide section details at $\frac{1}{4}'' = 1'-0''$ scale.

- (xvii) Provide a high-efficiency irrigation system in all landscaped common areas and hose bibs in all private landscaped patio areas (illustrated on the Landscape Plan).
- (xviii) Provide planting on the back boulevard (City property) to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The planting strip should be comprised of a layered, low planting, mature height and width not to exceed 3'-0" foot by 3'-0" with a minimum of 1'-0" lawn strip adjacent to the public sidewalk, as outlined in the COV policy for Special City Boulevard Planting.

- (xix) Provide protection for the proposed lane edge tree plantings.

Note to Applicant: Consider providing a raised curb edge with a minimum height of 6", bordering the plantings in the landscape setback at the lane as protection from moving vehicles. Curb should be located on private property. Provide a site specific elevation detail at ¼"=1'-0" scale.

- (xx) Provide notation on the Landscape Plan to read:

- For new street tree planting: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board. Contact Eileen Curran, phone: 604.871.6131, Engineering Services about street tree spacing and quantity. Contact Bill Stephen, ph: 604.257.8587, Park Board about tree species".
- For City tree removal: "City tree removal with permission of the General Manager of Engineering Service".

- (xxi) Provide dimensioned tree protection barriers (illustrated on the Landscape Plan) around the retained street trees and neighbouring trees located within 2 m of the property line adjacent to the development site, as per COV Guidelines.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications.
 - (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (1) Consolidation of Lots 2 and 3, Block 867, District Lot 526, Plan 8454.

- (2) 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.

(RZ. - 5429-5439 Willow Street)