

SUMMARY AND RECOMMENDATION

7. REZONING: 5909-5989 Oak Street

Summary: To rezone the site from RS-1 (single family residential) to CD-1 (Comprehensive Development) to permit a 31-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 the Eden Group of Companies to rezone 5909-5989 Oak Street (Lots 1 to 5, Block 1014, District Lot 526, Plan 7502) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 31 townhouses at a floor space ratio of 1.0, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 5909-5989 Oak Street" dated February 21, 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", September 29, 2006 and November 24, 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, among other things, the following:

Design Development:

- (i) Clarification on the drawings, indicating the materiality.

Note to Applicant: The base treatment should be predominately brick as suggested on the presentation drawings and consistently applied to all building elevations. Siding where it might occur should have a dimensional thickness similar to wood siding.

- (ii) Design development to improve the public realm interface along Oak Street, providing a second inner row of trees inside the property line.

Note to Applicant: A second row of trees is to be located inside the property line, providing a three foot clear width. Consider realigning entry stairs perpendicular to the main entry doors to achieve sufficient spacing for trees.

- (iii) Design development to the lane edge conditions, providing a layered landscape border and improving the orientation and visual connections of the rear facing townhouses towards the lane and the park.

Note to Applicant: Provide at the lane edge a three foot landscape setback with a raised curb edge, a continuous row of trees and low level pedestrian lighting. Fences should be located inside, to the east of the landscaped setback, with gated entries and specialty paving. The width of the inner courtyard may be reduced slightly to achieve these objectives.

- (iv) Design development to enclose and cover all open exit stairs to the parking structure, integrating with the architecture.

Note to Applicant: Stair enclosures should be consistent with the architectural material and detail expression.

- (v) Design development to improve dwelling unit identity through minor variations in architectural detailing.

Note to Applicant: Provide small differences in detailing at entries, porches etc. that distinguish and define dwelling unit individuality.

- (vi) Design development to the landscape courtyard, creating areas of special interest and focus, providing more variety and opportunities for social interaction.

Note to Applicant: The trellis element should be broken up into smaller, less continuous sections, allowing for more openness and views to the sky. Provide areas of special focus with bench seating and a water feature.

- (vii) Design development to the common amenity room, providing detailed floor plans.

Note to Applicant: The space should provide a small kitchen, washroom, storage, and gathering space. Consideration should be given to provide a fireplace.

- (viii) Clarification on the drawings, identifying all rooms and interior spaces.

Note to Applicant: Rooms in parking structure have not been identified.

CPTED (Crime Prevention through Environmental Design):

- (ix) Design Development to take into consideration the principles of CPTED.

Landscape:

- (x) Design development to provide a layered planting strip within the back boulevard (between the sidewalk and the property line) along Oak Street and West 43rd Avenue.

Note to Applicant: The planting strip should be comprised of a layered low planting, mature height and width not to exceed three foot by three foot, with

a minimum one foot lawn strip adjacent to the public sidewalk, to the satisfaction of the General Manager of Engineering Services.

- (xi) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs in all private landscaped patio areas (to be illustrated on the Landscape Plan).
- (xii) Provision of night-lighting within the common courtyard area (to be illustrated on the Landscape Plan).
- (xiii) 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.
- (xiv) 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 an outline of the proposed underground parking garage.
- (xv) Provision of section details at a minimum scale of ¼"=1'-0"scale to illustrate proposed landscape elements including planters on building structures, benches, fences/gates, arbours and trellises, posts and walls, and water feature. Planter section details should confirm depth of proposed planting on structures.
- (xvi) Provision of 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, ph: 604.871.6131, Engineering Services about street tree spacing and quantity. Contact Bill Stephen, Phone: 604 257.8587, Park Board about tree species".
 - For City tree removal: "City tree removal with permission of the General Manager of Engineering Service".

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 1 to 5, Block 1014, District Lot 526, Plan 7502.

- (2) Paving of the lane west of Oak Street from West 43rd Avenue south, adjacent the site.
- (3) Installation of a concrete lane entrance/pedestrian crossing at the lane entry on West 43rd Avenue.
- (4) Installation of street trees adjacent the site where space permits.
- (5) 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. - 5909-5989 Oak Street)