

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 6111-6161 Oak Street & 1007 West 46<sup>th</sup> Avenue**

**Summary:** To rezone this site from RS-1 (Residential One-Family) to CD-1 (Comprehensive Development District) to permit the construction of 30 townhouses at 2 and 2½ storeys with underground parking and a total floor space ratio of 1.0 FSR.

**Applicant:** Craig Rowland, Lистраor Development Corporation

**Recommended Approval:** By the Director of Planning

- A. THAT the application by Lистраor Development Corporation, to rezone 6111-6161 Oak Street and 1007 West 46th Avenue (Lots 12-15 of Lot 16, Block 10, DL 526, Plan 7908) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 30 townhouses at a floor space ratio of 1.0, generally as presented in Appendix A to Policy Report "CD-1 Rezoning - 6111-6161 Oak Street and 1007 West 46th Avenue" dated April 17, 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 Formwerks Architectural Inc., Architect, and stamped "Received City Planning Department", January 15, 2007 and March 1, 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 the following:

**Design Development:**

- (i) Design development to setback the retaining walls a minimum of 1'-0" from the property lines along Oak Street, West 45th and West 46th Avenues, with appropriate planted landscaping within this setback.
- (ii) Design development to achieve a maximum height of 3'-0" (measured from bottom to top of wall) for all retaining walls that directly face the public realm.
- (iii) Design development to address all changes in grade between the public sidewalk and the front yards of dwelling units with alternating flat terraces and retaining walls.

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Note to Applicant: The proposed berms are excessively steep and will inhibit proper maintenance for the planted landscaping. Furthermore, flat terraces will ensure soil retention during heavy rainfall.

- (iv) Material treatment of all retaining walls facing the public realm with stacked masonry of either quarried stone or true brick.

Note to Applicant: Considering that these retaining walls will face the street and sidewalk for the entire site length and width, the proposed poured concrete finish would be visually monotonous.

- (v) Material treatment of all exterior stairs accessed from the public realm to be in true brick or smooth-finished concrete.
- (vi) 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.

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

**Landscape:**

- (viii) Design development to provide a soft landscaped edge bordering Oak Street.

Note to Applicant: Planter walls should be kept to a minimum height and softened with plantings.

- (ix) Design development to ensure adequate planting depth for courtyard trees while maintaining a maximum height of 6 in. for raised planter walls.

Note to Applicant: Drop the slab wherever possible to provide tree planting depressions in the slab rather than relying on raised planters to hold soil.

- (x) 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.

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- (xi) 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.
- (xii) Provide 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.
- (xiii) 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, ph: 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 Services".

**CPTED (Crime Prevention through Environmental Design):**

- (xiv) Design development to take into consideration the principles of CPTED having particular regard for reducing opportunities for graffiti on the stair walls on Oak Street; theft in the underground; and residential break and enter.

**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 Director of Legal Services for the following:
    - (1) Consolidation of Lots 12 to 15 of Lot 16, Block 10, DL 526, Plan 7908.
    - (2) Provision of concrete sidewalks on West 45th and 46th Avenues adjacent to the site.

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- (3) Provision of standard concrete lane entries at both ends of the lane adjacent to the site.
- (4) Provision of speed humps in the lane west of Oak Street from West 45th to 46th Avenues.
- (5) Provision of street trees adjacent to the site where space permits.
- (6) 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.

B. THAT, the consequential amendment to the Subdivision By-law generally as presented in Appendix B to Policy Report "CD-1 Rezoning - 6111-6161 Oak Street and 1007 West 46th Avenue" dated April 17, 2007, be approved.

(CD-1 RZ. - 6111-6161 Oak Street and 1007 West 46<sup>th</sup> Avenue)