

CITY OF VANCOUVER



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 2, 2008
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Meeting Date: January 15, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning, Designation and Heritage Revitalization Agreement -
3238 Granville Street and the westerly portion of 1402 McRae Avenue

RECOMMENDATION

A. THAT the application by Formwerks Architectural, Inc., on behalf of Bell Holdings, to rezone:

- a) 3238 Granville Street described as PID: 008-075-948, Lot 1, Block 50, DL 526, Plan 4502; and
- b) portion of 1402 McRae Avenue described as PID: 011-533-200, Lot 2A, Block 50, DL 526, Plan 4502 and consisting of the westerly 1 519 m² (16,346 sq. ft.)

from FSD (First Shaughnessy District) to CD-1 (Comprehensive Development District) to permit a multiple dwelling use consisting of 16 townhouses having a total floor area of 3 328 m² (35,828 sq. ft.) be referred to a Public Hearing, together with:

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A;
- (ii) plans prepared by Formwerks Architectural, Inc., received April 16, 2007, presented in Appendix E; and
- (iii) the recommendation of the Director of Planning to approve the application, subject to approval of 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 the Public Hearing.

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

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 CD-1 Zoning By-law or at a time approved by the Director of Legal Services.

- C. THAT, should the CD-1 rezoning at 3238 Granville Street and the westerly portion of 1402 McRae Avenue be approved, Council by by-law designate as municipally-protected heritage property the Vancouver Heritage Register "A" listed building and front grounds at 1402 McRae Avenue;

FURTHER THAT the Director of Legal Services bring forward to the Public Hearing the by-law to designate as municipally protected heritage property the Vancouver Heritage Register "A" listed building and front grounds at 1402 McRae Avenue.

- D. THAT, should the CD-1 rezoning at 3238 Granville Street and the westerly portion of 1402 McRae Avenue be approved, Council authorize the Director of Legal Services to enter into a Heritage Revitalization Agreement to secure the rehabilitation, protection and on-going maintenance of the exterior of the Vancouver Heritage Register "A" listed building and front grounds at 1402 McRae Avenue, and to limit density on the site to that indicated in Development Permit No. DE411348;

FURTHER THAT the Director of Legal Services bring forward to the Public Hearing the by-law to authorize the Heritage Revitalization Agreement.

- E. THAT Recommendations A to D be adopted on the following conditions:
- i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

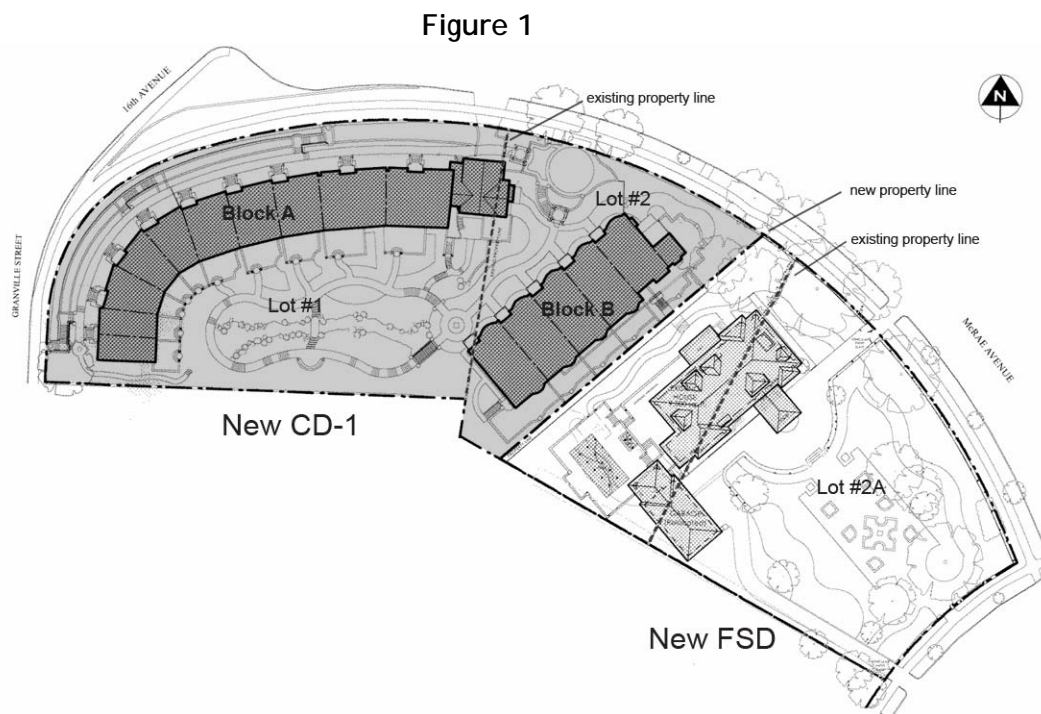
- Heritage Policies and Guidelines (May 13, 1986 amended through April 18, 1991);
- First Shaughnessy Official Development Plan (ODP) (May 11, 1982 amended through April 2004);

- First Shaughnessy Design Guidelines (May 11, 1982 amended through December 2001);
- Arbutus/Kerrisdale/Shaugnessy (ARKS) Community Vision (November 1, 2005); and
- Transfer of Density Policy, (January 25, 1983 amended through August 1, 2002).

PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Formwerks Architectural, Inc. on behalf of Bell Holdings to rezone 3238 Granville Street and the westerly portion of 1402 McRae Avenue from FSD (First Shaughnessy District) to CD-1 (Comprehensive Development District).

The application proposes retention of a Vancouver Heritage Register (VHR) "A" listed building (the Nichol House) and expansive front grounds situated on a three-lot site that stretches from Granville Street to The Crescent on McRae Avenue (Lots 1, 2, & 2A). In consideration for retaining this significant heritage resource in situ, and securing it through legal designation and a Heritage Revitalization Agreement (HRA) to prevent its future demolition, the applicant seeks approval for rezoning of a portion of the site from FSD to CD-1. The CD-1 portion will be developed with 16 townhouse units in two blocks (Blocks A and B), with underground parking containing 50 parking spaces accessed off McRae Avenue. A transfer of density from the FSD site to the CD-1 site would result in the combined sites achieving the same FSR (0.45) as could be achieved under the existing zoning. Maximum FSR for the CD-1 portion will be 0.63, while the portion of the site remaining in FSD will be maximum 0.23 FSR. See Figure 1 below.



[Note to Figure 1: In this report, the new lot proposed to the west is typically referred to as the CD-1 site, and the new lot proposed to contain the Nichol House and remain in the First Shaughnessy District is referred to as the FSD site.]

Prior to application submission, many development schemes for this site were evaluated based on their ability to retain the heritage resource in place, accomplish good urban design, minimize neighbourhood impact, and provide adequate compensation to the owner. No scheme reviewed was able to achieve all of these objectives *and* be accomplished using the compensation tools available within the FSD zoning, i.e., multiple conversion dwelling and infill.

Staff has assessed the application in light of existing Council policy, advice from three advisory panels, and neighbourhood comments. Several key issues emerge, including the appropriateness of the multiple dwelling use in First Shaughnessy, the density proposed, the impact particularly of the 5-unit townhouse building (Block B), tree removal in the undeveloped portion of the site, and the precedent which approval of this application might set for other development opportunities in First Shaughnessy. Staff feels there is substantial Council policy to support approval of the rezoning, and that specific issues pertaining to form of development are successfully resolved in the application and through recommendations in Appendix C of this report.

Multiple Dwelling Use and Density: The multiple dwelling use and increased density proposed on the CD-1 site are the key areas of departure from the existing FSD zoning. Multiple dwelling is not a listed use in the FSD zone, and density in FSD is restricted to 0.45, about two thirds of which may be above grade for new principal buildings. For this application, all of the 0.63 FSR on the CD-1 site is above grade, as is typical with multiple dwelling development throughout the City.

The Heritage Policies and Guidelines and the Transfer of Density policy that apply City-wide, and area-specific policies such as the ARKS Community Vision and First Shaughnessy ODP, express clear support for finding incentives to retain meritorious heritage buildings and landscapes. The Heritage Policies and the First Shaughnessy ODP permit relaxation of regulations, such as FSR and use, in order to achieve retention. Particular efforts to retain heritage "A" listed buildings are required in the Heritage Policies. Transfers of density between sites are allowed to promote heritage retention. In this case, the sites transferring and receiving the density are contiguous, allowing those neighbours who might be impacted by the increased density on one site to also benefit from the reduced density and heritage retention on the other site. The ARKS Vision directions support new housing forms on arterials, on large sites, and near shopping areas, all characteristics which this application meets, and the directions provide uncertain support (with more voting for than against this direction) for the townhouse form of development.

Siting and Scale of Block B: Feedback through a pre-application co-design process and three advisory panels, all of which voted in support of the proposal, indicate that preservation of the Nichol House and front grounds is strongly desired. Most accepted this requires some departure from existing regulations on the balance of the site in order to adequately compensate the applicant for providing the heritage retention, as is expected in Council policy.

Areas of concern stemming from staff's assessment of the zoning and Guidelines, reiterated by advisory panels and neighbours, focus on privacy between the Nichol House and Block B and compromise to the estate setting behind the Nichol House. In addition, views toward the Nichol House from McRae Avenue, and views west from the Nichol House, also raise concern. Some neighbours who responded felt Block B should be eliminated entirely.

Staff feels that elimination of Block B entirely would not achieve Council's expectations that the applicant be fairly compensated for the heritage retention. Equally important, staff feels the draft CD-1 By-law and design development recommendations in Appendix C, which require additional separation between Block B and the Nichol House, reduced height of Block B, and substantial landscape planting between the two buildings, will allow the project to successfully respond to the specific privacy and view issues raised.

Tree Retention on Undeveloped Lot: The application proposes removal of nearly all of the existing trees and vegetation on the new CD-1 site in order to accomplish the new development. This is of significant concern to neighbours, particularly those across from the site at Hydrocra Towers, 1445 Marpole Avenue.

While this tree removal is regrettable, staff notes that any development on this site, even that approvable under current zoning, would substantially alter the vegetation on this development site. Staff acknowledges the conclusions of the arborist's report that safe retention of all but a few of the most significant trees is unlikely. The applicant's landscape plan, coupled with staff recommendations in Appendix C, provides a rich replacement planting that meets the high expectations of the FSD zoning and Guidelines.

Precedent of Rezoning in First Shaughnessy: The majority of respondents to neighbourhood notification opposed the application, citing concern over the precedent which approval of the application might set for other development in First Shaughnessy. The Shaughnessy Heights Property Owners' Association (SHPOA), and neighbourhood representatives at the pre-application co-design sessions and on the First Shaughnessy Advisory Design Panel (FSADP), also indicated concern about precedent. Many felt saving meritorious houses from demolition could be prevented by Council in ways other than by approving this type of rezoning, either by using the incentive tools that already exist, or by establishing new tools.

With respect to concerns about precedent, this application provides a unique set of characteristics that are likely different from, and unlikely to be repeated on, other sites in First Shaughnessy. The significance of the Nichol House, in terms of architecture, grounds and history of ownership, places it as one of the most prominent homes in First Shaughnessy. The site, with its three lots, is one of, if not the largest, in all of First Shaughnessy. This allows the retention intact of almost half of the original estate, including grounds. The more densely developed CD-1 portion of the site is ideally situated to absorb this extra density, at the outer edge of the First Shaughnessy district, on two arterials (Granville Street and 16th Avenue), at the doorstep of the South Granville commercial district, beside the higher density RM-3 district, and on a corner where other multiple dwelling developments already exist. This combined set of site circumstances that supports this rezoning would be difficult to find elsewhere in First Shaughnessy, although staff would assess any future applications based on the individual merits, applicable Council policy, and neighbourhood and advisory panel input.

All available heritage incentive tools have been explored. Staff feels this rezoning application best meets the City's heritage retention objectives for this site.

Staff recommends that the application be referred to a Public Hearing, together with a draft CD-1 By-law, generally as shown in Appendix A, as well as a draft designation by-law and draft HRA by-law and a recommendation of the Director of Planning that they be approved, subject to the conditions of approval listed in Appendix C, including approval in principle of the form of development as shown in the plans received April 16, 2007 and included as Appendix E.

BACKGROUND

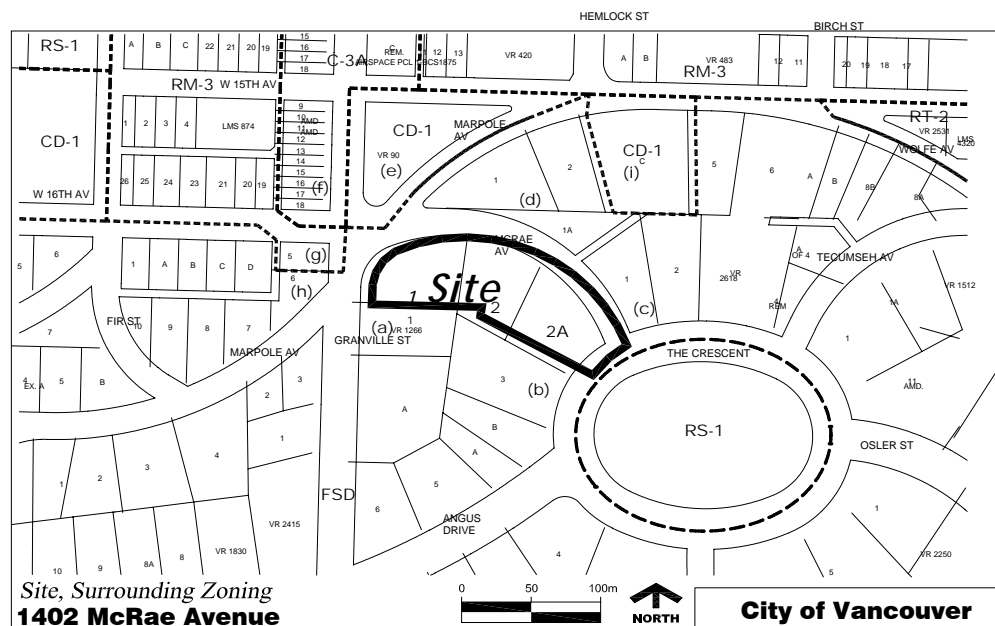
1. **Site Context:** The three legal lots (Lots 1, 2 and 2A) that comprise the site together measure 9 652 m² (103,906 sq. ft.), and are located on the southeast corner of Granville Street and McRae Avenue, extending up to The Crescent. Currently, the heritage “A” listed Nichol House, straddles lots 2 and 2A, and lot 1 has been vacant for many years and is overgrown with trees and shrubbery.

The future CD-1 site will consist of 5,237 m² (56,382 sq. ft.), located on the southeast corner of Granville Street and McRae Avenue, extending up toward The Crescent, and will comprise all of the existing Lot 1 and approximately half of the existing Lot 2.

The site is situated on the northern edge of the First Shaughnessy District, a predominantly single-family residential community that is generally bounded by East Boulevard to the west, Oak Street to the east, 16th Avenue to the north, and King Edward Avenue to the south. To the north of the First Shaughnessy District lies the South Granville area, with primarily RM-3 zoning, and the commercial C3-A district along Granville Street. Significant nearby developments are located on Figure 2 below and include:

- (a) 3290 Granville Street, “Five Cedars,” VHR ‘A’, multiple conversion dwelling with 4 units
- (b) 3351 The Crescent, VHR ‘B’, consulate
- (c) 1389 The Crescent, VHR ‘B’, single-family residential
- (d) 1469 McRae Avenue, “Hycroft,” VHR ‘B’, University Women’s Club
- (e) 1445 Marpole Avenue, “Hycroft Tower”, multiple dwelling with 158 units
- (f) 3195 Granville Street, commercial
- (g) 1500 West 16th Avenue, multiple dwelling
- (h) 1511 Marpole Avenue, single-family residential
- (i) 1441 McRae Avenue, multiple dwelling.

Figure 2



2. Historical Context of Development in First Shaughnessy: First Shaughnessy was first developed by the Canadian Pacific Railroad (CPR) prior to 1920. After initial development, the historic character of the neighbourhood was preserved through covenants on title, implemented by the CPR, which expired in the 1960's. Through the 1970's, a number of smaller parcel subdivisions and "out of character" houses were approved and built under the RS-1 zoning in place. The City, in response to neighbourhood organizations' initiatives, developed and implemented the First Shaughnessy District ODP and Guidelines in 1982, the intent of which is to preserve the single family estate character and historic pre-1940 architecture in the neighbourhood. The FSD ODP introduced an alternative to subdivision which entailed permitting conversion of pre-1940 character houses and the addition of infill residential units, both subject to minimum principal house size and site area requirements. This incentive approach was successful in the years immediately following plan implementation in the 1980's. However, it later became less attractive due to the increasing and relatively high value of new one-family dwellings on large estates. The historic character houses were again under threat of demolition.

In 2001, Council approved an HRA for a site at 3838 Cypress Street in First Shaughnessy, known as the Greencroft site. The project included designation and restoration of the heritage "A" listed house on site, division of the house into two residences, development of two infill dwellings on the site, and transfer of additional compensating density off site, out of First Shaughnessy. The HRA approach, and specifically the transfer of density out of First Shaughnessy, was employed to generate the additional incentives over and above those in the zoning to insure adequate compensation for retention of Greencroft.

The project was very controversial in the First Shaughnessy neighbourhood, raising a number of issues around appropriate forms of development, transfer of density as a tool for retaining First Shaughnessy heritage resources, and the transparency of the review process, particularly with respect to the financial arrangements and pro-forma analysis. The City commissioned a post-approval assessment of this project, specifically to review the use of density transfers outside of First Shaughnessy. A number of conclusions and recommendations were offered, some of which have been incorporated into this current application.

3. Policy Context: A number of City-wide and area specific policies are pertinent to this application.

- *City-wide Heritage Policies and Guidelines:* In these policies, Council has established as a goal the protection, through voluntary designation, of as many resources on the VHR as possible. The policies provide a standardized procedure for calculating density bonuses for specified zoning districts. While FSD is not a zoning district to which this procedure applies, staff generally followed the standardized approach to evaluate the economic viability of this application.
- *First Shaughnessy Official Development Plan:* The Official Development Plan, or ODP, is used to control and guide development in the First Shaughnessy District in conjunction with other applicable policies adopted by Council. The ODP sets out a number of goals that form the basis of planning and development, most aimed at preserving and promoting the continued historic elements of the district through controls on design and density.

The ODP permits the Director of Planning or the Development Permit Board to relax any of the regulations where literal enforcement would result in unnecessary hardship in preserving and restoring a pre-1940 building.

In addition, the ODP offers two development incentives to retain and restore pre-1940 principal buildings on site: the ability to add infill buildings to qualifying sites, and to convert larger buildings to contain multiple dwelling units. While the infill buildings must complement the design of the pre-1940 buildings, innovative design and more flexible siting is encouraged, provided the proposed development respects the estate-like appearance of large properties, the integrity of the streetscape, and the privacy and amenity of adjacent properties.

The permitted uses and regulations that apply to development make up the remainder of the ODP and are reviewed in relation to this application in the "Discussion" section of this report.

- *First Shaughnessy Design Guidelines:* These Guidelines are intended to complement the ODP by providing a contextual framework for reviewing development. The Guidelines describe the historical perspective and image of the area; outline the broad design principles that comprise Shaughnessy's design legacy; and provide specific design guidelines for the architecture and landscape of new development.

The broad principles address architectural design, estate scale, landscaping design, streetscape, and automobile treatment, while the specific guidelines address development in general, principal buildings, landscape, and stormwater. The guidelines note that preservation of the Shaughnessy character requires sensitivity to the relationship between the street, garden and house which is unique to this neighbourhood. While the Guidelines do not require new housing to replicate the older character housing in Shaughnessy, most new housing achieves this.

The performance of this application relative to both the broad and specific design advice in the Guidelines is assessed in detail in the "Discussion" section of this report.

- *Arbutus Ridge, Kerrisdale, Shaughnessy (ARKS) Community Vision:* The intent of the City's Community Vision program was to have communities, assisted by staff, develop Visions that incorporate a wide range of community interests and describe common ground for moving in supported directions. The Community Vision process for ARKS, conducted over two years between 2003-2005, was a process that included extensive outreach; the identification of community needs, ideas, issues, and opportunities on all the CityPlan topics; the creation of Vision options and directions; broad community voting on preferred options and directions; and Council approval of the final Vision.

Of particular relevance to this application are the ARKS Vision Directions pertaining to Retaining Heritage, New Housing Types and New Housing Locations, as specified in Appendix D.

- *Transfer of Density Policy and Procedures:* The Transfer of Density policy allows the transfer of density from one site to another provided that such a transfer will assist in achieving one or more of the listed objectives, one of which is to preserve heritage buildings or sites listed on the VHR, particularly where it is demonstrated that

residual and/or bonus density required for the building's rehabilitation cannot be used on the heritage site. In First Shaughnessy, transfer of density can only be considered between sites that are both within First Shaughnessy District or between sites that are in different zones but are both within the same block, as would be the case with this application.

It should be noted that transfer of density was one of the tools used in the Greencroft application discussed earlier. At that time, Council approved an exception to the Transfer of Density policy, allowing the density to be transferred out of First Shaughnessy, but at the same time, imposing a three year moratorium on additional density transfers in First Shaughnessy. That period is now complete, and while transfers of density within First Shaughnessy, or between sites within the same block but in different zoning districts, can again be considered, Council has not considered extending transferability outside of the First Shaughnessy boundaries. Staff is not recommending transfer of density outside of First Shaughnessy as part of this application, due to the amount of density already available for purchase from other qualifying sites.

4. Alternative Schemes considered and a Co-design process: The applicant was engaged in discussions with the City for two years and with the neighbourhood for six months, prior to application submission. At the outset, the applicant provided staff with a variety of development schemes that included demolition of the Nichol House, relocation of the Nichol House closer to The Crescent, and keeping the Nichol House in its current location, but infilling the front grounds. Several of these schemes are presented in Appendix F. None of the schemes explored could be achieved using the incentives available under existing zoning, i.e. multiple conversion dwelling and infill, and simultaneously accomplish City objectives of: 1) retaining the Nichol House and front grounds in situ; 2) accomplishing good urban design; 3) minimizing neighbourhood impact; and 4) adequately compensating the owner for the heritage retention.

The applicant's original preference at that point was to relocate the Nichol House closer to The Crescent and develop a variety of housing types (infill and rowhouses) on the remainder of the site. The applicant and staff felt it important to review options with community stakeholders, noting that all options required achieving a balance between the City objectives, listed above.

A series of co-design meetings was held over 4 evenings in the Fall of 2006. A detailed summary of these meetings, including participants, explorations, and conclusions is provided in Appendix D, Public Input.

Following the co-design meetings, the applicant evolved the scheme he felt was most supported through the co-design process and prepared for rezoning application submission. Prior to submission, the applicant presented the scheme to the FSADP, which indicated support in principle for the proposal to proceed to application stage. (See Appendix J for Minutes of the FSADP, February 1, 2007).

DISCUSSION

This application presents a challenging array of conflicting interests that staff has attempted to balance in preparing its recommendations. The key trade-off is whether retention in situ of the heritage "A" listed Nichol House and front grounds is of significant public benefit to warrant the introduction of multiple dwelling use of this scale in First Shaughnessy. Of additional importance is whether the proposed built form, density, massing, siting, landscape, and vehicle treatment are appropriately resolved.

1. Heritage

(a) Statement of Significance

The Statement of Significance (SOS) for the site was completed by Commonwealth Historic Resource Management Ltd. An SOS is a document that briefly explains why a site has historic and architectural value and lists its unique character-defining elements. In summary, the SOS indicates that the Arts and Crafts/Tudor Revival house, gardens, and extensive grounds, as well as notable families who have occupied the estate, all contribute toward the site's significance. The full SOS is provided in Appendix H.

(b) Conservation Plan

The Conservation Plan for the Nichol House is informed by the values and character-defining elements noted in the SOS. The house is very well maintained and has seen little alteration over its life. Given its excellent condition and the proposal to leave the house in situ with only minor modifications, little conservation work is required. Work proposed in the restoration of the front garden and the expanded veranda all respect approaches found in the *Standard and Guidelines for the Conservation of Historic Places in Canada* as well as the City of Vancouver's conservation guidelines. The scope of work proposed in the Conservation Plan is provided in Appendix H.

(c) Economic Viability

Heritage Policies and Guidelines direct staff to assess the economic viability of retaining heritage "A" listed buildings, and to provide incentives commensurate with the cost of retention whenever possible. This assessment is done through staff's review of a financial pro forma prepared by the applicant. For this site, a number of schemes were reviewed and assessed for viability, including the scheme presented in this application. Not all were considered financially viable; however, this application is considered viable, but does not provide undue profit to the applicant.

The specific approach used to assess viability in this case was consistent with the method outlined in the Heritage Policies and Guidelines, and included:

- a) an estimate of the value, which includes three developable subdivided parcels, unencumbered by the heritage building (i.e., the market land value under the existing zoning without the heritage building);
- b) an estimate of the encumbered land value under the existing FSD zoning, assuming the heritage building is retained and restored; and
- c) the difference between a) and b) above, which represents the shortfall costs associated with heritage retention.

To provide compensation for those shortfall costs, the CD-1 site is proposed to be rezoned for multiple dwelling use at a higher density (approximately 0.63 FSR) than the existing zoning allows for those lots. As noted earlier, the remaining FSD site containing the heritage house and front grounds would have density lower than allowed (0.23 FSR) under the existing zoning, and the combined total FSR would continue to meet the FSD zoning maximum of 0.45 FSR. Staff's analysis of the pro forma concluded that the land value of the CD-1 site if rezoned as proposed, together with the FSD site when encumbered with the house as proposed in the HRA, would compensate for the costs of heritage preservation as set out in the above-noted shortfall methodology, without resulting in an undue profit.

2. Form of Development

Both the proposed CD-1 site and the remaining FSD site with the heritage house have been assessed in light of the FSD zoning regulations, the FSD Guidelines and where applicable, the ARKS Community Vision. With few exceptions, the FSD site continues to meet all aspects of the zoning, Guidelines and Vision, with variances detailed below. Developing the proposal to achieve near-complete adherence to these policies for the FSD site has resulted in the CD-1 site departing from these policies in several significant ways, detailed below. Staff feels this departure is acceptable, if coupled with the recommended design development conditions in Appendix C, given the significant heritage retention proposed on the balance of the site and the public interest goals this achieves.

(a) Land Use

For this application, on the FSD site, the heritage house will remain as a single family residential dwelling, which is consistent with all aspects of both the FSD zoning and Guidelines regarding land use.

On the CD-1 site, multiple dwelling use is proposed, and is one of the key variances of this proposal from the FSD zoning. Heritage Policies and Guidelines direct staff to find incentives for the retention of meritorious homes, and the ODP allows for relaxation of any regulation to further such retention. The ARKS Vision supports new housing forms on large sites, near transit and shopping. (See Appendix D for full text of Vision Directions.) In this case, varying the use to allow multiple dwelling is consistent with the policy objectives, and staff are confident that the multiple dwelling use can be successfully achieved.

The existing FSD zoning does offer two residential uses that are more intensive than single-family dwellings, to help preserve a pre-1940 house. Development under these scenarios was explored. For this site, Lots 2 and 2A could achieve up to 8 units: 4 units in the Nichol House through a multiple conversion dwelling and 4 units through infill. Lot 1, with no pre-1940's house, could develop two single-family homes, for a combined total of 10 units. Staff concluded on the basis of urban design and economic viability that this site could not be developed using existing zoning tools without compromising the heritage retention effort.

(b) Density

The FSD regulations permit a maximum density of 0.45 FSR overall, and limit the amount of above-grade floor area for a new principal building to 0.25 FSR plus 139 m².

These densities translate into 4 343 m² (46,758 sq. ft.) of floor area in total for the three lots, of which 2 552 m² (27,473 sq. ft.) could be located above grade in new principal buildings. The current density on the site is 0.12 FSR.

Together, the CD-1 site and FSD site propose an overall density of 0.45 FSR. For the CD-1 site alone, the proposed density is approximately 0.63 FSR, and for the FSD site alone, the proposed density is approximately 0.23 FSR. This translates into 3 328 m² (35,828 sq. ft.) on the CD-1 site, and 1 015 m² (10,930 sq. ft.) on the FSD site. Staff supports the proposed overall density, noting its adherence to the existing FSD zoning.

The CD-1 development proposes to locate all of its density above grade, as is typical in multiple dwellings. From an urban design perspective, staff assessed in detail the effect of this above-grade floor area on nearby sites and on the streetscape, and, in consideration of the advice from the Panels and neighbours, concluded some revision is warranted for Block B.

Block A presents to McRae Avenue a row of eleven mostly two-storey townhouses. By following the curve of McRae Avenue, Block A achieves a substantial separation from Five Cedars, the residential building to the south. The effect of the above grade floor area in Block A is also mitigated by its location at the lower end of the site, near to the higher density uses and building heights on Granville Street.

In contrast, the massing of Block B presents more of a challenge. The five-unit townhouse is located on the east side of the CD-1 site, uphill from Block A and closer to the Nichol House. Some of the visual effect of the proposed mass will be balanced by the height of the Nichol House itself (about 43 ft.) and its position on the hill above. Some degree of size as expressed onto the street is also supported by the ODP principle that new principal buildings should provide physical prominence when viewed in a landscaped setting. However, the vertical and horizontal positioning of Block B in relation to the Nichol House may be seen as unduly crowding the Heritage building. The proposed height and setback are discussed more fully in the *Height* and *Setback* sections, below. With these aspects of Block B to be addressed through the recommended CD-1 by-law regulations, as well as the design development conditions provided in Appendix C, staff supports the proposed density.

(c) Height

The zoning allows a maximum building height of the lesser of 10.7 m (35.1 ft.) or two and a half storeys. The ODP also seeks a *minimum* of two storeys for principal buildings in order to preserve the traditional architectural scale.

The Nichol House on the FSD site, as a pre-1940's structure, is not subject to the regulations, and measures approximately 43 ft.

The CD-1 application proposes a maximum building height of 35.1 ft., but 37 ft. for a portion of Block A, in the northwest corner of the site where the grade along the property line dips down. (See Appendix E for elevations). Given the location of the extra building height on the busiest corner of the site, facing Granville Street and 16th Avenue, staff feels that an extra 2.5 ft. for limited portions is supportable.

The CD-1 development also proposes that the five units in Block B and the easternmost unit in Block A be three storeys high, representing one-half storey in excess of the FSD regulations. In the case of the single unit in Block A, staff feels that the extra storey height offers a logical terminus or conclusion to the row of townhouses, and noting that the regulation building height is not exceeded. The height of Block B offers its future residents a chance to enjoy the best views from the site, to the northwest. However, the effect of this height on views to the Nichol house and on the future residents of the Nichol House is of concern. While the overall height of Block B can be adjusted in a number of ways -- through the number of storeys, the maximum building height, the floor to floor height, the main floor elevation, or even its location up or down the slope -- the result should seek to preserve some views from the Nichol House. Establishing an absolute datum height limit of 272.0 ft. (or approximately 30.5 ft.) for Block B, as recommended in the draft by-law, would permit a resident on the second floor of the Nichol House to see over the top of Block B, while still permitting some design flexibility to benefit Block B residents and achieve the proposed density.

(d) Setbacks

The ODP regulations call for a minimum front yard of 9 m (29.5 ft.), side yards of 4.5 m (14.76 ft.), and a rear yard of 10.7 m (35.1 ft.) for a principal building.

With the recommendations proposed in Appendix C, the FSD site would meet the above requirements for front, side and rear yards.

The irregular shape of the CD-1 site warrant a graphic illustration of what is considered front, side and rear yards for this application. This is shown in Figure 1 of Appendix A. Staff consider the proposed yards will provide the open space around the townhouse buildings to be substantially in accordance with the FSD zoning. A separation greater than required is provided to the benefit of the residential building to the south. A 30 ft. yard is provided along most of the north property line, compared to the 14.76 ft. required for a side yard in the ODP. The extra space permits more greenery, setback from a busy street, and a more gradual change of grade from the sidewalk up to the dwelling units. A portion at the eastern end of Block A is set back 22 ft. rather than 30 ft. to emphasize the end of the townhouse row. The greater than required setback along the long, north side of the site compensates for the limited reductions in normally required yards at the southern tips of Block A and Block B. In both cases the reduced yards permit more flexibility to achieve other design goals, and are located away from the southern neighbour. Staff supports the proposed setbacks, with the recommendations in Appendix C.

(e) Site Coverage

The FSD allows a maximum site coverage of 35%, and both the FSD and CD-1 sites are well within that.

(f) Siting

Siting of new development is an important aspect of the FSD zoning and Guidelines, with particular emphasis on how buildings are viewed from the street, respect for

privacy, reinforcement of the prominence of the principal building, and retention of mature vegetation.

The FSD site proposes retention of the heritage house in situ, preserving the entire front grounds of the property and all mature landscaping. Through requirements specified in the HRA, the grounds will be restored to and maintained in their original state. The proposal also includes relocation of the garage from the rear yard to the front yard, and development of a patio/pool area in the side yard. Staff concludes this is an acceptable alteration. The existing garage is to be retained as described, since it is noted in the SOS as an important element in the home's formal landscape. However, staff seek further design development in Appendix C to address privacy concerns of the new outdoor space vis-à-vis its proximity to Block B on the CD-1 site.

In general, the CD-1 scheme meets the expectations of the FSD zoning and Guidelines with regard to the prominence of principal buildings, respect and privacy of the neighbouring buildings, and well-landscaped setting. Some elements of the FSD zoning and Guidelines are less applicable given the unique nature of this site and the multiple dwelling use. The proposal does a good job of orienting the principal buildings, especially Block A, to achieve an even street presence considering the number of streets involved and their curving layouts.

The CD-1 proposal poses two areas of concern, both of which can be mitigated through the design development conditions recommended in Appendix C. First, nearly all existing vegetation on the site is proposed to be removed, with the exception of two mature trees near the vehicle access off Marpole Avenue, and potentially one significant tree in the southwestern corner of the site on Granville Street. This is of significant concern to neighbours. However, staff accepts that the applicant's requirement in the Guidelines to review alternative siting schemes has been met, and that any viable redevelopment of this site would trigger the removal of most of the existing treed areas. The arborist report submitted with this application indicates that should select trees on the site be retained, their health and stability would be compromised. Staff does recommend continued efforts, as design development evolves, to retain trees wherever possible. Staff feels that overall, the proposed landscape plan for the CD-1 site provides a high quality, abundant landscape within the site and at the property edges forming the streetscape view.

Second, the proposed siting of Block B challenges the FSD zoning and Guidelines which seek to carefully site new development so as to respect adjacent private outdoor areas. In this case, the new outdoor area proposed for the FSD site is close to the Block B building, and even closer to the units' rear patios. This proximity was particularly noted by the FSADP, UDP and VHC, and in neighbours' responses to public notification. Staff recommends additional privacy screening, which in combination with the design development conditions regarding height and setback, will address this concern.

(g) Built Form

The FSD zoning and Guidelines seek a number of built form attributes in addition to those noted above. These attributes pertain to architectural style and quality;

prominence of the principal building, as well as roof, window and entranceway features; neighbourliness; and automobile treatment.

In general, the FSD site already achieves an exemplary degree of consistency with these expectations, while the CD-1 site meets the majority of goals for built form. A detailed rationale which compares the proposed built form and streetscape to the ODP and Guidelines has been provided by the applicant and is attached in Appendix E. Many of the detailed design considerations expressed in the ODP and the Guidelines are more appropriately provided at the development permit stage. Staff will continue to expect this project to achieve all aspects of the ODP and Guidelines, except as varied in the CD-1 by-law, at the development permit stage.

(h) Landscape/Streetscape

The FSD zoning and Guidelines both seek landscape treatments that complement new developments in the high quality manner which exists throughout First Shaughnessy and that observe the strong relationship between landscape and streetscape.

The Guidelines place strong emphasis on the retention of mature planting and development of substantial supplementary planting; a rich and consistent relationship between house and landscaping as presented to the street; and careful attention to the Shaughnessy streetscape elements of section, elevation and plan.

The proposal to retain all of the mature trees on the FSD site, and to restore the formal gardens to their original state, fully achieves the expectations of both the zoning and Guidelines with respect to landscape treatment.

On the CD-1 site, by replacing the currently undeveloped portion of the site with a new multiple dwelling and crafted landscape, the proposal will make a substantial change to the streetscape in terms of what occurs on private property. However, there are essentially no changes to the public portion of the streetscape, as the CD-1 proposal maintains the existing single curb cut and street trees.

The proposal for the CD-1 site requires the removal of the existing tree canopy and the establishment of a new landscape. Where retention of mature planting cannot be accomplished, the new development is expected to be so well designed and integrated with the Shaughnessy image that it compensates for the lost vegetation, implementing the landscape design principles of layering, screening and filigreeing to the same standard as exists throughout First Shaughnessy.

Staff feels the new landscape design is of a high quality with abundant greenery proposed both within the site and at the property edges forming the streetscape view. The landscape proposal includes a park-like commons set apart from the public view of the street with amenities for the residents including water feature and pathways. The landscape edges bordering the street include terracing with a combination of greenery at the street level.

Staff recommends improvements to the public realm with additions of plantings along the street and a more substantial buffer between the rear patios of Block B and the north yard of the neighbouring Nichol House.

(i) Views

The FSD zoning indicates that new development should respect existing or potential views of the central business district, harbour or North Shore mountains from neighbouring properties and the street.

Given the substantial presence of Hycroft Tower directly to the north of the CD-1 site, there are no significant views as defined in the ODP. However, staff have given some consideration to the most valuable views from the CD-1 and Heritage sites. These are addressed in the *Height* section, above.

3. Parking and Traffic

This development site is situated at a major intersection that is well served by transit. The proposal includes underground parking for 29 residential spaces, 19 visitor spaces and 2 disability spaces (50 spaces total) and is accessed via a single driveway entrance off McRae Avenue. The proposed parking meets the by-law standard for multiple dwelling, and traffic impacts resulting from the rezoning are expected to be insignificant.

A traffic impact study was requested to address neighbours' concerns regarding the number of vehicle trips generated by the site, the impact on the neighbourhood and the concern by some that 50 underground parking spaces is too many and will generate more traffic. The number of vehicle trips this development is expected to generate during the weekday morning peak is 11; 3 entering the site from either direction and 8 exiting the site in either direction. The number of vehicle trips expected to generate during weekday afternoon peak is 13; 7 entering the site from either direction and 6 exiting the site in either direction. When added to the existing traffic volumes for the adjacent streets, traffic generated by the development would generally be unnoticed by the residents.

The Parking By-law requires 24 residential parking spaces and a minimum of 20 Class A bicycle parking spaces for multiple dwellings. Staff feels that a minimum of 5 Class B bicycle spaces is also warranted. The provision of visitor parking is not a requirement of the site, however, the applicant has indicated that parking on the adjacent roadways can be problematic at times with existing parking restrictions and limited availability on Granville Street and have chosen to provide on-site underground parking to help minimize use of the surrounding streets for parking.

Although staff supports the provision of less parking to encourage the use of transit to and from this site, maximum parking provisions have not been set and provision of underground visitor parking is viewed as a positive means of decreasing the impact of parking for this site on the local road network.

4. Stormwater Storage

Both the FSD zoning and Guidelines call for construction of a stormwater storage system, which staff recommended in Appendix C.

5. Sustainability

Although neither the FSD zoning nor Guidelines discuss sustainability aspects of new developments in First Shaughnessy, Council has indicated a desire, through the City's Green Building Strategy, for all developments in the City to incorporate sustainability into their proposals. Appendix I outlines the applicant's sustainability program. Staff recommends submission of a LEED checklist to better understand how the proposed sustainability program measures against the LEED criteria. Staff, in Appendix C, encourages the applicant to attain the equivalent of LEED Silver.

PUBLIC INPUT

This application has undergone considerable public review both in the pre-application phase, and following application submission.

Prior to application submission, the City took the unusual step, with the applicant, of hosting a series of co-design meetings. The four sessions gave interested neighbourhood and heritage organizations, as well as immediately adjacent neighbours, an opportunity to provide input into development options under exploration. Staff feels the rezoning application submitted reflects consideration of viewpoints expressed through the co-design process, noting the continued concern from Shaughnessy residents about the multiple dwelling use and density proposed and the precedent this might set.

Following application submission, the City sent notification letters to over 550 property owners within an approximately two-block radius, advising people of the application (Notification boundaries are shown in Appendix G). An initial Open House was held in the neighbourhood, followed by a meeting at Hycroft Towers to discuss some of the residents' particular concerns. Staff also attended a meeting of the SHPOA Board in December 2007.

There has been a considerable neighbourhood response to the application, with comments focusing on the proposed multiple dwelling use, increased density, proximity between the Nichol House and Block B, parking and traffic impacts, loss of the treed area in lot 1, and the precedent which Council approval of this application might set for future development in First Shaughnessy.

Staff feels the recommended draft CD-1 By-law, as well as the design development conditions outlined in Appendix C, respond to many of the specific issues raised by the application, especially with respect to the siting and scale of Block B in relation to the Nichol House. However, by definition, not all concerns raised in a rezoning can be addressed, such as those that seek strict conformance to the existing zoning regulations, in this case, regulations pertaining to use and density.

A full summary of comments is provided in Appendix D.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

COMMENTS OF THE APPLICANT

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

"We are pleased that we have gained official support for this proposal as documented herein. We look positively forward to being granted the final approvals necessary to see this exciting project through to development and feel strongly that the end result will be worth the efforts of all who have helped to shape it."

CONCLUSION

This application provides an opportunity to secure a valuable heritage resource, while new development on the balance of the rezoning site offers an urban design response appropriate for this location. While further refinement on some aspects of the proposal is needed, staff expects the project will achieve the high quality intended for developments in this neighbourhood. The Director of Planning recommends that the application be referred to a public hearing, together with a draft CD-1 by-law generally as shown in Appendix A, a draft designation By-law and an HRA By-law, and a recommendation of the Director of Planning that the application be approved, subject to the conditions listed in Appendix C, including approval in principle of the form of development as shown in plans included here as Appendix E.

* * * * *

List of Appendices

Appendix A	Draft CD-1 By-Law
Appendix B	Draft Subdivision By-Law Amendment
Appendix C	Proposed Conditions of Approval
Appendix D	Additional Information <ul style="list-style-type: none">• Details of Proposal• Public Input• Comments from General Manager, Engineering Services• Comments from Processing Centre - Building• Comments from Fire and Rescue Services• ARKS Community Vision Directions• Environmental Implications• Social Implications• Comments of the Applicant
Appendix E	Application plans and rationale
Appendix F	Alternative development schemes
Appendix G	Map of notification areas (pre-application co-design sessions and post-application neighbourhood notification)
Appendix H	Heritage Statement of Significance and Conservation Plan
Appendix I	Applicant's Sustainability Rationale
Appendix J	Minutes from First Shaughnessy Advisory Design Panel, Vancouver Heritage Commission and Urban Design Panel
Appendix K	Applicant, Property and Development Proposal Information

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.

A site area of 5 237 m² (56,382 sq. ft.) before dedications is assumed for purposes of calculations in this by-law.

Uses

- Dwelling Uses, limited to Multiple Dwelling.

Density

- The number of dwelling units on the site must not exceed 16.
- A maximum floor area of 3 328 m² (35,828 sq. ft.).
- The following shall be included in the computation of floor space ratio:
 - all floors, including earthen floor, to be measured to the extreme outer limits of the building; and
 - stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- The following shall be excluded in the computation of floor space ratio:
 - a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;
 - b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
 - c) where floors are used for off-street parking and loading, bicycle storage, which are at or below grade;
 - d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m (3.9 ft.); or
 - (iii) under covered verandas or porches as described in section (f) below, and to which there is no permanent means of access;
 - e) floors located at or below finished grade with a ceiling height of less than 1.2 m (3.9ft.);
 - f) covered verandas or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by partial walls or guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under clause (a) of this section, does not exceed 13% of the permitted floor space; and

- g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000;
- h) above grade storage to a maximum of 3.7 m² (40 sq. ft.) per unit; and
- i) below grade mechanical space, to a maximum of 158 m² (1,700 sq. ft.), except that no contiguous mechanical space may exceed 11.6 m² (125 sq. ft.).

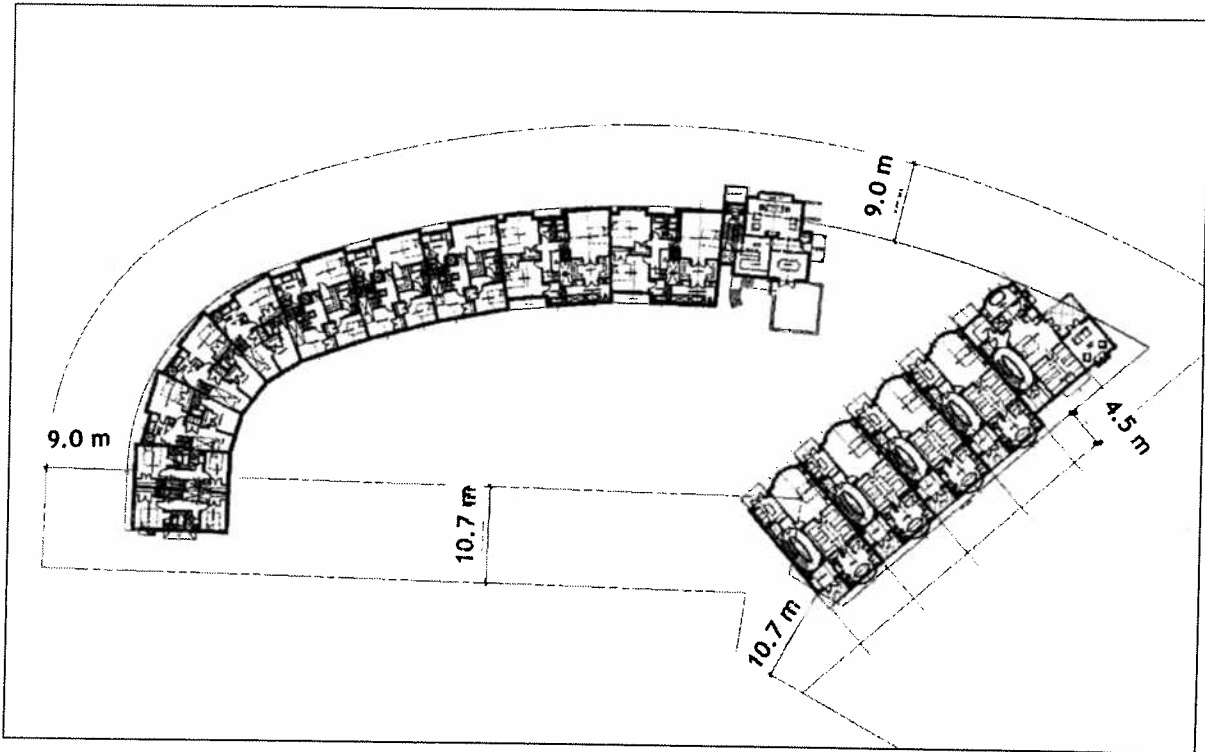
Height

- The maximum height shall be:
 - * for Block A (11 unit townhouses), the maximum height is 10.66 m (35 ft.) measured from existing grade. All but the easternmost unit is limited to two storeys, and the easternmost unit is limited to three storeys. The Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height of Block A to a height not exceeding 11.27 m (37 ft.) in locations to accommodate grade changes.
 - * for Block B (5 unit townhouses), the maximum height must not exceed the geodetic elevation of 82.9 m (272 ft.)

Setbacks

- The minimum setbacks shall be:
 - * 9 m (29.55 ft.) from the north and west property lines, except that the Director of Planning or Development Permit Board, as the case may be, may permit limited portions along the north property lines to be reduced to 6.7 m (22 ft.).
 - * 4.5 m (14.75 ft.) from the east property line.
 - * 10.7 m (35 ft.) from the south property line, except that for Block A, portions located within 21 m (69 ft.) of the west property line to be reduced to 4.5 m (14.75 ft.), and for Block B, portions located within 21 m (69 ft.) of the east property line to be reduced to 4.5 m (14.75 ft.).

As depicted in the diagram below.



Site Coverage

- The area of impermeable materials, including building coverage, shall not exceed 35% of the total site area, except that the Director of Planning may increase this amount for developments providing underground parking.
- For the purposes of the section above, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.
- Notwithstanding the first section above, gravel, river rock less than 5 cm in size, wood chips, bark mulch, permeable pavers, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below, are excluded from the area of impermeable materials.

Parking

- Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law, except that there must be at least 1.5 parking spaces for each dwelling unit.

Acoustics

- A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

SUBDIVISION BY-LAW AMENDMENT

A consequential amendment is required to delete 3238 Granville Street and the western portion of 1402 McRae Avenue altogether consisting of 5 237 m² (56,382 sq. ft.) from the FSD 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 Formwerks Architectural Inc., and stamped "Received by the City Planning Department", April 16, 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 or Development Permit Board, who shall have particular regard to, among other things, the following:

Design Development:

- 1.1 design development to achieve the FSD ODP and First Shaughnessy Guidelines, with the exception of those provisions specifically varied in the CD-1 By-law.

Note to Applicant: Greater variety and distinction of facades for units in Block A should be achieved.

- 1.2 specify materials and finishes consistent with exemplary pre-1940 developments and the design guidelines;

Note to Applicant: Avoid economy measures such as chain link fencing or asphalt paving.

- 1.3 horizontal separation between the main floor walls of the Nichol House and any new building to be no less than 62 feet;

- 1.4 provision of an east property line for the CD-1 site located at least 10.7 m (35.1 ft.) from the Nichol House;

Note to Applicant: Porch columns may not intrude into a required yard.

- 1.5 establish a greater degree of visual privacy between the proposed swimming pool and Block B through added planting and other forms of screening;

Note to Applicant: Consider incorporating terraced planter walls along the southeast property line to soften the sharp grade change between the neighbouring property (McRae House) and the rear yard patios of Block B.

Landscape:

- 1.6 optimize the quantity of soft landscaping provided on off-slab areas;

Note to Applicant: Consider reducing the size of the water feature proposed for the common park space located between the two sets of buildings.

- 1.7 design development to retain trees wherever possible;

- 1.8 provision of a detailed report by an ISA Certified Arborist outlining the arboricultural method required for the preservation of selected retained trees (the Magnolia and Sycamore Maple as noted in the tree assessment written by David Walsh, ISA Certified Arborist, dated July 19, 2007) on the development site and close to excavation for new building construction;

Note to Applicant: The report should include the following information:

- a) site conditions and health of the trees, tree retention recommendations, tree root zone protection setbacks, special pruning and remediation techniques; and
 - b) risks to tree health with proposed construction;
- 1.9 provision of a survey to confirm the location of all trees to be removed;
- 1.10 improvements to the public realm in the form of new street trees to follow the curve from McRae Avenue west to Granville Street and more substantial greening of the corner bulge at West 16th Avenue to the satisfaction of the General Manager of Engineering Services;
- 1.11 provision of large scale details at $\frac{1}{4}''=1'-0''$ scale of proposed landscape features including retaining walls, overheight fences/trellises/arbours, fences/gates, the pond;
- 1.12 provision of a full Landscape Plan including Plant List and automatic irrigation in common areas;

Engineering:

- 1.13 design development to the parking entrance to accommodate 2-way traffic flow;
- 1.14 provision of design elevations on both sides of the parking ramp measured 2 ft. off the wall on the inside radius of all curved sections of the parking ramp and throughout the parking area;
- 1.15 provision of maximum 15% slope through the inside radius on the curved portion of the parking ramp;
- 1.16 design development to the drive aisles and parking space slope to achieve the Parking by-law maximum of 5%;

- 1.17 provision of separate security gates for Block A and Block B parking areas;
- 1.18 provision of separation between resident and visitor parking;
- 1.19 provision of City building grades for the site;
- 1.20 provision of 5 Class B bicycle spaces;

Sustainability:

- 1.21 provision of a LEED scorecard, and consideration to achieve a LEED Silver equivalent rating in the project's sustainability performance.

Agreements

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - 1.1 Provide to the Director of Legal Services a title charge summary in accordance with her specific instructions;

Engineering

- 1.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - a) subdivision registration to create the townhouse and heritage sites;
 - b) dedication of the 10'-0" wide building line on Granville Street for road purposes;
 - c) appropriate agreements to secure all encroaching features around the site (stone walls etc.) including those created by the dedication of the Granville Street building line;
 - d) clarification of the disposition of the existing 5'-0" wide Telus right of way that passes through the site, including alternate arrangements that ensure ongoing service to those affected by the right of way. Please provide written confirmation from Telus that any arrangements have considered all lots impacted by the right-of-way and are consistent with good engineering practices;
 - e) relocation of the existing sewer service for 1402 McRae Avenue should the subdivision of the site create a cross boundary servicing issue including separation of the existing/new service connection for 1402 McRae Avenue;
 - f) provision of a stormwater storage system for the new development;

- g) 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;

Heritage

- 1.3 Make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services for the following:
 - a) enter into a Heritage Revitalization Agreement (HRA) for the FSD site that ensures rehabilitation, long term protection, maintenance and conservation of the heritage building and front grounds, and restricts floor area on that site to 1 015 m² (10,930 sq. ft.); and
 - b) enter into an agreement to be registered against the FSD site and the CD-1 site, to provide assurance that the conservation of the heritage house, garage and front grounds is completed prior to occupancy of the townhouses on the CD-1 site.

* * * * *

ADDITIONAL INFORMATION

Details of Proposal: The proposal includes:

CD-1 Portion

- development of 16 townhouse units in two blocks. Block A consists of 10 two-storey units and one three-storey unit; Block B consists of 5 three-storey units;
- site area of approximately 5 238m² (56,382 sq. ft.);
- total floor area of 3 328 m² (35,828 sq. ft.), all of which is above grade, for a new floor space ratio (FSR) of approximately 0.63;
- maximum height of 11.27 m (37 ft.) in limited locations for Block A, and 10.66 m (35 ft.) for Block B; and
- one level of underground parking with 50 spaces, servicing both Blocks A and B, with one access off of McRae Avenue.

Heritage House Portion

- retention of the Heritage house as a single family residence through legal designation and an HRA;
- site area of 4 420 m² (47,524 sq. ft.);
- minor alterations to the heritage property, including relocation of the existing garage and addition of a side yard patio and pool, which are being considered under DE#411348;
- total square footage of 1 015.4 m² (10,930 sq. ft.), for an FSR of approximately 0.23; and
- existing height of approximately 13 m (43 ft.).

Public Input:

Pre-application: The pre-application phase of this proposal included four co-design sessions. Invitations were sent to the Shaughnessy Heights Property Owners Association (SHPOA), the First Shaughnessy Advisory Design Panel (FSADP), and the Vancouver Heritage Commission (VHC), each of whom appointed representatives from their organizations to attend. In addition, invitations were sent to 16 property owners closest to the site, considering these property owners to be most interested in and potentially impacted by any development. Appendix G provides a map of the notification area for these meetings.

Over the course of the 4 meetings, attendance varied from a low of 6 to a high of 13, excluding City of Vancouver staff and the applicant team. Unaffiliated neighbourhood representation was somewhat low, with a maximum of 4 neighbours at each meeting and at one meeting, no unaffiliated neighbours. Attendance by SHPOA, FSADP and VHC was regular at each meeting.

The co-design process included:

- an overview by staff of development considerations, including urban design, heritage, economic viability, landscape and neighbourhood context;
- a site visit, and identification of interests, values and objectives; and
- exploring a number of development options, massing schemes, and housing types, each that met the test of economic viability, and discussing the pros and cons of each. These

schemes included development with the heritage house relocated, and development with the heritage house remaining in situ.

The co-design process culminated in the owner tabling an option similar to that represented in this application. On balance, those that participated indicated a preference for this option over others shown, as it allowed the heritage house and front grounds to be preserved. Concerns about introducing this new form of development to First Shaughnessy continued to be expressed by some neighbourhood and SHPOA representatives. Some felt that these concerns could be somewhat alleviated by requiring the new development to proceed through a CD-1 rezoning process, rather than retaining the site in the FSD and using a Heritage Revitalization Agreement as a tool to vary the regulations.

Following the co-design sessions, the applicant presented a preview of the application to the FSADP, who supported 7-1 moving the proposal to rezoning application stage. Minutes of that meeting are provided in Appendix J.

Post-application: On May 28, 2007, 550 letters were sent to an approximately two-block radius surrounding the site, and a site sign was placed on the site providing information about the application. Seventy-four written responses have been received since that time, a 14% response rate, with 7 supporting and 67 opposing the application. Several people have written multiple times. In addition to the mailing, other opportunities for neighbours to discuss the application were offered, including:

- Meeting individually with, or phoning, the rezoning planner. Four members of the public visited City Hall, and approximately two dozen phoned.
- An open house on June 14, 2007 at the Hycroft Women's Club. Fifty-two people signed the attendance log, and a number of people completed comment sheets or sent follow up emails or letters voicing their opinion.
- Residents of Hycroft Towers, across from the site at 15th and McRae Avenues, invited staff and the applicant to discuss the proposal with them. That meeting took place on July 12, 2007, and 32 people signed the attendance log.
- Staff attended the December 10, 2007 meeting of SHPOA, where approximately 12 Board members were in attendance.
- A privately initiated website was developed, where people could get information about the proposal, log their comments and vote on whether they supported or opposed the application. At the time of printing this report, 382 people out of 2050 notified had responded to this website, a 18% response rate, with 336 of them opposing the rezoning. As responses to this website are anonymous, staff are unable to confirm how much overlap there might be between those who responded to the City's notification versus those who responded to the private website.

Summary of Neighbourhood Input:

Those opposing the application indicated the following concerns:

Multiple dwelling form of development: The most common comment is that this townhouse form of development is inappropriate for First Shaughnessy, violating the ODP and Guidelines for the area, creating too dense a development and setting a negative precedent for future developments. Many felt that even retaining the heritage

house in situ was too high a price to pay for what appears to be a very large development, out of character with the rest of First Shaughnessy. Some, including SHPOA, felt the townhouse form was not well supported in the ARKS Community Vision (receiving an “uncertain” rating), and believe that through this application process, First Shaughnessy residents have made it clear that they want to preserve this historic single family area. Several suggested that alternative forms of development consistent with the existing tools in First Shaughnessy (infill, multiple conversion dwelling) should be explored.

Five Unit Townhouse (Block B): Some cited particular concern with the five-unit townhouse block directly behind the heritage house. They felt it was too close to the heritage house, resulting in decreased privacy. The closeness also detracted from the estate like presence sought in First Shaughnessy, leaving the heritage house with very little back yard. The streetscape view is also compromised. Many felt either eliminating this building, or reducing its scale, was warranted.

Removal of treed area on CD-1 site: Loss of the currently undeveloped treed area behind the heritage house all the way to Granville Street is felt to be too big of a loss, even for the retention of the heritage house and front grounds. This was of particular concern to residents of Hycroft Towers, who are concerned about view impacts, increased pollution, and loss of habitat. Some believed this area should be considered at least as valuable as the front garden along The Crescent, from a heritage perspective.

Increased traffic and parking impacts: Many felt that traffic in the area, particularly on The Crescent and on 15th Avenue, could result from the addition of 16 units and 50 parking spaces. Many felt the intersection at 16th Avenue and Granville Street was already too dangerous and wait times to proceed through the intersection were too long.

Transparency of Financial Assessment: Several residents, including SHPOA, felt the developer would receive a “windfall” from the development. They felt the City should make the financial assessment public, or at least have an independent assessment conducted to verify the conclusions.

Effect of Heritage Policies: Some members of the SHPOA Board commented specifically that the HRA process, especially when used in First Shaughnessy, nearly always resulted in a development that the community opposed. They felt Council must explore other ways to retain this heritage neighbourhood without resorting to infill or, as in this case, townhouse forms of development. Suggestions included Council unilaterally designating meritorious homes to prevent demolition, offering tax relief instead of by-law variances, supporting transfer of residual density outside of First Shaughnessy, or reducing the FSR potential on new First Shaughnessy development to discourage demolition.

Other comments in opposition that were cited less frequently (1-3 times) were:

- Increase in crime with more density;
- Construction impacts;
- Statement of Significance and Conservation report were not thorough, and ignored the value of the rear yard of the heritage building;

- The townhouse form of development cheapens the look of First Shaughnessy;
- This type of development will overload Shaughnessy's stormwater system;
- Property values will decline with the introduction of townhouses;
- The garage on the heritage site should remain in place, not be put in the front yard; and
- There was inadequate public consultation.

Those in support of the application had the following comments:

- The City needs the additional density, and this is an appropriate location, given the proximity to transit, shopping and other higher-density sites;
- The co-design process was very valuable and should be used in future applications;
- The proposed design of this project is better than many single family homes that have been approved in First Shaughnessy in the past years; and
- Keep the stone wall around the perimeter of the site.

Comments from the General Manager of Engineering Services:

Engineering Services has no objection to the proposed rezoning provided the recommendations in Appendix C are addressed prior to by-law enactment.

Comments from Processing Centre - Building:

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings date stamped "April 16, 2007" for the proposed Rezoning application. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-Law No. 9419.

- *1. Townhouse Buildings A and B appear to be a single building from the perspective of the Vancouver Building Bylaw as they are connected by the underground parking. This building is classified as a Part 3 building.
2. This building is required to be sprinklered in conformance with NFPA 13R.
3. Where the height inside the dwelling unit between the lowest floor and the uppermost floor level is more than 6 m, the floor assemblies inside the dwelling units must be constructed as fire separations.
4. It appears due to the stepped nature of this building and the building grades that it may in fact be 4 stories tall. If this is the case, a standpipe system is required.
- *5. The building principal entrance must be located within 3 m and not more than 15 m from the fire fighter access route.
- *6. The path of travel for fire fighters must not be more than 45 m to any cutoff portion of the building. There appear to be cutoff portions that are further than 45 m from the fire fighter access route.
7. The project must be reviewed for exit exposure conditions.
8. Egress from multi-level dwelling units must comply with the requirements of Article 3.3.4.4. of Division B of the Building By-law.
- *9. The maximum permitted travel distance to an exit of 45 m appears to be exceeded in the parking garage.
10. While guest disability parking is provided, there does not appear to be a safe or accessible means of travel for these people to leave the parking level.

11. The location of the new proposed property line must permit compliance with the spatial separation requirements of the Vancouver Building By-law for both the heritage house, and the new construction town homes called Building B.
12. For the existing heritage house, the new location of the garage must comply with the spatial separation requirements of Part 9 of the Vancouver Building By-law 2007 for both the distance between the garage and the property line, and the house and the property line.

* Items marked with an asterisk have been identified as serious non-conforming Building By-Law Issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of development permit application submission.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Comments from Fire and Rescue Services

The proposal for the three contiguous parcels raises some concerns for Fire Department access issues.

The parcels which raise concerns are Lot 1, the 2 storey townhouses and building B the 3-storey townhouses. Lot 2 is an existing heritage home which cannot be affected in regards to F/D access.

The intent of Article 3.2.5.5. of the VBBL 2007 is to facilitate Firefighter Emergency response unique to the Vancouver requirements. The National Code does not reflect the extended path of travel of 45 m from the Fire Department access route to the entrance door of each residential unit. This requirement is less stringent than the National and can not be relaxed. The applicant must meet with the Fire Department Officials including Operational staff to determine the best code compliant access Routes and Paths for this project.

ARKS Community Vision Directions

A number of Vision directions are pertinent to this application, including:

Section 2.1 - Rezoning Policy following the ARKS Community Vision - Rezoning applications for Heritage Retention Projects could be considered without additional area planning because they further adopted city-wide policies, would further an adopted Vision Direction, or are normal practice in the public interest.

Direction 13.1 (Approved) - The First Shaughnessy ODP should be retained and supported as an important policy to encourage the retention of the heritage buildings, landscaping, and the estate-like image of the area.

Direction 13.2 (Approved) - For buildings listed on the VHR, the City should encourage retention by implementing additional incentives which are suitable in ARKS.

Direction 15.5 (Uncertain: 45% approved in general survey; 49% approved in random survey) - Housing variety should be increased in ARKS by allowing some traditional rowhouses provided they are: designed to fit into the single family area, with good landscaping located in select areas and built as small projects rather than as a widespread replacement for existing housing types provided with adequate community facilities (parks, schools, etc.) and services for the additional population accompanied by a plan to address any parking and traffic impacts.

Direction 16.2 (Approved) - New housing types should be permitted in ARKS on large lots, subject to detailed planning and impact mitigation.

Direction 16.5 (Approved) - New housing types should be permitted on or near arterial roads in ARKS, subject to detailed planning and impact mitigation.

Direction 16.6 - New housing types should be permitted near shopping areas in ARKS, subject to detailed planning and impact mitigation.

Environmental Implications

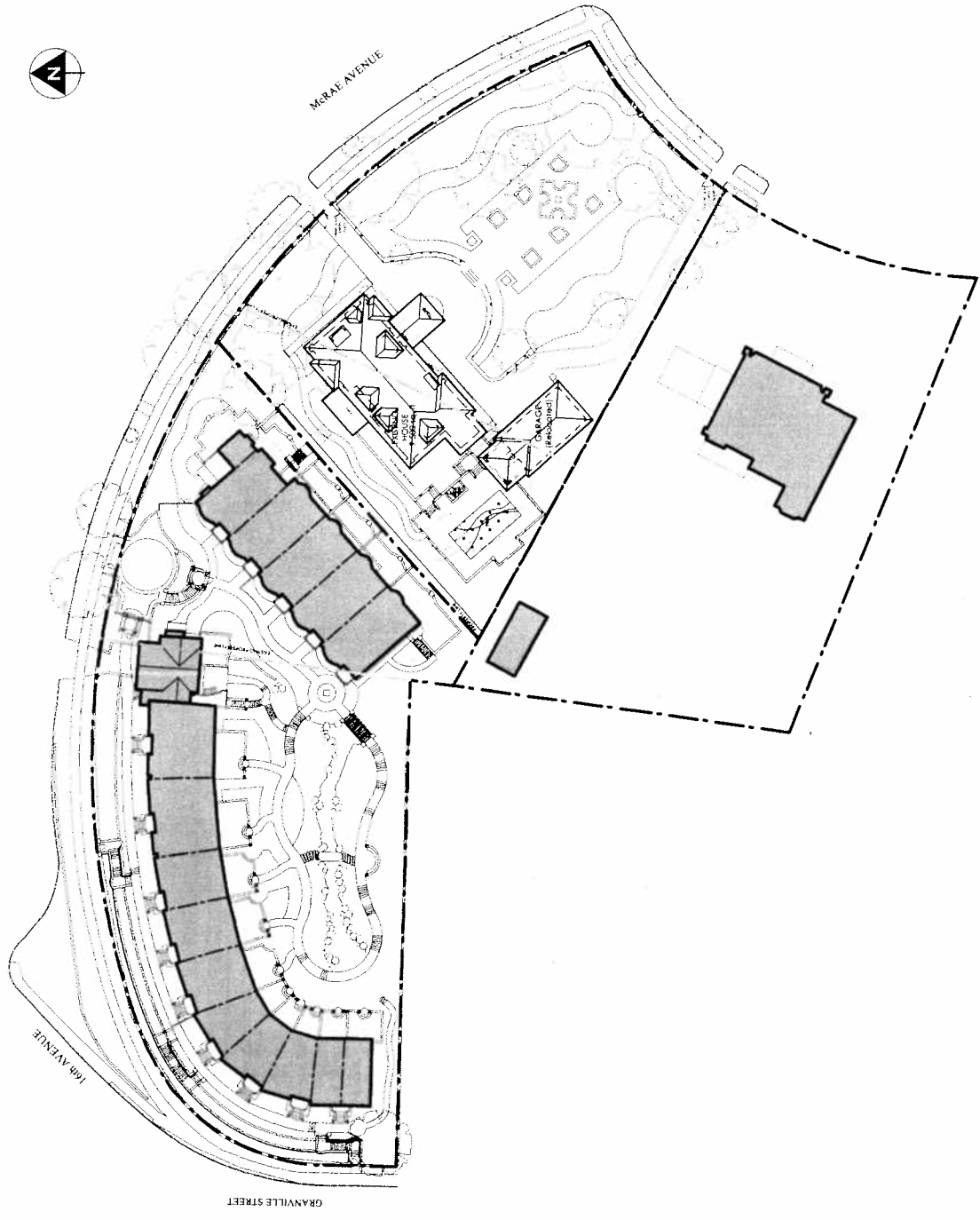
Nearby access to transit and commercial services may reduce dependence on the use of automobiles.

Social Implications

There are no major positive or negative social implications to this proposal.

* * * * *

2007



PROPOSED SITE PLAN

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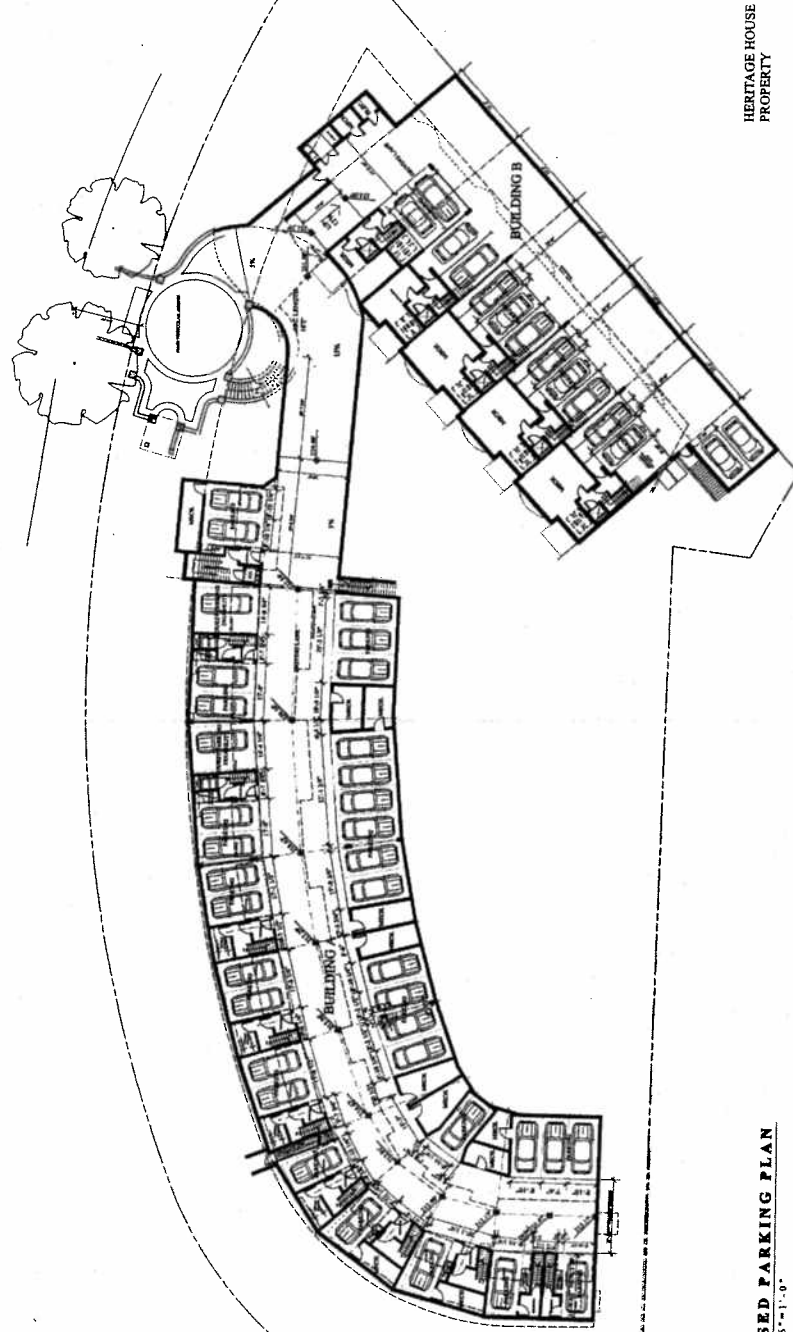
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HERITAGE HOUSE
 PROPERTY

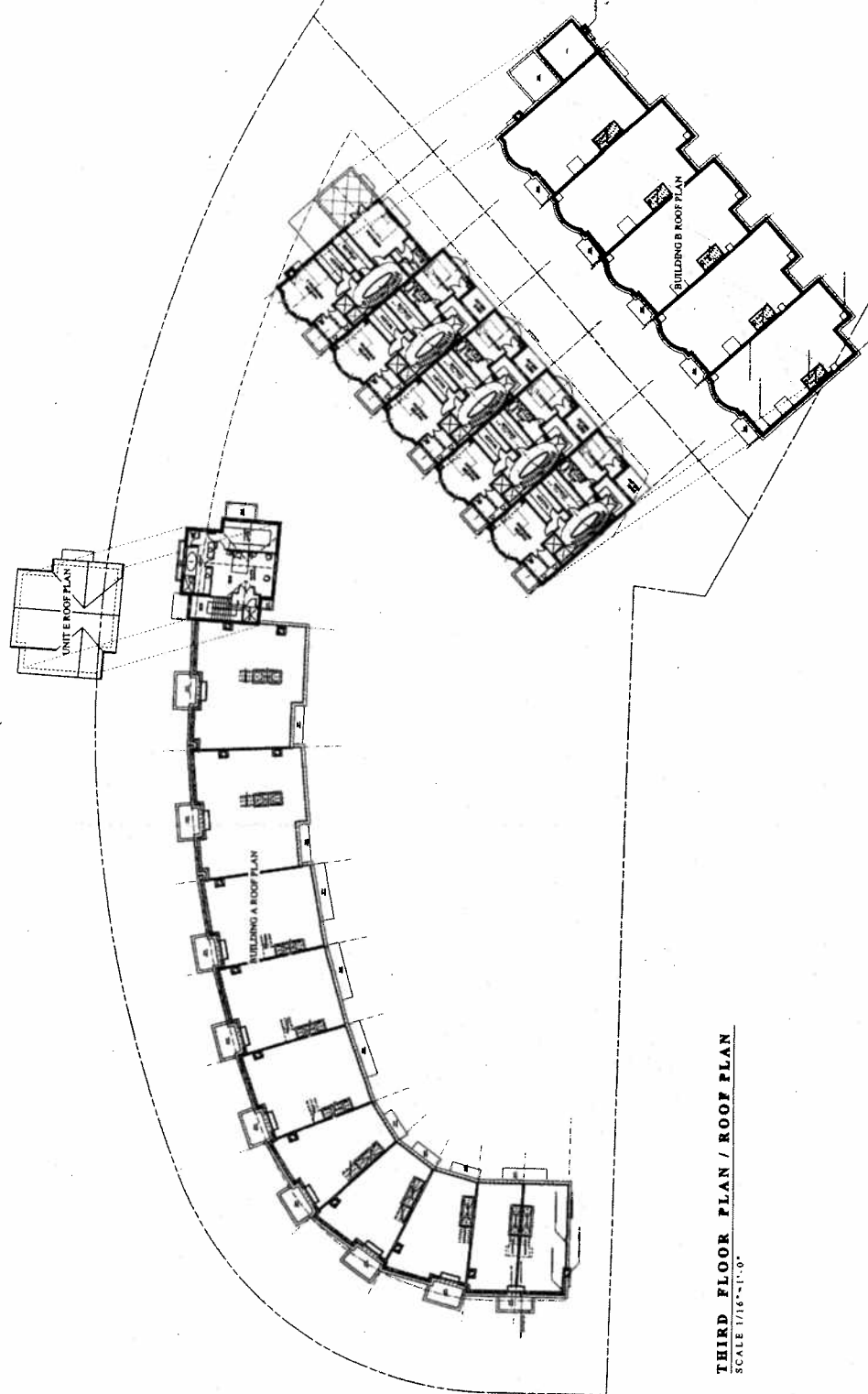
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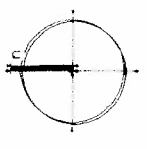
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 1125 West 5th Ave, Vancouver, BC V6J 1Y8
 Tel: 604-275-1111 Fax: 604-275-1111

PROJECT
MCKRAE AVENUE RESIDENCES
 VANCOUVER, B. C.



THIRD FLOOR PLAN / ROOF PLAN
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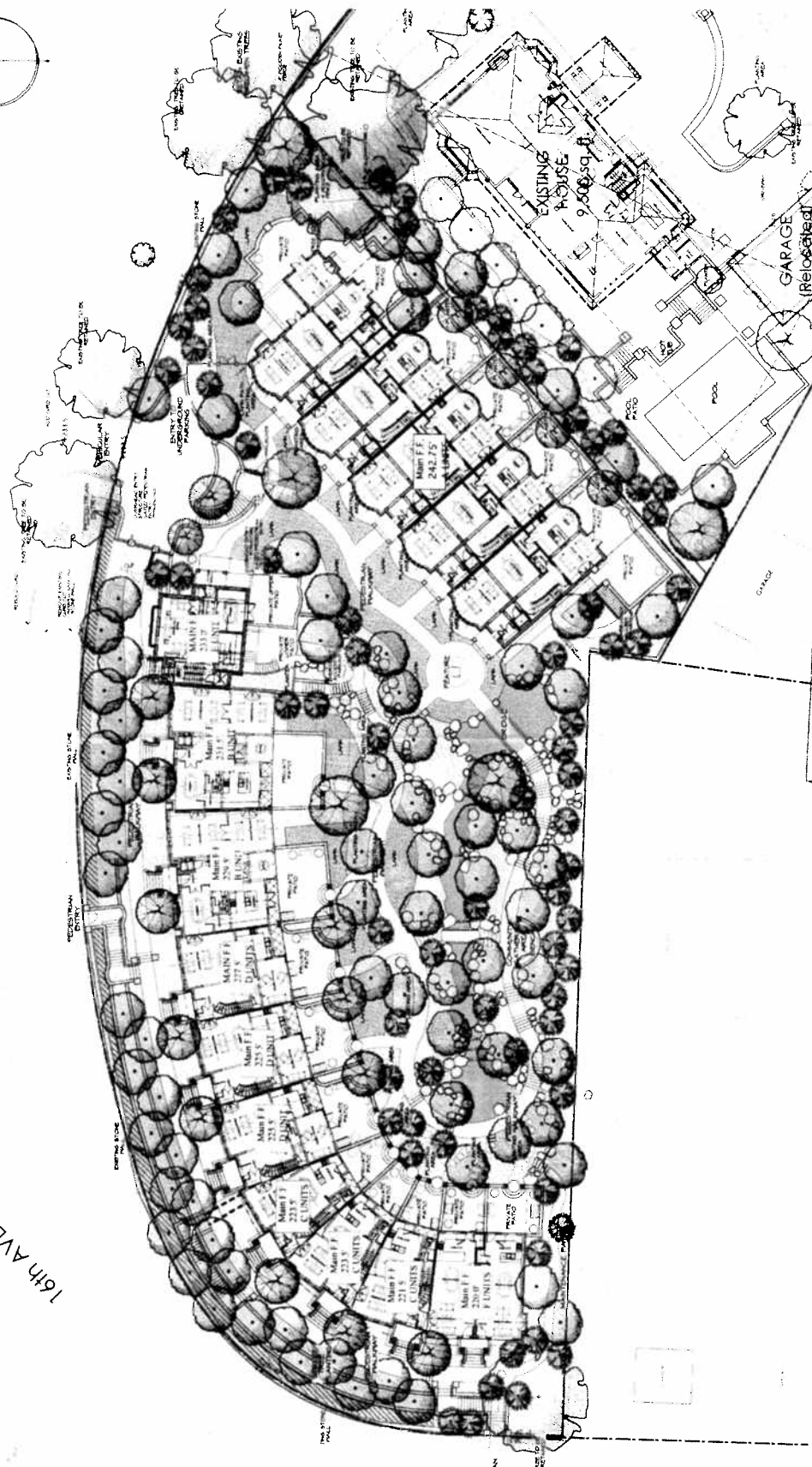
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 APPROVED BY: [Name]



MCRAE AVENUE

14th AVENUE

GRANVILLE STREET



PAUL SANGH,
Landscape Architect
McRae Develop
Townhouse Phas
PRELIMINARY REZE
PLANNING CONSULTANT
1000 14th Ave SW
Calgary, Alberta T2C 1P4
Tel: 403.243.1111
Fax: 403.243.1112

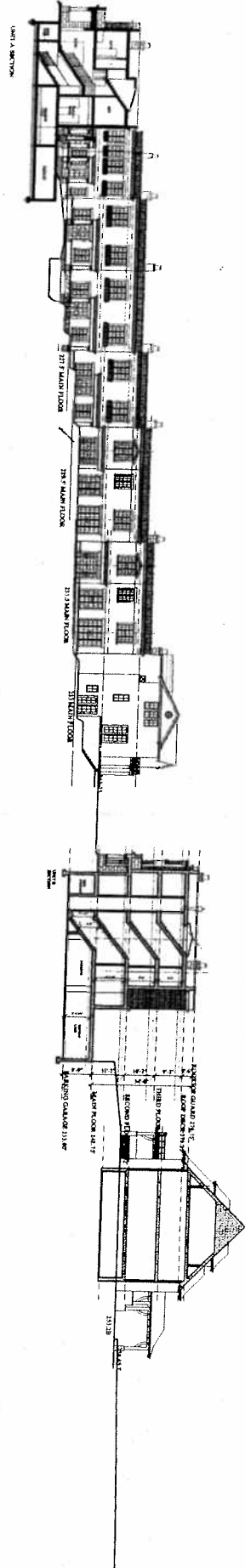
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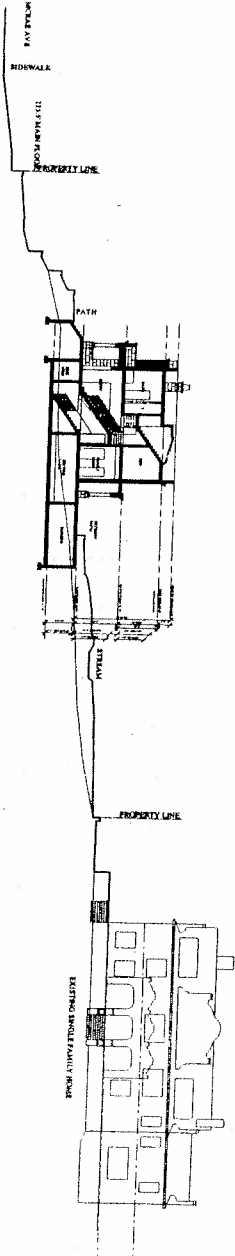
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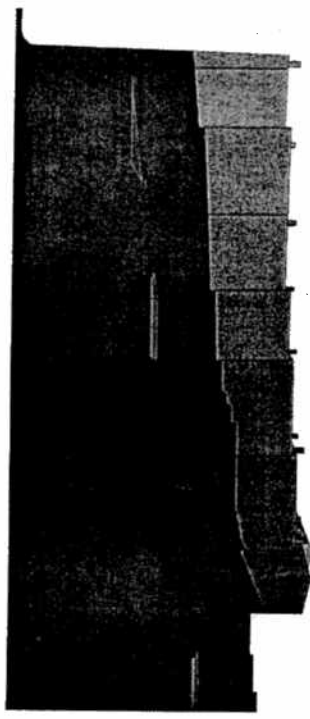


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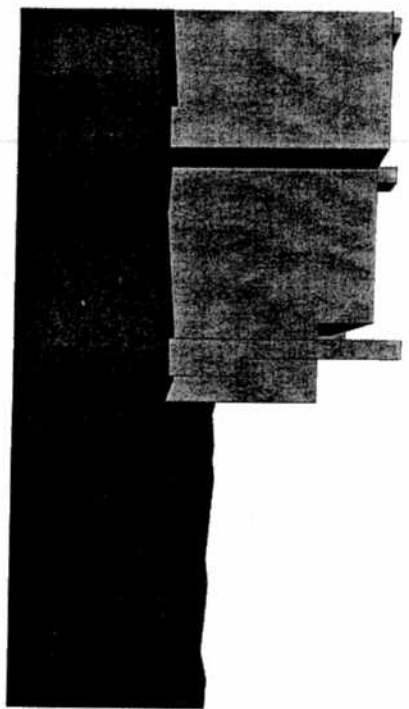


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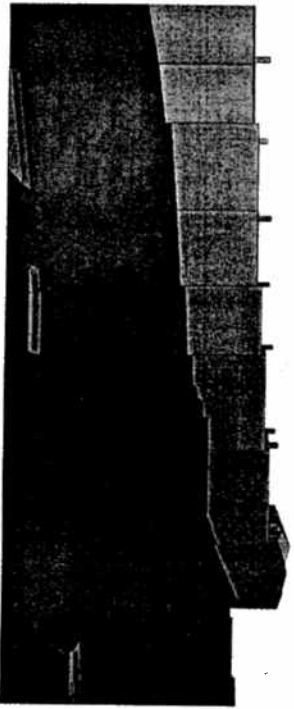
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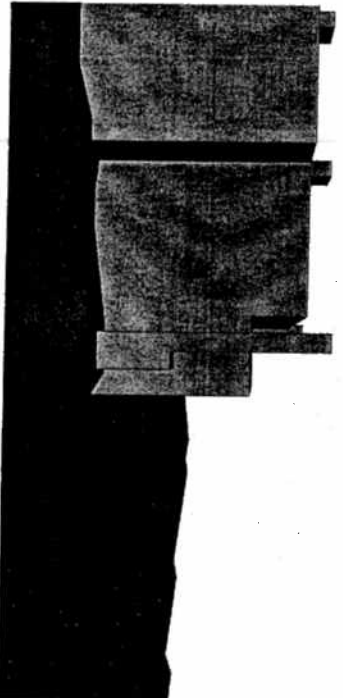
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MAIN FLOOR VIEW FROM HERITAGE HOUSE TO EAST



SECOND FLOOR VIEW FROM NEIGHBOUR TO SOUTHWEST



SECOND FLOOR VIEW FROM HERITAGE HOUSE TO EAST

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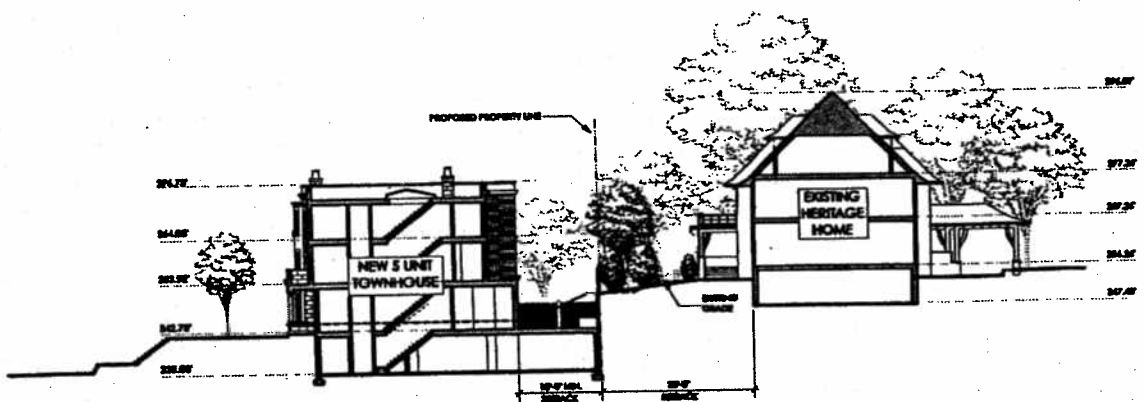
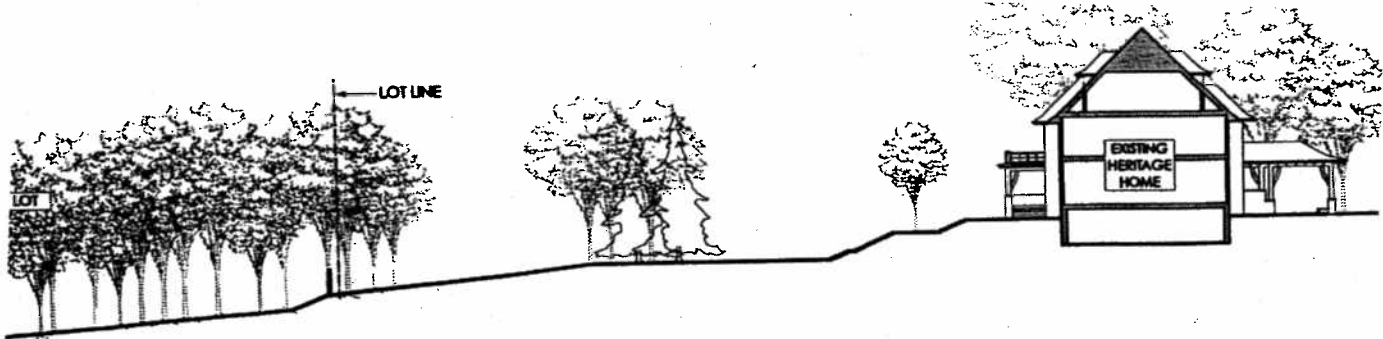
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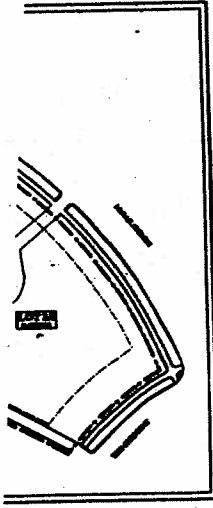
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MCRAE AVENUE
RESIDENCES
VANCOUVER, B.C.

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ANALYSIS

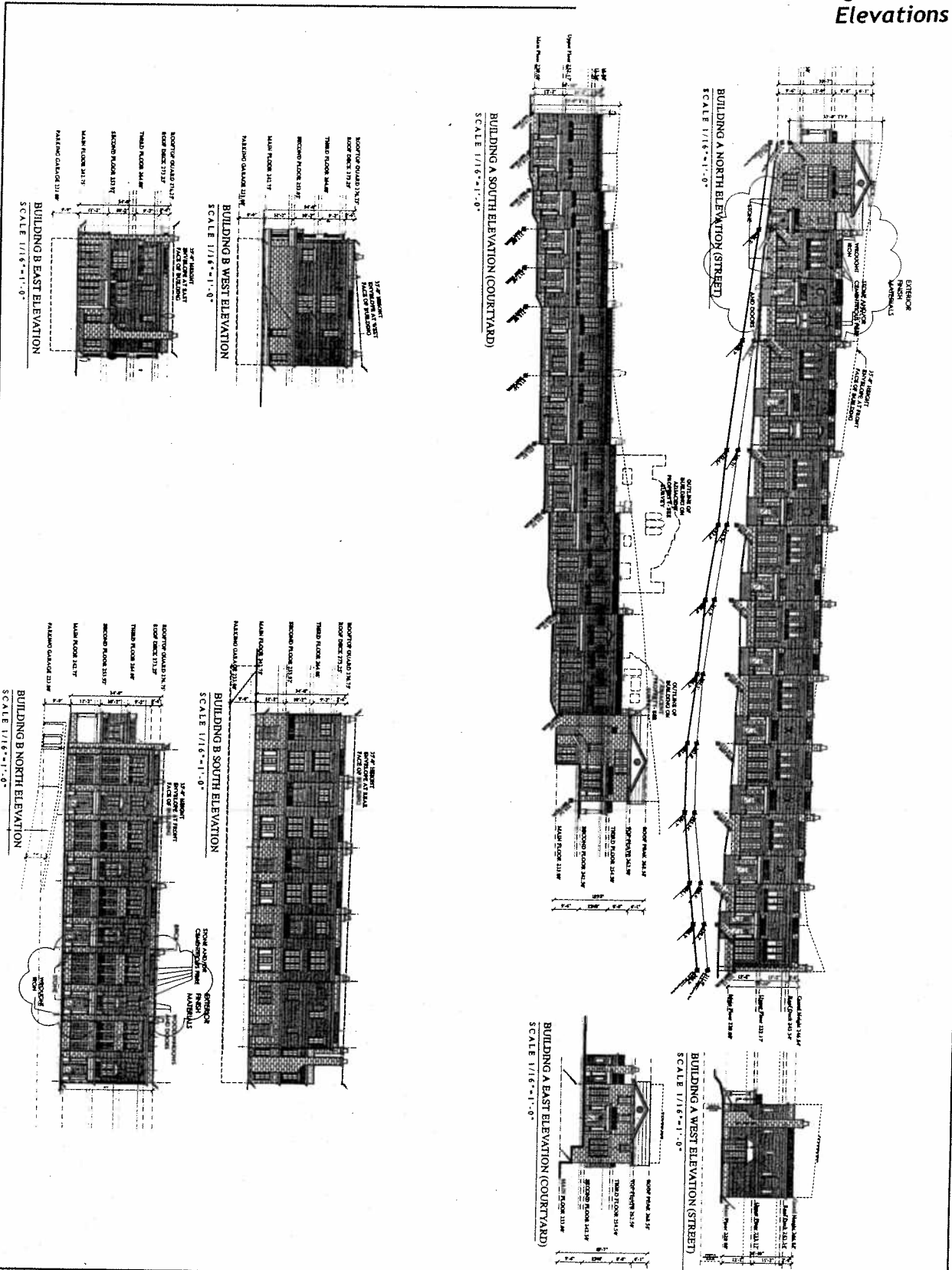
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2 PROPOSED SECTION AT REAR/SIDE YARD



3 PROPOSED SECTION AT HERITAGE HOUSE REAR YARD



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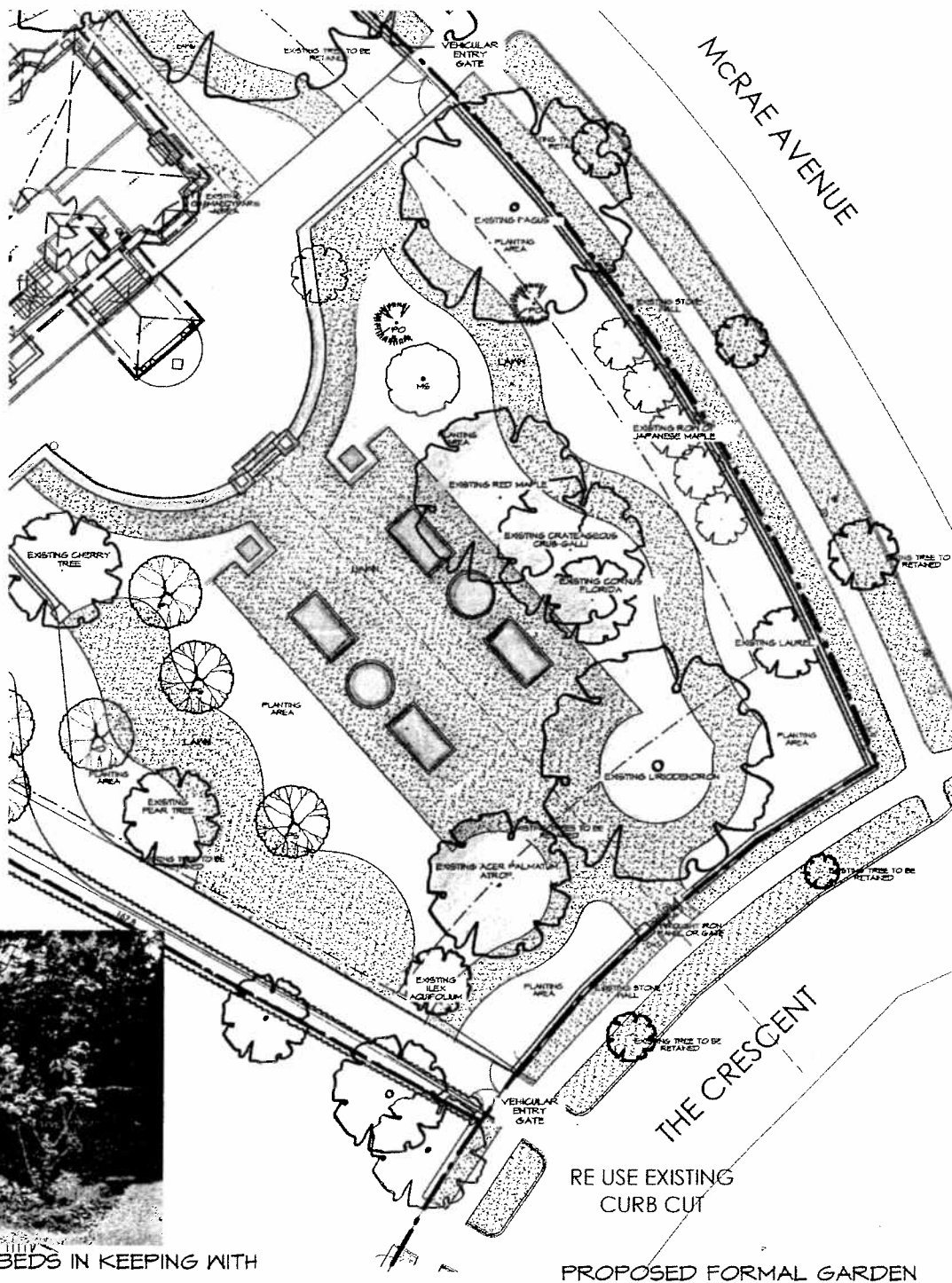
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FORMWERKS ARCHITECTURAL
1123 West 5th Ave., Vancouver, BC V6H 1Y1
Phone: 604-681-1111
Fax: 604-681-1111

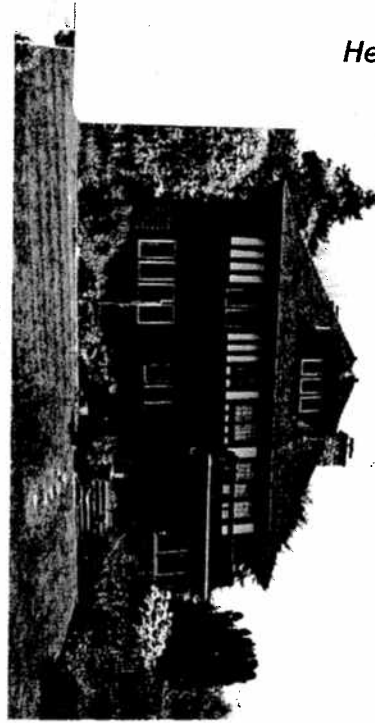
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VANCOUVER, B.C.

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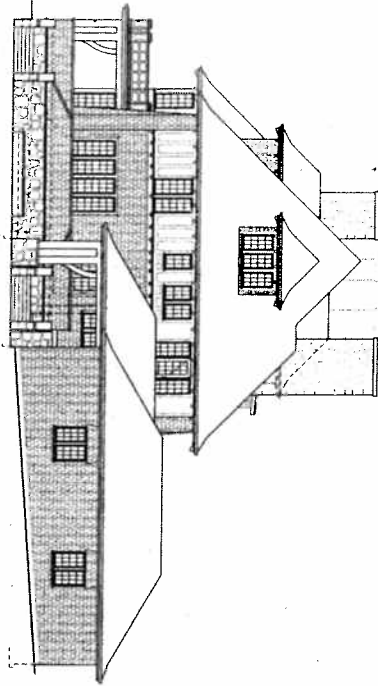
Six formal planting beds areas on axis to the house will be planted with roses as it was in 1913. The stairs up to the formal garden and low retaining walls are to remain, the curved retaining wall lined with the existing hedge will be maintained to reinforce the formality of the garden.



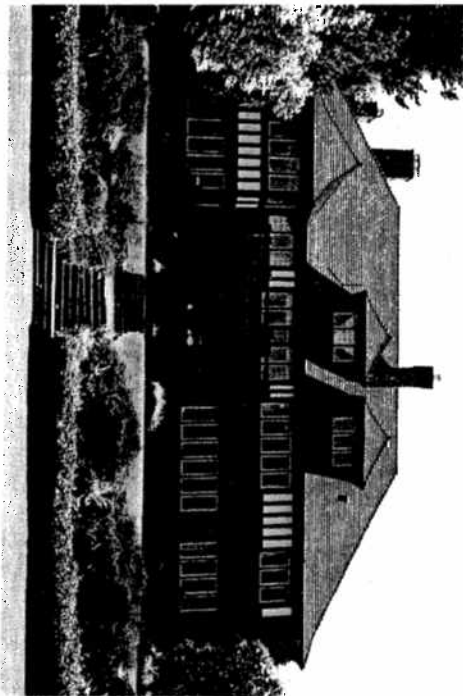
ANGULAR ROSE BEDS IN KEEPING WITH
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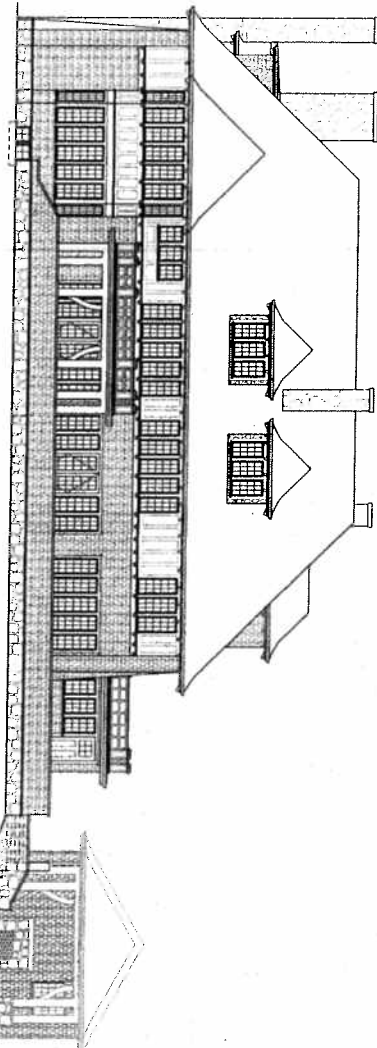
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION



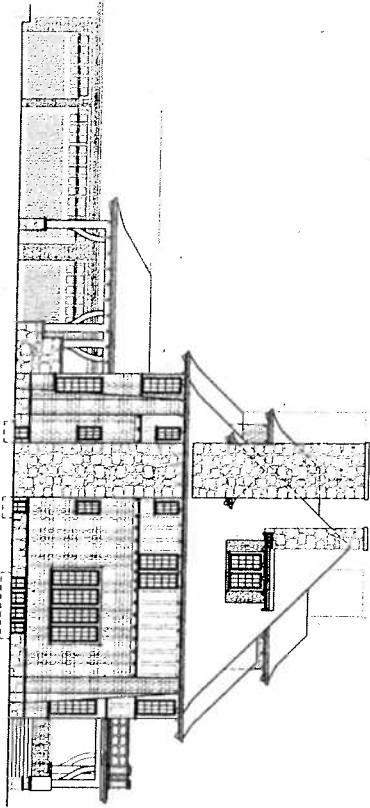
PROPOSED WEST ELEVATION



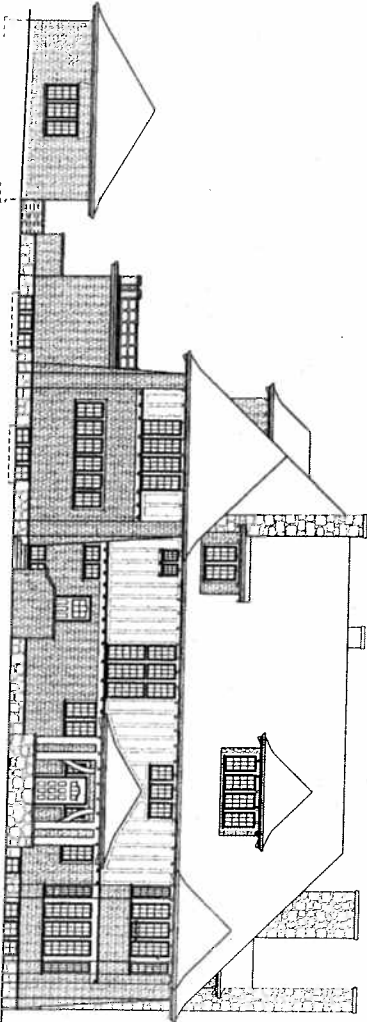
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



MOODBOARD NORTH ELEVATION



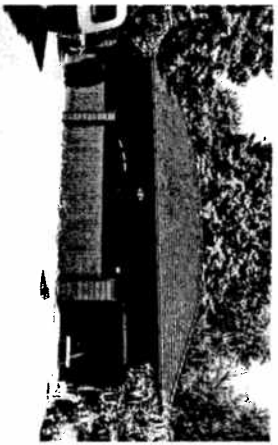
MOODBOARD EAST ELEVATION

MICRAE AVENUE HERITAGE CONSERVATION REPORT

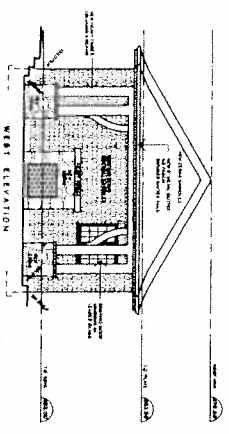
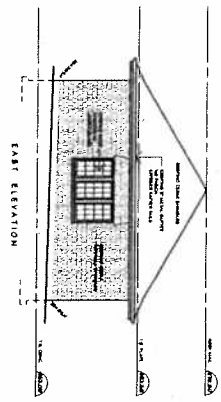
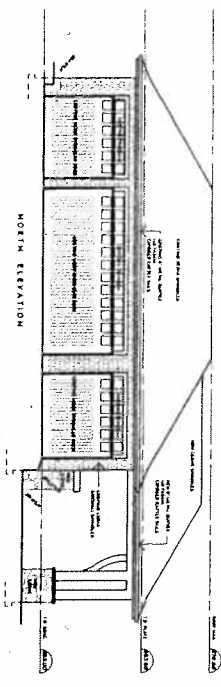
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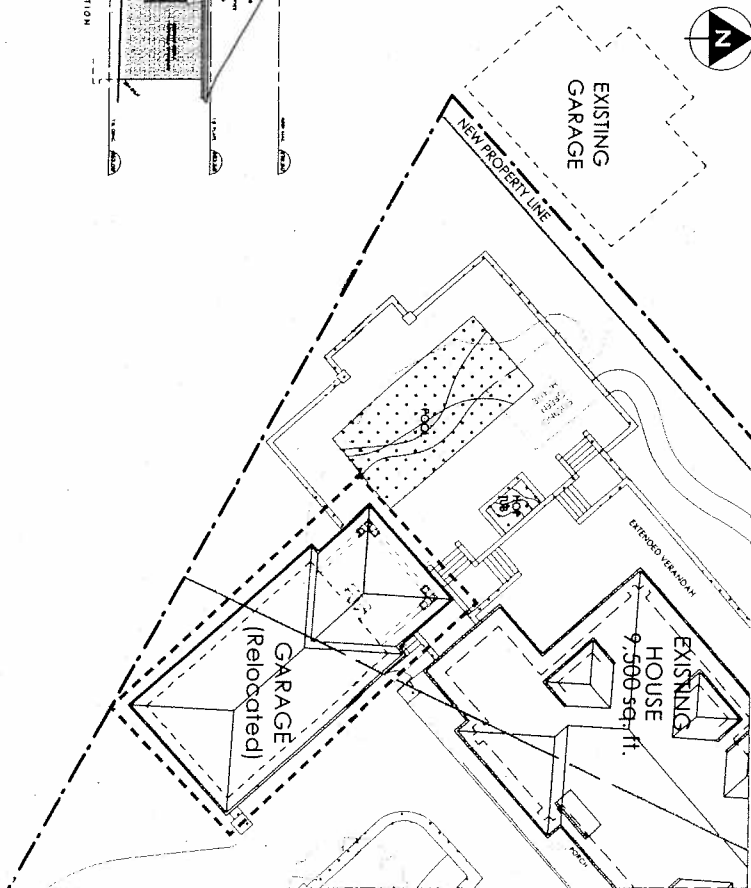
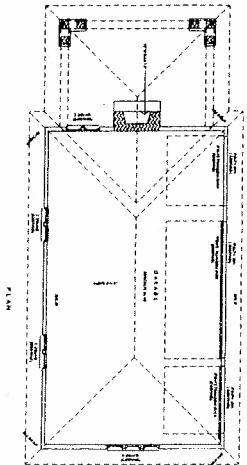
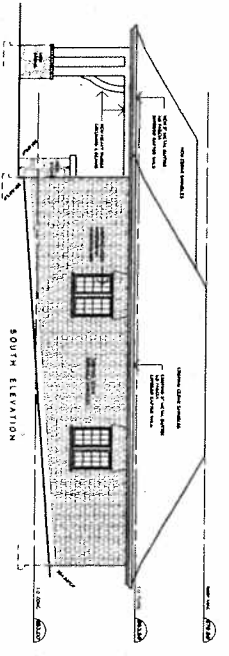
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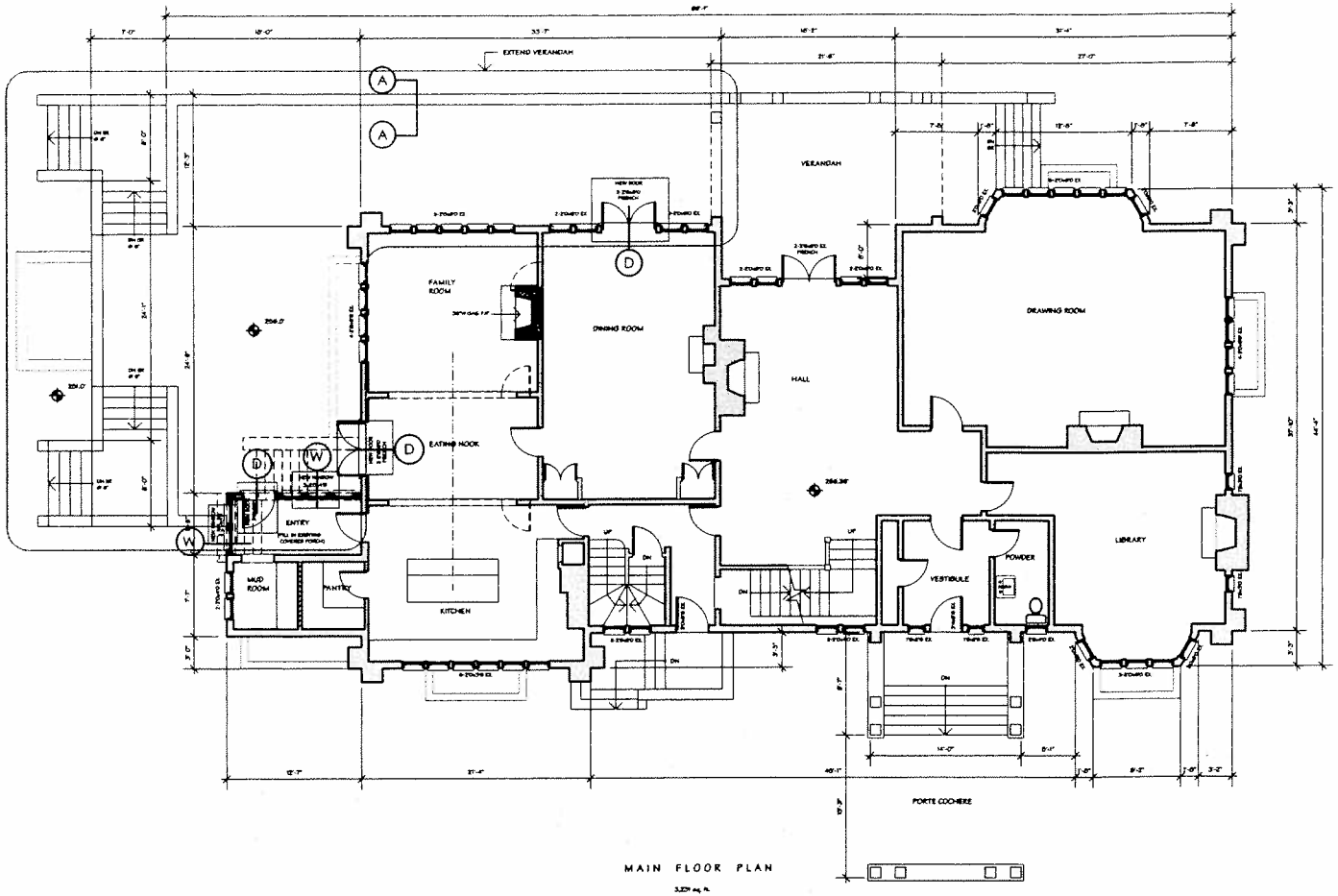
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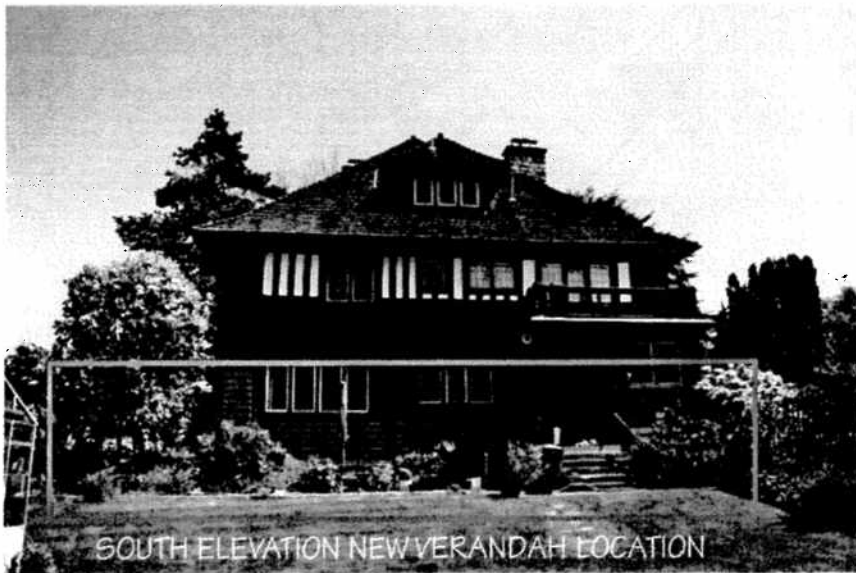
PROPOSED ELEVATIONS



PROPOSED VERANDAH ADDITION



MAIN FLOOR PLAN
 3.27' x 4.1'



SOUTH ELEVATION NEW VERANDAH LOCATION



VERANDAH STONE TO
 MATCH EXISTING STONE

FORMWERKS ARCHITECTURAL

I · N · C · O · R · P · O · R · A · T · E · D

April 16, 2007

1402 McRae

Design Rationale

First Shaughnessy Official Development Plan Review

Appendix E ; page 14 of 22

Heritage

Retention of the Nichol House and the associated infill townhouses contributes to the overall goals of the First Shaughnessy Official Development Plan and is compatible with the First Shaughnessy Design Guidelines. Specifically;

- Strengthens the unique architectural and historical character of Shaughnessy,
- Promotes conservation of meritorious, pre-1940 homes and maintenance of the estate-like image by retaining the house in its natural setting. Retention of the Nichol House will be a longstanding contribution to the architectural strength of The Crescent,
- Preserves and enhances the cultural, social, economic, architectural and historical elements of First Shaughnessy,
- Promotes excellence in architectural design and construction that is compatible with the character of the pre-1940's character,
- Enhances the aesthetic character, diversity and interest of the City,
- Preserves and improves the public and private landscape,
- Builds upon the overall heritage conservation efforts of the City of Vancouver.

Housing

This proposal retains First Shaughnessy as a predominantly single-family residential community by leaving the Nichol House in its existing location and setting as a dominant fixture on The Crescent. Through rezoning, the associated infill townhouses, although not single-family residential, have been designed to conform to the spirit, intent and the majority of the specifics of the First Shaughnessy Design Guidelines. This proposal further promotes and encourages continued private ownership and residential uses of dwelling. The in-situ retention of the Nichol House under an HRA limits further subdivision that protects the character of upper McRae Street and The Crescent. The infill townhouses are appropriately sited on lower McRae and Granville Street and as a result, do not impact the quiet residential nature of Shaughnessy.

This proposal reinforces economic stability by appropriately densifying at the interface of Shaughnessy and the business section of South Granville.

Circulation

This proposal discourages traffic through Shaughnessy by providing convenient access close to 16th Avenue and Granville arterials. Visitor and resident parking is provided in underground parking garages. Our proposal provides for 51 parking stalls; 34 are required.

Community Involvement

Residents and property owners participated in the planning and development of the proposed design. This application follows co-design process that involved key stakeholders, namely First Shaughnessy Advisory Design Panel members, SHPOA members, Vancouver Heritage Commission members, neighbours and City staff.

Built Form

This proposal preserves Shaughnessy's unique pre-1940 character. The Nichol House has been preserved in place and the row townhouses have been designed on pre-1940's models.

The row townhouse buildings have been designed to respect the prominence of the Nichol House and respect compatibility with adjacent neighbours and context. Nichol House is at the top of the hierarchy and set in its existing landscape. The 5-unit townhouse sits below with each front elevation facing both McRae and the large internal gardens. Their rear yards abut an existing change of grade and are treated as private mews gardens that are effectively screened from the Nichol House. The end unit facing McRae is developed to break down the 3-storey massing and is provided with private outdoor space screened by lush planting.

The remaining townhouses follow the natural curve of the property as it transitions from McRae to Granville. This predominantly 2-storey building is anchored with a 3-storey townhouse at the top that acts as a focal point for the 5-unit, 3-storey townhouses, a termination point for the streetscape in general and an 'entry' to Shaughnessy as a whole. All new buildings provide strong physical prominence set in a well-landscaped setting.

Excepting the 3-storey anchor townhouse, each unit is flat-roofed to create the neo-classic/New York style townhouses and to create useable outdoor space, taking advantage of light and views.

Parking is accessed off of McRae onto an entry court that functions as automobile entry, pedestrian entry and layover space. Garbage and recycling removal will also be handled through this entry court (garbage, recycling and parking will be underground).

The detailing reinforces the architectural residential quality of the area: Porches, cornices, divided wood windows, wrought iron, stone and brick respecting the rules of proportion, symmetry and tripartite expression.

The townhouse buildings compliment the architectural style of the Nichol House in that they reflect a similar period drawn broadly from neighbouring properties such as the University Women's Club and several flat-roofed houses as well as architectural legacy of Vancouver as a whole, most notably, the Shannon Estate. Both height and individual unit sizes are subordinate in size to the Nichol House.

Siting

The two townhouse buildings, although subordinate to the Nichol House, are prominently sited as viewed from the street. The uppermost 5-unit townhouse is situated well below the Nichol House with an end unit facing McRae that is detailed to provide a scaled down façade for McRae Street. The second townhouse building is initiated with a 3-storey townhouse element that acts as an anchor, a forecourt view for the 5-unit townhouses as well as an end unit for the remaining 2-storey portion that follows the curve of McRae Street to face onto Granville Street.

The estate image character of the Nichol House is preserved. The townhouses also present an estate-like image character that is consistent with the density necessitated by keeping the Nichol House in its existing setting. Front yard setbacks are respected with one exception: A 22' setback for the 3-storey end unit that is to provide a focal point and signpost the entry into Shaughnessy. Impacts on neighbouring houses are minimal; grade change and substantial landscape set the townhouses apart from the Nichol House; positioning the internal garden adjacent to the Granville Street neighbour significantly reduces their impact. The gardens and grounds are proposed to be well landscaped to give the impression of a mature landscape.

The townhouses are sited so as to retain all existing street trees and the very substantial trees north of the Nichol House. Siting has also carefully respected the substantial grade changes. In all cases, we have sited the buildings to be prominent but not overpowering to the street. As well, careful siting has minimized shadowing onto adjacent neighbouring outdoor patios and pools.

We propose relocating the existing Nichol accessory building so as to retain a heritage building, reduce the amount of paved surface and provide screening to the new rear yard of the Nichol House.

Landscaping/Streetscape

The design highlights the main entryway of the development on McRae, with two sub-pedestrian entries that allow access to the site all along its length. The existing stonewall on the property will be maintained and rebuilt where necessary as a form of enclosure around the property. The existing stonewall at the heritage house will have a 2' wrought iron fence mounted to it to add architectural layering to the garden. The existing trees will be maintained on the heritage site. The existing character of the streetscape is retained by proposing a single vehicular access of the development. The site will be graded to relate to the proposed buildings to meld them into their context.

Views

Existing views of adjacent neighbours are not being impacted. The neighbour on Granville Street currently has views into an overgrown yard. This will be replaced with views through new trees into the internal gardens. Because we are keeping the existing Nichol House, there is no view impact to the neighbour facing The Crescent.

Servicing

Parking for the Nichol House is to be provided via the same crossings and located in the relocated existing accessory building. Parking for the townhouses is provided via a single new crossing through a formal entry court and into an underground parking facility that features separate and secure parking for each unit.

We will provide an engineer's recommendation with input from the Engineering Department on our handling of stormwater from this site.

April 16, 2007

Appendix E ; page 18 of 22

1402 McRae

Design Rationale

Shaughnessy Design Guidelines Review

After several meetings with City of Vancouver Planning and Heritage Departments, SHPOA, Vancouver Heritage Commission and Shaughnessy Design Panel, neighbours and Arthur Bell Holdings, a decision was reached which would allow for a plan to save in-situ the Nichol house, keeping it and its large front garden area as a single-family dwelling on a fee simple lot in First Shaughnessy District. In recognition of this, it was agreed that the balance of the site could be developed with multi-family townhouses, which would take into account its unique qualities, challenges and opportunities under a heritage revitalization agreement under a CD-1 approval process.

Although the contemplated rezoning for townhouses would technically remove the property from the F.S.D. zone, we have used its design guidelines as a template for our submission.

The Shaughnessy Design Guidelines focus exclusively on single-family development and as a result, are limited in their ability to evaluate our proposal. We have, however, responded to the guidelines section by section as they apply for both the existing house and townhouses.

3.0. Design Principles

3.1. Architectural Design Legacy

The retained Nichol house embodies the essence of Shaughnessy design. The façade is divided into a tripartite scheme of a rustic stone basement, a shingle, stucco and half-timbered body and steep shake attic roof. Designed by Samuel McClure, it is a wonderful example of Arts and Crafts/Tudor Revival house. Its broad, compact massing, steep shake roof and overall composition is asymmetrical yet balanced. Notable features are: stone and timber porte cochere, tall stone chimneys, projecting bays, covered veranda, leaded full sash windows and substantial wood detailing.

The townhouses infill the lower portion of the site. They will be high-quality brick and stone traditional design, with inspiration drawn from examples in the neighbourhood (such as the University Women's Club) and from a broader context, such as Shannon Mews.

3.2. Estate Scale Legacy

Maintaining the house in-situ with its established landscaping ensures this property retains its estate scale legacy. Given that the grounds are generous due to the original siting of the house, the resulting townhouse development requires sensitive and careful design. The site plan that was generated and endorsed by the co-design process proposes two high-quality buildings: a 5-unit townhouse building parallel to and below the Nichol house, the other a continuous, 11-unit townhouse building, curving along the 35' front yard setback joining both Granville and McRae.

The latter is punctuated with a pivotal gate-tower element that is currently envisioned in stone to match the existing landscaped wall; together with its pitched roof, is intended to evoke gatehouse imagery for both this development and for this entrance to Shaughnessy as a whole. As a reference, we note Grey Gables gatehouse is a welcome and well-loved fixture in Shaughnessy.

3.3. Landscape Design Legacy

Consistently throughout Shaughnessy are a variety of yard depths. The side yard elevation of the Nichol House is set well back from McRae; the front yard facing The Crescent is considerable and grand. The decision to retain the heritage house in place ensures this sighting remains intact basing the heritage house firmly at the focal point of this important historical garden. By retaining as many of the existing trees and developing the planting area on the northeast side of the property, the garden feels layered with glimpses to the house from the corner of McRae and The Crescent. A formal arts and crafts garden with a central axial path is rehabilitated as a grand gesture to this historical estate. Honoring the desires of an estate garden today; a pool, hot tub and outdoor fireplace have been discreetly introduced into the garden, providing all of the modern conveniences, while honoring the historical aspects of the past.

The 5-unit townhouse building is set well back from McRae to ensure suitable dominance of the Nichol House. To counter this and to provide interest and a “gatehouse” appeal; we have sited the first of the 11 townhouses 22’ to the McRae property line. This gesture draws the eye and provides a bold entry sequence highlighting the variety of front yard setbacks on the site and points to our intention to provide superior design and quality materials. The remaining ten townhouses gain visual interest by following the curved property line that extends along McRae to Granville Street, giving prominence to the existing historical stonewall which wraps along the property line. These will have a more formal layered streetscape feeling with a healthy buffer of hedging and trees.

The internal part of the development will be treated as more of a park setting. Each unit will have a private patio, the five units north of the Nichol House will have their private space at the back of their units, with the front of their units leading into the internal park setting. The residences along McRae have their private patios off the back of their units which are layered into the park setting with a mixture of coniferous and deciduous trees and shrubs.

The entire development will have a structured layering of vegetation that will create a set of dynamic and programmable spaces. The site itself is revealing to the City, reading from the street as a simple set of row houses, the community is invited in through the filigree of trees and shrubs that set up the initial layering and screening of the units. A considerable quantity of coniferous planting will be added along the south property line to provide privacy and a backdrop for the neighbours.

3.4. Streetscape Legacy

The existing stonewall fronting on Granville, McRae and The Crescent is to be retained and modified, only where necessary. Street trees and major on-site trees also are to be retained where possible. Resident parking will be provided on-site for the heritage house in the relocated

existing garage and underground for both the 5-unit townhouse and the 11-unit townhouse buildings. Visitor parking will also be provided underground, which will result in very little street parking pressure on the fronting and nearby streets. Massing is consistent with the nature of the adjacent streetscape. Low-density estate heritage imagery is presented to The Crescent, a variety of high-quality townhouse buildings and gatehouse imagery across from the University Women's Club and a consistent 35' setback for the remaining townhouses facing Hycroft Apartments and Granville Street. The continuous townhouse façade from Granville up to the gatehouse is intended to visually anchor and contribute to the southern end of the South Granville shopping area.

All streetscape interfaces will be planted as screening, layering, filigreeing and revealing, appropriate to the specific requirements.

3.5. Automobile Legacy

The gated entries, porte cochere and relocated garage retain what is an important heritage contribution to The Crescent and is in keeping with the intent of the guidelines. As noted above, abundant parking is to be provided underground for both townhouse buildings. Preliminarily, we intend to provide in the range of 50 stalls; our intention is to provide all of this parking from one crossing through the existing stonewall off McRae Avenue.

4.1. Overview

Retention of the single-family heritage house and siting, with its strong home/garden/street relationship, is a major contribution to the general themes of Shaughnessy. Although the guidelines do not consider multiple-family housing in Shaughnessy, our intention, as demonstrated in past projects by Bell Holdings, is to achieve high standards and complimentary design on the townhouse portion and its associated landscape in its design, materials and craftsmanship.

4.2.1. Neighborliness

The siting of the Nichol house, design and use of materials, ensures continued harmony and neighbourliness in this portion of Shaughnessy. Our townhouse buildings utilize a set of recurring architectural qualities and themes that are consistent with the single-family nature of Shaughnessy; high-quality front entries, individual facades visible from the street, separate front doors, cross ventilation, private outdoor rear yards, single vertical ownership and private individual roof decks. These qualities reinforce, as much as is possible for multiple-family buildings, the themes of Shaughnessy housing, the traditional relationship of neighbourhood, house and street and outdoor spaces with variety in design and character.

4.2.2. Materials

A sense of timelessness associated with the inherent structural qualities of the materials, authentic appearance and quality of workmanship, appropriateness and compatibility will be consistent with the established standards of Shaughnessy. No changes to the heritage house

facing The Crescent and McRae are being considered and only minor changes in the rear yard. We propose the existing garage be relocated from The Crescent, which will give the new rear yard privacy. These changes will be respectful to the original house and reviewed by the Heritage Commission, Planning Department and the Shaughnessy Design Panel. As noted above, we propose the gatehouse be finished in stone similar to the existing stone fence, robust wood detailing and pitched roof in wood shakes. All townhouses will be a well-balanced mix of brick and stone with authentic true-divided and full sash wood windows. Away from the public domain, we are considering some stucco portions to provide relief should it become necessary or desirable.

4.2.3. Architectural Detailing

Detailing of new development will reinforce the traditional character of the area. Roofs, windows and entryways are preliminarily developed at this point and will be fully developed in further design phases.

4.2.4. Automobile Treatment

The Nichol house exemplifies automobile treatment as outlined in the guidelines. Underground parking of approximately 50 stalls will be provided for the townhouses and will be as unobtrusive as possible with high-quality paving, gates, retaining walls and plantings.

4.3. Principle Buildings

4.3.1. Siting

- Townhouses are sited to preserve the dominance of heritage house, create animated and appropriate facades on McRae and Granville, contribute to eyes on the street as well as contributing to acoustic relief for the restful interior portion of the property.
- Proposed 5-unit townhouse building, gatehouse, curved townhouse building and Nichol house combine to create rhythm of principle building setbacks appropriate to the variety of specific streetscapes and street presence.
- Townhouse siting to preserve significant major trees; we propose suitable replacement of poor and unhealthy specimens.
- New development respects existing adjacent houses and private outdoor spaces.

4.3.2. Massing

The townhouse infill buildings are designed to respect the prominence of the heritage house and reflect compatibility to adjacent neighbours and context. The proposed rooflines of the 5-unit townhouse building are consistent with the eaves of the Nichol house. With natural grade working in its favor, the steeply sloped roof of the Nichol house will remain dominant over the three storey 5-unit townhouse. The gatehouse is further below and is intended to read as a gatehouse element for this property as well as for this entrance to Shaughnessy as a whole. The remaining two storey townhouses express the descending topography as it extends towards Granville Street.

4.3.3. Height

The Nichol house is a full two stories above a basement with a fully developed third floor built into the roof. The adjacent 5-unit townhouse, three storey, flat-roofed building remains significantly below the Nichol house. The gatehouse is three stories with the third floor built into the sloping roof structure. The remaining townhouses are two stories.

4.3.4. Roof Treatment

Nichol house has a steeply pitched and dominant roof that epitomizes “the Shaughnessy house”. The gatehouse is proposed as a sloped roof. All other townhouses will have a flat roof. These flat roofs propose private and discrete rooflines, refined plantings and guard railings appropriate to the architecture. It is our considered and strongly felt conviction that the townhouse design should substantially vary from the Nichol house as it was consciously decided to avoid Arts and Crafts traditions and instead borrow from the University Women’s Club, the neighbour to the south, other well-known Vancouver architecture such as The Gatehouse at Shannon Mews and many of the brick and stone apartments found in South Granville.

4.3.5. Entrance Treatment

Entrances to the Nichol house will be retained as existing with only minor modifications to enable current security and access requirements. Access to the townhouses is through secured pedestrian gates that lead to an internal pedestrian pathway system. Each townhouse has its own clearly defined and appropriately detailed front entry.

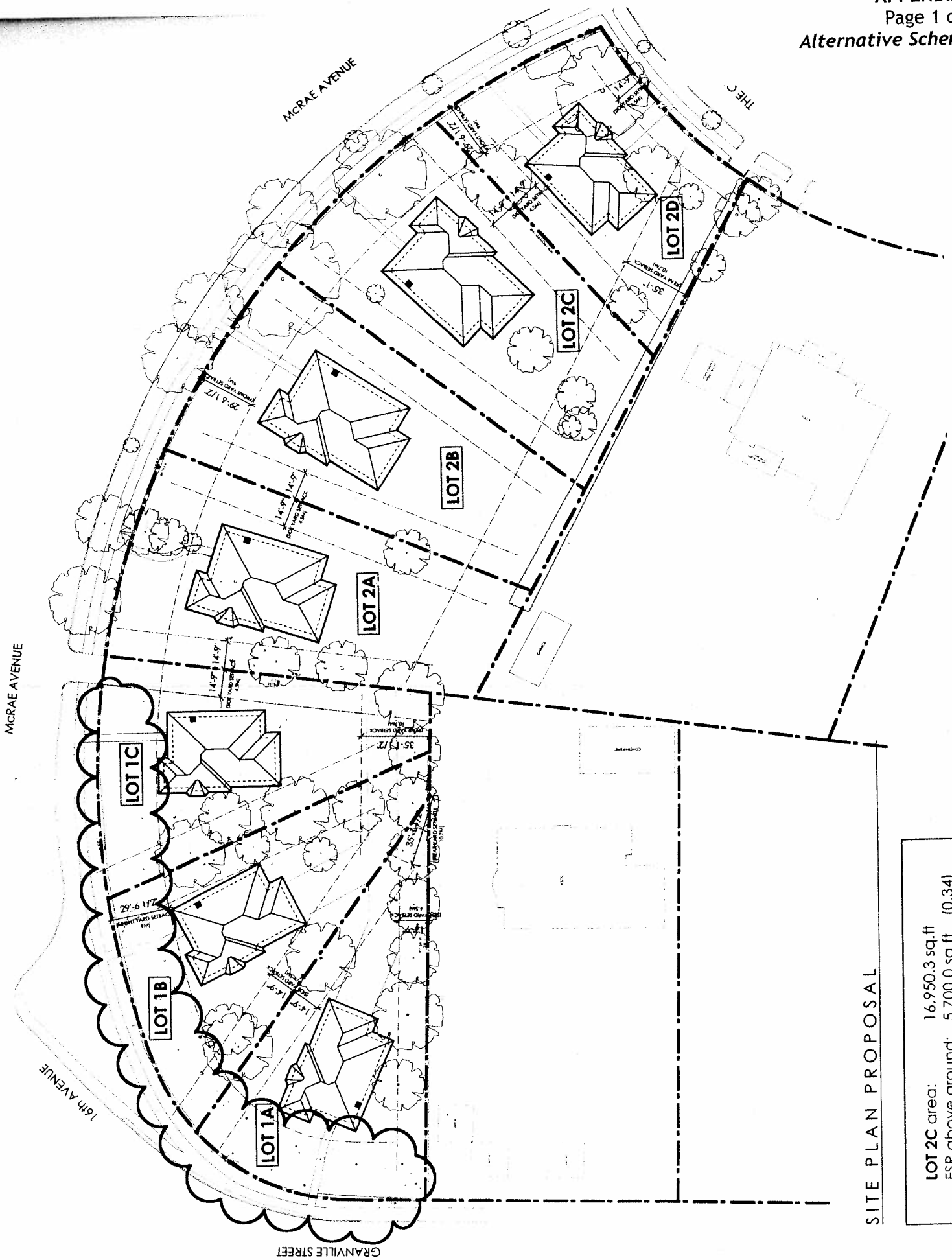
4.4. Secondary Buildings

Existing garage to be located to the front side yard of the Nichol house to better service its needs and help create privacy for the newly developed rear yard.

4.5. Landscape

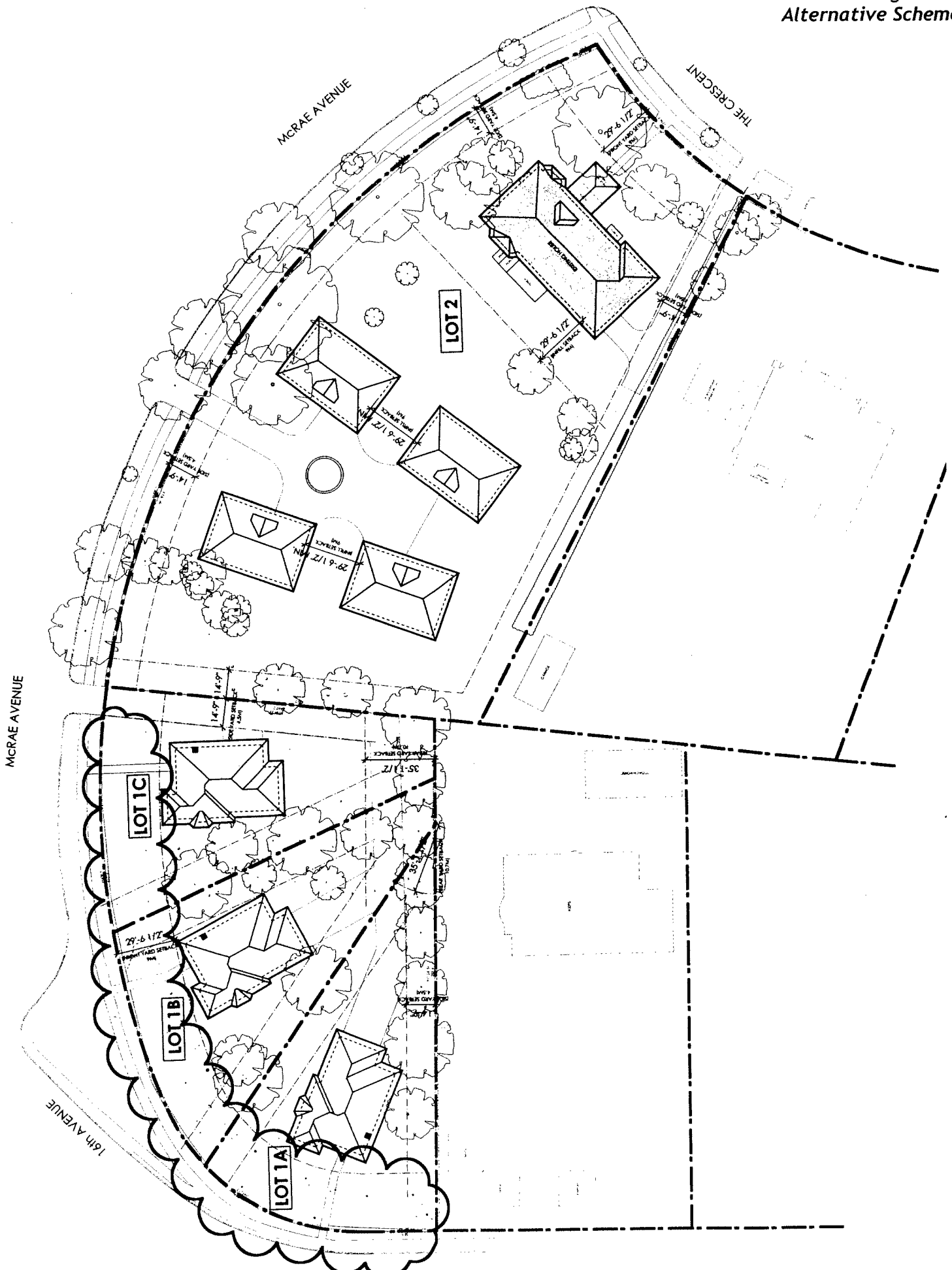
See 3.3. above.

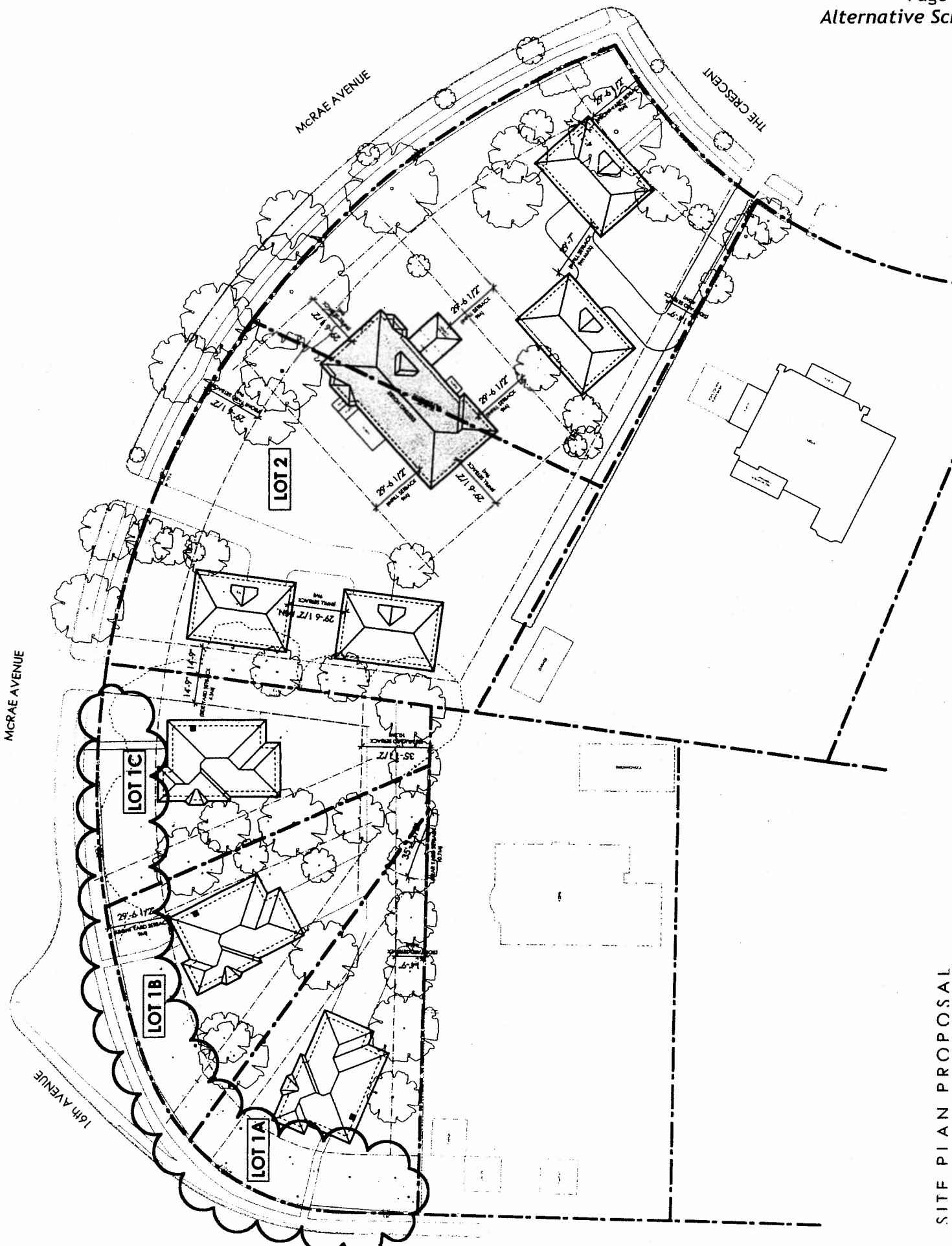
4.6. Stormwater Storage System: to be provided by engineer.



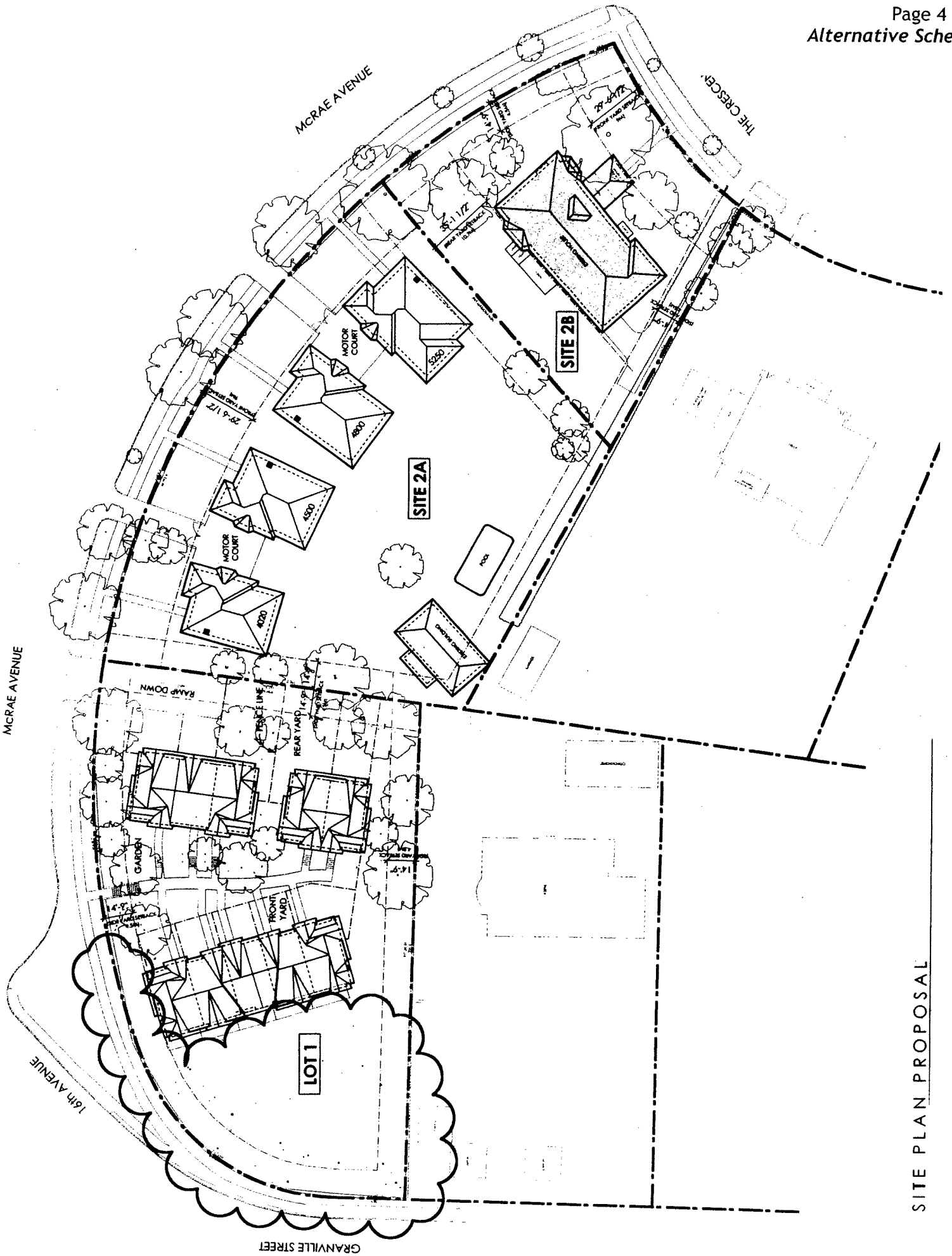
SITE PLAN PROPOSAL

LOT 2C area: 16,950.3 sq.ft
 FSR above around: 5,700.0 sq.ft (0.34)



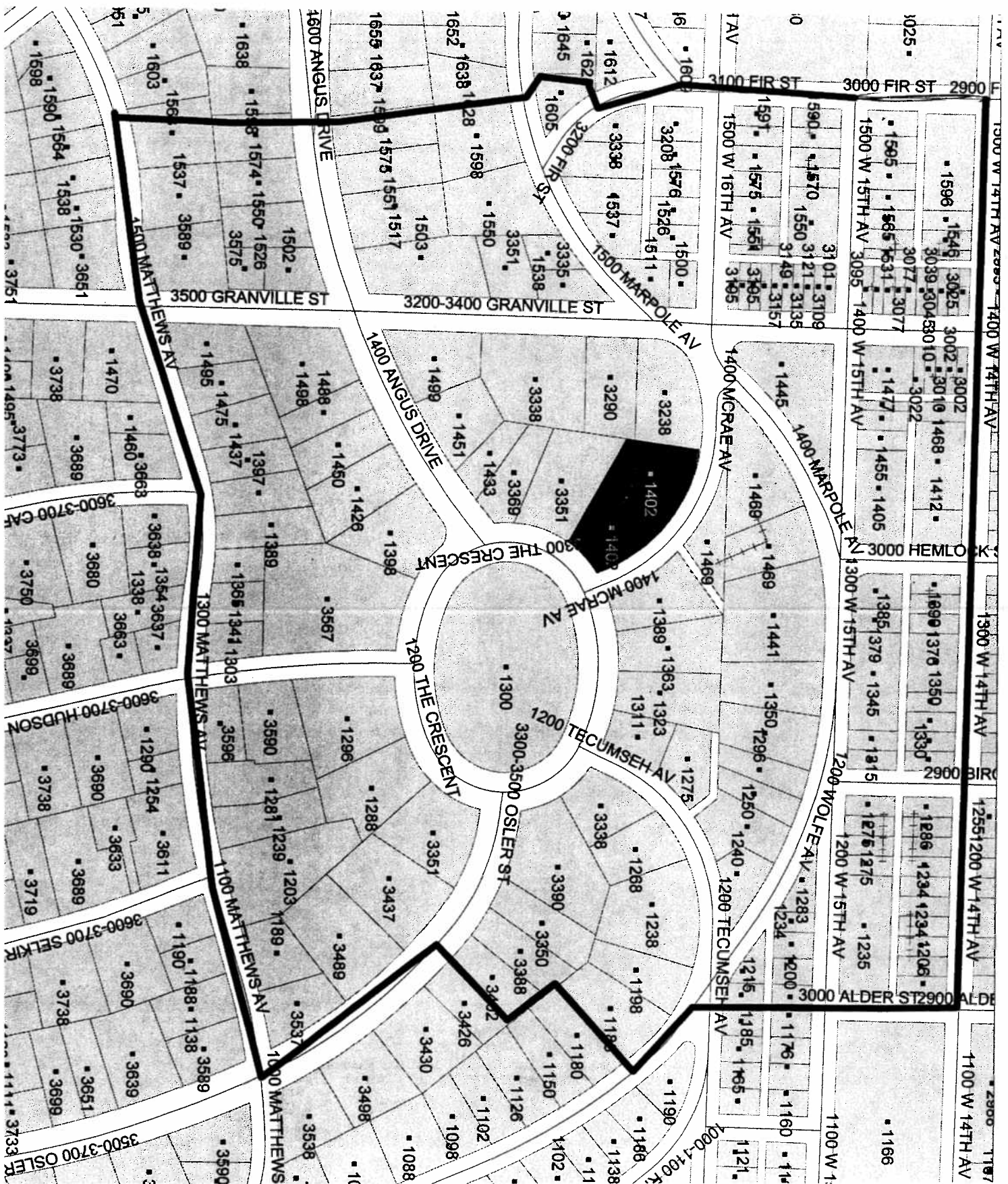


SITE PLAN PROPOSAL

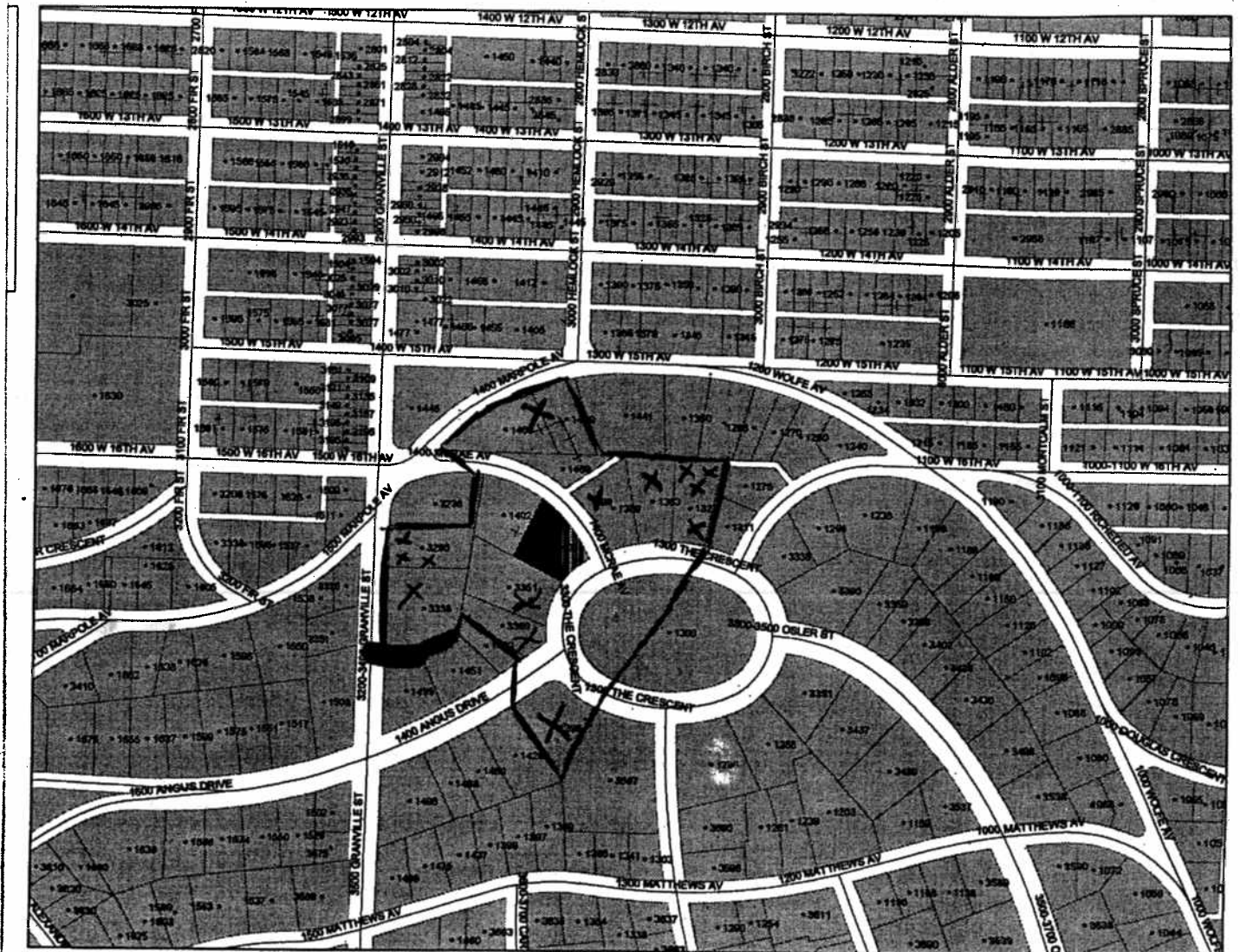


SITE PLAN PROPOSAL

Post-application Neighbourhood Notification Boundaries



Pre-Application Co-design sessions, Neighbourhood Notification



Heritage Statement of Significance

The historic place comprises the Arts and Crafts/Tudor Revival house, gardens, and extensive grounds of the Nichol Residence ("Miramar") at 1402 McRae Avenue in Shaughnessy Heights, Vancouver. It was built in 1912-13 for publisher and statesman Walter C. Nichol and his family. The historic place comprises Lots 2 and 2A, Block 50, District Lot 526, with frontage on both McRae Avenue and The Crescent. Although Lot 1, at the corner of McRae Avenue and Granville Street, is part of the present parcel, it does not form a part of the historic place.

The historic place has heritage value for its association with several families of considerable significance in the economic and political history of Vancouver and British Columbia; for its Tudor Revival/Arts and Crafts architectural design; and for its notable grounds and gardens. It illustrates the aesthetic tastes and the aspirations of a succession of wealthy and powerful families. Only three families owned the house between its construction in 1913 and its sale in 2005: the Nichol, Wilson, and Bentley families. The prominent location on The Crescent in First Shaughnessy reinforces the historical association of the neighbourhood with wealth and power.

Walter C. Nichol, for whom the house was built, owned the *Province* newspaper from 1901 until 1923. Nichol succeeded financially and politically. He left Vancouver to serve as Lieutenant Governor of BC (1920-1926). When Nichol died in 1928, he left the largest estate of all Vancouver's pre-1914 business leaders.

The decision of Walter and Quita Nichol to move from Fairview to Shaughnessy illustrates the success of the CPR's new subdivision as the preferred address of the City's elite. The choice of prominent architects Maclure and Fox and the Tudor Revival style represents the tastes of BC's social elite. The talented Victoria-based architect, Samuel Maclure, had achieved fame designing Tudor Revival houses for the scions of Victoria society, for whom the association with English manorial life was particularly poignant. Maclure's partnership with Vancouver-based Cecil Fox extended the style to Vancouver. The restrained Arts and Crafts manner of the Nichol House has sufficient Tudor references to make the "old English" connection. This association is important as it continued to have meaning in Vancouver architecture for generations. The interior was a setting for entertainment, with its elegant spaces and finished with fine woods, tile fireplaces, leaded-glass windows, and brass fittings. Other features, such as the maid's quarters in the attic and the "Chinaman's suite" in the basement, remind us of how large homes like this were staffed in the early twentieth century.

The estate also has value for its extensive and well landscaped grounds. Nichol called the house "Miramar" (i.e., Seaview) for its fine view of English Bay and the North Shore mountains. The house was sited at the edge of the escarpment to take best advantage of this view. The gardens were associated with, and perhaps designed by, celebrated English landscape architect Thomas Mawson. The formal rose garden facing The Crescent and the Rock Garden embankment below the house were particularly praised.

William. R. Wilson, who bought the property from Nichol in 1924, made his fortune in mining. He is best remembered for his role in founding the Premier Mine (Portland Canal); he was also President of the Crow's Nest Pass Coal Company. His estate sold the property in 1939 to the Bentley family, who retained it until 2005. Leopold and Antoinette Bentley, with their son

Peter, came to Canada from Austria in 1938, fleeing Nazi persecution. "Poldi" Bentley and his brother-in-law John Prentice entered the lumber business, eventually creating one of Canada's largest lumber companies, Canadian Forest Products Ltd. (Canfor). The industrial leadership of both Wilson and Bentley add value to the house. The Bentleys were also noted as patrons of the arts.

The Bentley family purchased Lot 1, to the north, in 1948 to protect their coveted view, but it was lost with the subsequent erection of Hycroft Apartments. The spaciousness of the house, its carefully crafted details, and the grounds have been valued by all its residents. Peter Bentley, O.C., who succeeded his father as head of Canfor, notes that few changes were made to the house during his family's long tenure, giving the historic place added value for its integrity. The gardens have less integrity, with many of the earlier plant materials and beds altered or lost.

Character-defining Elements

The House

- Broad, compact massing, emphasized by the tall, hipped, shake roof with hipped dormers;
- Asymmetrical but balanced composition;
- Tall stone chimneys;
- Variety of local materials used for the exterior walls, including wood, shingles, and stone;
- Restrained Tudor Revival features, seen in the vertical "half-timbering" detail;
- Porte-cochère on the south elevation, with its hipped roof and wood features including posts and brackets;
- Projecting bays to the right and left of the south elevation;
- Two-storey veranda on the north elevation;
- Expanses of windows on the north elevation;
- Interior features, which have not been examined or listed; and
- Tradition of use as a single-family residence;

The Grounds

- Stone wall along the street frontages;
- Large entries to the main entrance (McRae Avenue) and driveway (The Crescent), and small entry (The Crescent), with their stone gateposts and iron gates;
- Formal garden on the south side of the house, with its parterres and remnant roses;
- Mature trees around the perimeter and on the north and south sides of the house, including deciduous and coniferous trees, fruit trees, and ornamentals;
- Terraced treatment of north elevation, including the rockery;
- Central stone stairs and path on the north grounds; and
- Form, massing, roof, and exterior wall materials of the coach house;

Heritage Conservation Plan

The front formal English-style garden bound by the historic stone wall complete with two public entrances is to be restored. While the plantings have matured over time, the planting beds have largely retained their size and shape. Planting beds will be restored with new specimens of tulips and roses to recall the original 1913 design.

Once the original garage is moved forward on the lot a new private garden space will be created at the rear for a patio, pool and enhanced landscaping in keeping with the estate's historic character.

Using the same materials and architectural style, the back verandah of the Nichol House is to be extended to wrap around the side of the house to provide access to the new private garden space. A few minor modifications are proposed to tie the verandah into the house. These include the addition of French doors into existing window openings, and the conversion of an open side porch into an enclosed vestibule. Any new architectural elements will be designed to match the historic.

Further detailed information will be required throughout the development application and building permit stages. Additional drawings such as construction and shop drawings supported by outline specifications for the work proposed in the Conservation Plan are required. A complete planting list and planting plan will be necessary to further understand the restoration of the front English garden as well as the design of the new back garden. For the construction of the pool and its surrounding patio, schematic design supported by construction details are required to describe how both complement the Nichol House and its historic garage.

* * * * *

Applicant's Proposed Sustainability Measures for the Rezoning at 1402 McRae Avenue

Alternative Transportation

- Bicycle storage has been provided for each unit to encourage the use of bicycles.
- Electrical rough-ins will be provided in each garage for future electrical car charging.
- Located on direct bus transit route on Granville Street, near Broadway line.
- Close to major regional transportation routes.

Light Pollution Reduction

- Exterior lighting will be designed under the principles of the Illuminating Engineering Society of North America (IESNA) luminance requirements. All exterior landscape fixtures will likely be down lights reducing the light pollution from the development.

Water Efficient Landscaping

- Moisture sensors shall be incorporated into the landscape irrigation system to monitor water usage to only times when needed.
- On-site stormwater design will be used to delay peak water loads into the stormwater system. This will be used to create a feature for the visual and acoustic benefit of the inhabitants. A civil engineer in consultation with City engineers will provide this.

Water Usage Reduction

- Dual flush toilets, faucet restrictors and low flow showerheads will be installed throughout.
- Energy efficient appliances shall be supplied to all units.
- Estimated water reduction should be approximately 50%.

Gas Metering

- Individual gas metering shall be installed so that residents can monitor their own gas usage. This should cut down on energy wasting commonly found in communal gas systems.

Annual Heating Energy Reduction

- Low e-windows will be used throughout the project to prevent both heat loss and heat gain in the development.
- Energy efficient hot water tanks and boilers will be installed in each townhouse.
- We are exploring the viability of geothermal heating.

Low Emitting Materials

- Adhesives and sealants used for construction will meet the requirements of the VOC limits of the Canadian Environmental Choice/Ecologo or the current standards of the LEEDS Program.
- All carpets used in the development will be compliant with the Carpet and Rug Institute Green Label Indoor Air Quality Test Program.
- Low VOC paints carrying a minimum MPI Environmental Level 3 designation will be specified for the project.
- Mechanical ventilation systems will be designed for each unit by a mechanical engineer and CO detectors will be installed.

Debris and Land Clearing/Safeguarding Vegetation

- All measures will be taken to retain as many healthy trees on the site as possible. Soils removed from the site will be transported to another local site to be used as back-fill if the soil meets back-fill quality standards and another site exists at the time of excavation to accept the soil. This will reduce soil waste and emissions caused from transporting the soil to landfills.

Erosion and Sedimentation Control

- A sediment and erosion control plan will be prepared to minimize soil tracking from trucks in the neighbourhood.

Regional Materials

- Regional materials (manufactured within an 800 km radius) will be used whenever possible to reduce transportation emissions of material supplies.

Long-Term Habitability

- Many units have elevators in place to assist aging.
- Walking distance to many services on Granville Street.
- Close to major urban services on Broadway and downtown.
- Close to airport.
- Secure, private underground parking accessible directly from suite.

Construction

- Use of long-term, durable brick and stone exterior cladding.
- High quality wood windows.
- Secure, concrete underground parking.

Demolition and Landfill

- No demolition and landfill accumulation. New construction on infill urban bare land.

* * * * *

First Shaughnessy Advisory Design Panel (FSADP) Comments

The FSADP reviewed this application on three separate occasions, once at pre-application on February 1, 2007, once following application submission on June 7, 2007, and finally on November 1, 2007. Support for the application was provided at each meeting. Following are minutes from those meetings.

FSADP Minutes, February 1, 2007 (Pre-application)

Present: Kilby Gibson Resident Member at Large
Kathy Reichert Resident Member at Large
Michael Roburn Resident - SHPOA Member
Carole Walker Angus Resident - SHPOA Member
Maureen Molaro Resident - SHPOA
Stewart McIntosh BCSLA
Derek Neale AIBC
Beth Noble, Chair Resident - SHPOA Member
Barbara Campney Residen
Michelle McMaser BCSLA
Steve Palmier, AIBC

City Staff: Sailen Black, Development Planner, UDDPC

Address: 1402 McRae Avenue with Nichol House and 3238 Granville Street, Vacant Lot

Applicant: Jim Bussey, Formwerks Architectural Inc.

Landscape: Paul Sangha, Landscape Architect

Description: To retain the Nichol house in-situ as a single family residence with its front yard, using a Heritage Revitalization Agreement and Designation; and to rezone the balance of the site to CD-1 permitting development of two multi-family townhouses with a total of 15 dwelling units.

Enquiry: First

Rezoning Planner: Vicky Potter

Heritage Planner: Gerry McGeough

Introduction by Planning:

Brief History: An inquiry received October 2005 by Larry Beasley, Co-Director of Planning, proposing to:

- Relocate and preserve the Heritage A -listed Nichol House;
- Develop townhouses in proximity to Granville Street; and
- Maintain the overall or total density of the combined lots at 0.45 FSR.

Then in November, 2005, the Director of Planning replied that staff were supportive of house retention and the concept of redeveloping the site in an economically viable way. However, Council's Heritage Policies required determination of whether there was economic hardship in preserving the house, and in turn, what amount of compensation (density or otherwise) would be appropriate to offset the cost. At the time, staff could not make this

determination, and hence, could not offer a comprehensive evaluation but subdivision was not supported.

However, staff did make the following observations:

- Early consultation with the local community was essential. Earlier experience with Greencroft which resulted in 1½ years of debate and four nights of Public Hearing: AVOID.
- Relocation of the Nichol House was not supported.
- Processing as an HRA versus a rezoning would likely hinge on the form of housing proposed.
- Real Estate Services and the proponents, after working together, met in July 2006 to review the economically viable options for the site in, one of which was to keep the Heritage House in situ, subdivide the land so it has its own parcel and develop the remainder to the west at 0.60 FSR as multiple family dwellings.

Community Workshops

The proponents agreed to organize in a series of community workshops to be facilitated by the City to explore the various development options on the site, including the owner's preferred option.

- Between November 1st and 21st, 2006, a series of four community meetings were held at the Vancouver Lawn Tennis and Badminton Club.
- The FSAD Panel nominated Beth Noble, Michelle McMaster, Judy Ross and Kilby Gibson to attend. Representatives of SHPOA (Shaughnessy Heights Property Owners Association) and the VHC (Vancouver Heritage Commission) also attended, along with neighbours from nearby properties.
- At the third meeting, there was general concern from the group:
 - from a heritage perspective: relocating the house;
 - from SHPOA perspective: introducing uses and forms (multiple dwelling) seen as foreign to an FSD zoned lot;
 - from the proponent's perspective: Although disappointed with the lack of community support for the preferred scheme, returned to the 4th meeting with a revised option to keep the house in place and develop a 2-storey townhouse along Granville, and a 3-storey townhouse in the middle. The outcome was much more positive and supportive. While concern remained over introducing row housing to FSD, the new option appeared to strike a balance between the different interests at stake.

A follow-up e-mail was sent in January, 2007 to all participants from Scott Barker, Facilitator:

I would like to thank you again for your participation last November in the "co-design" process for this unique site at 1402 McRae Avenue. I hope that you found this process both interesting and informative as the group attempted to understand and brainstorm some general development options for this site. I know that this process has allowed city staff, you as interested neighbours, as well as Mr. Bell and his team, to get a better

sense of some of the opportunities and challenges for any redevelopment on this site, and I hope you would agree that this was a valuable exercise.

At this point, the applicant team is in the process of further developing the scheme presented in our last co-design meeting on November 21st. Should the scheme ultimately presented to the city be generally in keeping with the discussion of this day, it is anticipated that a rezoning application would be submitted. A rezoning process (to a CD-1) would be undertaken for the lower (west) portion of the site, and the upper (east) portion of the site (containing the Nichol House) would be retained as FSD Zoning, with a Heritage Revitalization Agreement and designation securing retention. Staff believe that such a combined process would be the most effective way to consider the introduction of a use and form not generally found in the FSD area (the rezoning process), while also securing the long-term preservation of the existing heritage house in the First Shaughnessy District (HRA process).

Should a formal rezoning and development application be received by the city in the near future, staff review would include advisory input from the First Shaughnessy Advisory Design Panel, the Vancouver Heritage Commission, the Urban Design Panel, and of course from interested members of the neighbourhood. It is also expected that prior to any decision on this application, the city will host a public open house/information meeting in order to allow neighbors to better understand the proposal, and to invite further feedback.

Ultimately, City Council will be asked to make a decision on any such rezoning application and HRA at a Public Hearing to be scheduled several months following the formal application submission.

- After the FSAD Panel has had a chance to ask questions for clarification, I will offer questions from Planning

Program: To retain the Nichol house *in situ* as a single family residence with its historic front and east side (and retaining wall) yard, using a HRA and designation; and to rezone the balance of the site to CD-1 permitting a development of two rows of multi-family townhouses with a total of 15 dwelling units.

Background: Careful community consultation has been undertaken. October 2005 the city saw an enquiry to preserve and relocate the Nichol house with townhouses at lower level (Granville Street and 16th Avenue). Proposal was to redevelop at .45 FSR for the overall site.

Three Observations: Community consultation early on indicated that relocation of Nichol house would not be supported. HRA vs. rezoning would depend on the form of development proposed. Real estate services met to determine the financial considerations. Four community meetings were held. There was a sense of concern expressed in regards to the relocation of house. Land use was a problem. Ultimately, City council will have final say as HRA's and rezonings both have to be approved by Council.

Rezoning: Ms. Potter will be overseeing this application (once it is made) though the system with a combined rezoning and redevelopment permit process. HRA is on one part of

property, and rezoning of other portion to CD1. CD-1 will not be moved forward with until HRA is in place. Provides security. Process: Rezoning enquiry; preliminary input by public and staff; rezoning application; review by public; review by staff and advisory groups; staff analysis and conclusions; report and recommendations to Council. At this point it is either refused or there will be another Public Hearing, at this point it can be refused or it will be approved, then become subject to conditions. When the conditions are satisfied, the by-law is enacted. It is a 7 to 9 month process.

Heritage: Significant public process already undertaken. Co-design workshop tried to bring up and grapple with all of the challenges and all views were heard. Rezoning can be used to achieve heritage goals where policy will not allow it to otherwise succeed. Goal is to follow ODP and FSD Guidelines where they can achieve what is necessary. The form of development on this site is better achieved by re-zoning than HRA. More palatable with townhouse portion dealt with as a rezoning.

Owner: Process has taken 18 months so far. Reasonable plan of development has been modified to the point where parties concerned are excited about outcome. Ideas for design and rationale have come from this process. With retention of house in situ and surroundings, nothing much has been proposed for the front lot, fairly minimal impact. Balance of site has been approached with the intent of the ODP and FSD guidelines/style in mind, using building types found elsewhere in the city. Proposed style of architecture is taken from Shannon and Hycroft (classical/beaux arts in flavour) as a contrast to the main house, rather than doing a watered down version of the arts and crafts style.

Architecture: Fifth Avenue cinemas, 4th Avenue and Yew Street bank building, 45th Avenue and Macdonald Street all by this developer and of great quality. Interests of heritage house are well taken care of. Five unit town house unit is set back. Height of these is kept lower, but remaining high enough to see over lower townhouses. Will not be dominant in relation to main house.

Lower townhouses hinge on pivot point of top townhouse (or gatehouse). Stone of existing stone wall will be carried up at this point, providing a focus. Townhouses are being designed to be seen from Granville and will be of a quality to be seen. Ample parking provided on site, with 2 spots below each unit plus visitor parking. New driveway access will be slightly uphill from existing cut. Instead of two curb cuts there will be one for both townhouse groupings.

Meets most of ODP with the exception of single family references. Rows of townhouses have similar properties. Cross ventilation, no neighbours above or below, individual front doors and street presence. Have tried to keep as many benefits of single family living as possible within townhouse format. Keeping to intent of Heritage (keeping house), substance of application is townhouse addition. Addressing off street parking.

Asking for minor relaxation for pivot building (pulled out to give it more dominance) - front yard setback relaxation. Allowable floor space 46,758 sq. ft. This is what is proposed. Allowable above-grade FSR is? 30,476 sq. ft., proposing all 46,758 sq. ft. above grade. This would serve as compensation for dominant public benefit of heritage house that is being retained and is tied to this structure.

Seems like a friendly, neighbourly type of relaxation to ask for. Neighbours appear to be disapproving of density transfer. Above/below grade FSR relaxation means that the townhouses will be livable, and in keeping with the neighbourhood.

Landscape: Series of ponds and streams in back yard. Back yards are somewhat private and very livable. Planting will help to screen Granville Street and McRae Avenue.

Layered look on corner of 16th Avenue and Granville Street breaks down as it moves up McRae Avenue. Maintain and repairing existing stone wall. Raised pedestrian streetscape benefits row house units. Driveway allows for turnaround, while providing an attractive view up the driveway up the steps into the garden. Front garden of main house is of heritage value. Side yard is left over space. Garage will be relocated here. Pool will go where existing garage is. Layering between principle residence and townhouses adjacent. Retaining wall of same material as townhouses will be in back yards of townhomes. To mitigate some noise a stream way will be introduced. A more natural landscape in back. Gives units a view of a larger landscape. Property lines blurred so that each unit isn't bound by lines. Meandering path around stream way.

From the street, two connection points will provide access to Granville Street and 16th Avenue.

Panel Questions:

- Spirit of FSD ODP and Guidelines applies to CD1 rezoning? Yes, and where proposal departs, a rationale will be given. Owner wants it to fit within neighbourhood but needs to fit the site. Purpose of rezoning is to achieve something that the ODP will not allow. Owner has to outline which aspects of the zoning won't allow it to work, the balance is considered in relation to existing zoning where possible.
- Will house site be subdivided? Yes. House will be on its own lot and left as one unit.
- Density proposed would not be possible without the HRA? No. Rezoning would not be considered without HRA. Locks in for the City the designation of the heritage house.
- HRA will protect exterior of the house only? Yes. House is in sound condition. Needs an upgrade of wiring and plumbing, but doesn't need 'restoration'. All very original.
- Can you provide sections through the site? Yes.
- Will CD1 be removed from FSD? Yes.
- Resulting FSR for Nichol house property? No more development on site.
- Can Nichol house be turned into a multiple conversion dwelling after HRA? Can be raised as a concern if you wish. Intention is to lock in house as a single family dwelling at this point. Further development would require renegotiation of HRA. Will also include maintenance requirements for house.
- Will restoration of original landscape be part of HRA? Can be if those comments are discussed at the Panel, and it is seen to be desirable.
- DP and rezoning will include Panel at all points? Yes, rezoning piece, HRA piece and design.
- DE's for both West and East parcels will come back to Panel even after CD1 zoning goes through? Yes, Panel will see proposals for both lots. Owner would like the input of the Panel, as there is still a responsibility to create something within the spirit of FSD.

- Other schemes considered? Yes. Twelve to 15 schemes worked though. Four sessions with co-design group included meetings to discuss the regulatory environment and a site visit; discuss what was important; discuss options generated; consider final scheme and critique. Massing, siting, building form were discussed, but finer points of design were not.
- Total number of units? Sixteen: One in house, 5 larger townhouses, 10 smaller (from 1000 sq ft.+).
- Parking? In the range of 50 spots: 2 per unit, plus one visitor per unit +/-.
- Townhouse roof form? Flat roof, green roofs and roof decks are being contemplated. Can townhouses be developed as freehold? It can be explored. It may have been done elsewhere in the City. Very hard to do freehold on this site.
- Thought given to emergency vehicle and firefighting access? Yes, will be checked; flagged if there is a problem.
- Two lots or three proposed? Two: One for main house, one for townhouses.
- Security? Yes. Access for underground parking will be secured as will the top of the stairs from Granville Street. Walkways will be secured. Intent is to pay attention to security for residents.
- Trees between main house and townhouses? Mix of evergreen and deciduous. Meant to obscure view of townhouses from main house and vice versa.
- Size of turnaround? Large enough to turn without having to back on to street.
- Walls behind middle townhouses? Masonry wall - either brick or stone, 6 or 7 feet high; like a walled garden.
- Broadleaf evergreens? Rhododendrons and camellias underneath deciduous trees.
- Garage will be retained? No, can't be moved, new garage will be needing a relaxation for side yard.
- Storm water? Depends on stream, but any underground retention system will be in the form of a filtration field rather than a cistern field.
- Parking for deliveries? Probably on other side of McRae Avenue. Not into that level of detail yet.
- Garbage collection? Small compacting bin that is serviced by small scale truck. Central compaction system.
- Water system? Storm water as part of pond? Exploring it.
- Gathering areas, outdoor areas? Benches, bridges etc. but other common spaces haven't yet been considered. Outdoor spaces are currently oriented towards single units.
- Chosen style? Flat roofs stepped down are easier than peaked roofs.

Planning Comments:

Proposal is striking balance between retention and existing zoning. Looking for commentary on departures:

- Above grade FSR
- Side and front setbacks
- Number of dwelling units
- Townhouse form
- Looking for comments on Middle townhouse siting and orientation
- Primary concerns are the overall size, use, massing, and density
- Style character comments appreciated
- Other aspects of architecture and landscape proposed.

Planning Questions:

Noting the overall goal to balance retention of the house and yard with existing FSD zoning, staff is:

1. Looking for commentary on the departures from current policy, including:
 - Above grade FSR
 - Side and rear yard setbacks
 - Form and use: multiple dwellings; 15 new dwelling units; townhouse form.
2. Looking for commentary on the siting and orientation of the middle townhouse, noting that the proposal will offer better private views to the west but may pose challenges compared with the typical principle building.
3. Although our primary concern at this pre-application stage is Form of Development, we would be open to guidance on the building style and character suggested.
4. Looking for FSAD Panel's comments on the architectural and landscape design proposed.

Panel Comments:

Like a lot of what is being presented. Don't have a problem with FSR. Given topography and parking, no problem with above grade FSR relaxation. Unusual site, and setbacks don't impact on street in a way that it would elsewhere in FSD. Setback relaxations are fine. Very supportive of this type of housing.

Relationship of main house to middle townhouses is poor. There needs to be more of a definite pedestrian entrance into site. Consider turning middle building around to attach to gatehouse - pull away from main house. Keep back yards very private. No problem contrasting style of heritage house. Beautiful arts and crafts townhouses on Hemlock (1920's) are worth considering. Landscaping in front yard of heritage house is underwhelming. Intent of MacLure House was to do a Lutyens garden like Greenery gardens, but it has been lost.

Great start. Appreciate effort to date.

Like it. Wonderful use of property that is currently a no-man's land. Little bit dense, but water feature is great. Great to retain heritage house on its own lot. General approach architecturally is good. Site looks a bit crowded. Explore reorientation of middle townhouses. Might help with privacy issues. Smallest townhouse seems too close to 5 cedars. Like gatehouse entrance. Would like to see a gathering space in garden. Access from all units into central garden. Nice to see storm water worked into stream water feature. Restoration of garden would be wonderful - would be interesting to hear what Heritage would support in reference to the gardens.

Thank applicant for being so amenable. Pleased with how project has progressed. Above ground FSR and setback relaxations are supportable. Number of dwellings is okay. Pivot is good. Arts and crafts townhouses might look watered down next to main house. Better off relating to Hycroft. Indian centre on Yew and 3rd Avenue. Brick is not common in

Shaughnessy. Something softer might settle in better. Like layered effect of topography. Controls glimpses of Nichol house from downhill side. Density might feel stronger if townhouses are cranked around and attached at gate house (which would be negative). Landscape - Lutyens approach. Butchart gardens would be good for inspiration. Granite walls should be retained and pulled into site. Keep pantry in main house. Thanks for amount of work - really exciting.

Middle townhouse feels a bit awkward. Needs pedestrian access to 5 middle town homes aside from driveway. Doesn't feel safe. Landscape is very attractive and works well. Privacy of Main house is compromised by adjacency of middle townhouses. Unhappy with increased density. Look forward to seeing restored garden. Emergency access seems to be a problem.

Community facility is worth considering. Consider reducing height of middle townhouses.

Response:

Siting has a lot to do with topography. Situation between house and middle townhouses is tight, but it's a fact of the property. Screening can be done well. Attaching middle townhouses makes for a more dense looking project. Area between house and middle townhouses is 55 ft. Trying to hide density within slope. By moving middle houses around, it starts to impinge on the neighbouring house (5 Cedars).

Garden of that period rather than a restoration of the original would be interesting. Will explore community space/gathering spaces. Access from all town houses to garden was intended. Pedestrian access to street to five middle townhouses is a great suggestion.

Motion: To support the project at 1402 McRae Avenue as presented with comments addressed. Moved: Richard Keate; Seconded: Derek Neale. Carried: 7 for, one opposed.

Meeting adjourned at 8:15 p.m.

FSADP Minutes June 7, 2007 (Post-application)

Minutes of the Meeting of June 7, 2007

Present: Beth Noble, Chair Resident - SHPOA Member

Kilby Gibson Resident Member at Large

Joan Nesbitt Resident Member at Large

Mamie Angus Resident Member at Large

Carole Walker Angus Resident - SHPOA Member

Lori Kuzub Resident - SHPOA Member

Michelle McMaster BCSLA

Elisabeth Whitelaw BCSLA

Derek Neale AIBC

Clinton Cuddington AIBC

Regrets/Absences: Kathy Reichert, Vice-Chair* Resident Member at Large

Donna Aitken* Resident - SHPOA Member

Judith Hansen* Heritage Commission Representative

Judy Ross* Real Estate Board of Greater Vancouver

*Leave of Absence Granted

Recording Secretary: Margot Keate West

City Staff: Sailen Black, Development Planner, UDDPC
Vicki Potter, Senior Rezoning Planner
Shelley Bruce, Planning Assistant, Heritage Group
Guest: Paolo Salvador, designer, and his client

Application: First Review of DE411348 and associated Rezoning Application

Address: 1402 McRae Avenue

Architect: Formwerks Architectural

Landscape Architect: Paul Sangha (delayed out of town)

Application: First (seen as an enquiry Feb. 1, 2007)

Proposal: To re-subdivide a property at 1402 McRae Avenue, retain an A listed house, and rezone the back (lower) lot for development.

Rezoning Comments: whole site is currently three separate legal lots, which will be re-subdivided into two, and will be considered in 2 streams in the subdivision process. Lower lot will be CD-1, upper lot will be a DP in the FSD zone. HRA and designation will be required for upper property. Consideration of rezoning is so that HRA and designation of this A listed house may be secured. Letters have been sent out to the public (notification area includes 600 residences). Rezoning will be coming to council for referral late this year or early next year. Policy context: FSD ODP (noting variances, such as Multiple dwelling, FSR for overall site will be .45, the above grade portion is exceeded on lower lot. Height is 35' but extends to 37' in certain spots. Setbacks need to be varied.) Also under consideration are the FSD guidelines. City heritage policies (i.e., to protect resources on register). ARKS community vision will also provide direction (in relation to housing variety and types).

Co-design workshops were held in the fall. This scheme was most favoured from this process.

Architect's Comments: Main house will be retained in situ. Garage will be moved to provide back yard for main house, add pool and side porch. Most heritage trees will remain. End on view of 5 town house - eaves line of heritage house is picked up on top of brick line. Lots of attention paid to interaction between Nichol house and lower development. Gate house will be differentiated by means of its materials. Parking will be discreet. Minimizes the crossings/road accesses in to site. Gate house is pushed forward towards street to break up long sweep of town houses and provide an anchor. (This is an area where setback is reduced to 22 ft. and needs variance.)

Height is calculated directly above where building hits existing grade, because grade sweeps down in the middle of the 11 unit townhouse sweep the allowable height is exceeded by 1'6" (over 3 townhouses).

A few tricky areas as site has 2 front yards. Property line between old house and 5 unit townhouse could be considered rear yard, but there is a large open space behind sweep of townhouses that fulfills the intent of this rear yard requirement.

Materials: Brick, with limestone detail. Elements of brick and stone in landscape as well.

Panel Questions:

- Roof decks accessible by residents? Hatch on stairway. Screens between units (4.5-5').

- Gardens in front of heritage house? Reinstating some of the formal elements, keeping main trees, creating somewhat of an allee that used to exist with feature on axis with porte cochère.
- Above-grade FSR exceed by how much? Roughly 17,000 sq. ft. in excess of allowable (30,000 to 47,000 sq. ft.)
- Impact on Granville street neighbour? Adjacent to neighbouring parking maintenance, but a long way from main house. Will shield neighbour from traffic. Couldn't be further away.
- Location of old garage? In area of 5 townhouse.
- Trees on rendering? Coloured rendering doesn't show all of proposed trees.
- Rooftop planting? Not yet specified.
- Gatehouse material? Limestone, rusticated base.
- Roof material? May be slate.
- Existing lower lot entrance? Blocked in (roughly in front of gatehouse) New drive will be offset from Hycroft driveway.
- Trees on Granville? One multi stemmed maple will be retained at south edge of lot.
- Will main house be part of strata? No, main house will be subdivided off. Grade change provides indication of where subdivision line will be. Retaining wall along this property line.
- Street access and grade change at intersection of 16th and Granville. How high are walls? Pedestrian access points?
- Addresses? Individual addresses will be assigned after rezoning and stratification.
- Parking & Signage? One entrance clarifies things - no signage required. Guest parking will be underground as well as owner parking. Space for 2 service vehicles off street.
- Balustrades on rooftop? Milk bottles across top - above front door, more 'high end' at high end of site, wrought iron towards lower end of site. Windows details also change.
- Why brick & limestone rather than McClure? Contrast as opposed to attempting to match. Flat roofed style allows more flexibility. Borrowed from Shannon Mews and Vancouver Club. Underlines dominance of heritage house.
- Pedestrian walkway along front of townhouses? Yes.
- Why should Increase in above grade FSR be allowed? Original scheme was to move heritage house and develop behind. Considering floor space as a resource (eco density) the City is better served with usable pleasant square footage rather than below-grade basement quality FSR. Needs to be this way to make this work both in terms of usability and financially.
- Can driveway be approached from either direction? Yes.
- On street parking? Allowed on other side of McRae.
- On site parking? 51 spots underground for residents and friends.
- Existing heritage garage? Currently 4 cars

Planning Comments:

30 ft. setback around front of property except at gatehouse. Side yards are 15 ft. Courtyard is in excess of 35 ft. (usual rear yard setback). Shape of development stays as far away from nearest house as possible.

Pedestrian accesses and single driveway cut are within FSD guidelines. Shadow study - no shading on neighbours. Composition - stone base, top is terminated with horizontal plane (departure from more common roof form, but typical of style which is acceptable). Multi storey is in keeping. Entry character - each entry expressed with own identity. Fenestration - regular pattern with some variety. Materials - brick, stone and stucco with wood windows. The Panel was asked to comment on both the proposed rezoning of the west portion and the development of the existing house, in terms of the architectural and landscape design proposed, including the following eight items. (Circulated at the meeting, and listed below in italics.)

Panel Comments:

Street presence achieved, in terms of scale, setbacks, and height

Rendering while handsome pays a disservice. Feels in your face and not in keeping with guidelines, no sense of discovery (probably there, just not rendered). Creating variance is important. Small moves (in varying windows, details) are beginning of an idea, but could go further. Distinction/character/individuality to units is needed. Prominent roofline is not addressed.

Density is now a city policy, and this is a site where it can be done well. Density should be supported. Street presence is okay, scale and setbacks ok. Gatehouse is very abrupt, no blending. Feels like introduction of units to The Crescent. Fine with 37 ft. height and 22 ft. setback at gatehouse. Want to see regularity of planting to emphasize row house character, and lighter to emphasize the curve. Gatehouse needs more tying, is too much other. Beautiful, like symmetry. Needs more filtering.

Height variation is okay, 22 ft setback okay, want to see prominence of building on street. Planting should be lightened up, regularized to emphasize rowhouse character.

Siting, scale and alignment of the 5-unit townhouse

Position of 5 unit townhouse is turning old house into museum for new tenants. More dense landscaping would help. 3 storey piece facing street is fine. In your face - not enough softness. More filigree. Brick could be painted. 5 townhouses don't seem private enough from old house.

Five unit townhouse feels too tight to old house. Concerns in rear where old house meets 5 unit townhouse. Debating 5 unit townhouse being three storeys. Would crowd existing house less if it were shorter. There is a kind of discomfort with orientation of 5 units, but don't see how else it can be done - works reasonably well, 5 unit building looks like big block. No curve or stepping down to soften it. Articulation/movement in façade would be helpful. Siting of 5 unit townhouse seems too close to old house. Only 20 feet. Earlier concerns were not addressed. Uncomfortable with how strong and big the massing appears, overpowering.

Relationship of the 5-unit townhouse to the street, in terms of entries and orientation

OK to have units onto street. Siting scale alignment is still uncomfortable. 5 unit townhouse is monolithic, feels overpowering.

Use of pitched roofs at the end of the 11-unit townhouse

Slate roof could be introduced elsewhere. Fusing building to building makes the gate house appear even more abrupt. Distinction between main house and townhouses is abrupt. Gatehouse needs to be more separated from townhouses. Breezeway or glass separation would help. Pitched roof is fine. Gatehouse should be tied more towards other units. Too prominent/other. Like difference of gatehouse.

Use of flat roofs elsewhere

Flat roofs are fine. 5 feet of privacy screen would help but should be done as planting rather than walls (not an appurtenance). Flat roofs might be problematic. View of patio furniture is of concern. Pitched roof will present hardship, but needs to be addressed. Flat roofs are fine. Roof gardens on top will junk it up - shouldn't be accessed at all. Guardrail height would destroy this look. Parapet looks 2- 2½ ft. high as drawn and should stay that way. Like flat roofs.

Choice and extent of finish materials

Finishes are all honest materials. Nice choice of material. Maybe a lighter palette rather than red brick. Finish materials are good. Brick colour could be made softer. Architects can choose colours.

Relocation of the garage and exterior additions to the Nichol House

Concerned about garage in front yard of main house. Nice to see it pushed back. Garage is okay. Relocation of garage okay. Garage relocation is good, pool is fine. Pool, garage are okay. Proposed covered terrace will be dark. Seems like wasted space. Garage in front is of concern in relation to guidelines.

Treatment of the historic garden of the Nichol House

Garden concept is fine. Garden okay in principle. Historic garden is fine. Happy with front garden.

Density - A lot of units. Too much density for this lot. Less in your face, should fit comfortably. Traffic.

Beautiful building, love the symmetry. Less dense would be nice, but recognize that it's city policy and financial reality.

In favour of diversity of types of residential housing - in favour of typology.

Absolutely beautiful, difficult lot, difficult area with traffic etc. Thank you for keeping old house.

Enthusiastic about it.

Chair's Summary:

More filigree needed in landscape. 5 unit town house is too close to house. Pitched roofs are desirable.

General concern about rooftop gardens and use. Palette could be lighter. Okay with garage, fine with garden.

Rebuttal:

5 unit townhouse is where it has to be. Original scheme was to move house forward, with infill houses behind to soften transition. Block of townhouses between was derived from idea at co-design workshop of Mansionette (reflection of Hycroft and other large houses around neighbourhood). Blocky presence was intentional. In relation to house and siting, special attention is being laid to landscaping between two.

Garage movement frees up back yard space as private back yard for main house.

Dark low covered porch at back is meant to tie back to back yard space.

Will take comments into consideration. And move ahead.

Motion:

To see this again with comments addressed and with the comments from the Urban Design Panel. Moved:

Lori, seconded: Beth. Carried unanimously.

FSADP Minutes November 1, 2007 (Second Post-application review)

Present: Kathy Reichert, (Vice) Chair Resident Member at Large
Kilby Gibson Resident Member at Large
Carole Walker Angus Resident - SHPOA Member
Donna Aitken Resident - SHPOA Member
Lori Kozub Resident - SHPOA Member
Michelle McMaster BCSLA
Elisabeth Whitelaw BCSLA
Derek Neale AIBC
Clinton Cuddington AIBC
Judy Ross Real Estate Board of Greater Vancouver

Regrets/Absences: *Beth Noble, Chair Resident - SHPOA Member
*Joan Nesbitt Resident Member at Large
*Mamie Angus Resident Member at Large
*Judith Hansen Heritage Commission Representative
* leave of absence granted

Recording Secretary: Margot Keate West

City Staff: Sailen Black, Development Planner, UDDPC

Address: 1402 McRae Avenue

Applicant: Formwerks Architectural Inc.

Description: Alterations and additions to the pre-1940 Heritage "A" listed house to remain in place and be designated in accordance with a Heritage Agreement; and a Rezoning application to permit 16 townhouse units on the vacant lots to the northwest.

Application: Second (previously seen on June 7, 2007) (New material was? distributed at the meeting.)

Introduction: The project history was recapped by Vicky Potter:

- November, 2006 - co-design process
- February, 2007 - pre rezoning application review
- May-June, 2007 - open house at Hycroft
- June 7, 2007 - Brought to panel as a rezoning application; advice back from Panel, who asked for a re-review
- July, 2007 - open house at Hycroft towers

Changes to Proposal/Architecture (Presented by applicant):

End of upper unit (McRae street front) has been reconsidered and the end unit of the 5 unit building has been redesigned and detailed in stone. This creates a much stronger emphasis on the entry and relates back to the coach house. The town houses have been married in to a very similar design format. The Nichol house could have more dominance from having more distance from the main house. The 5 unit townhouses have been rotated/splayed to allow more distance between the two buildings. The end townhouse may be rotated further, so that it is roughly tangent to the curve of the street.

Changes to Landscape:

Additional planting between existing house and 5 units. From street frontage there is a larger buffer-zone visible between the two. Restoring the heritage gardens in front yard of the existing house. Planting and layout will be very similar to original.

Panel Questions:

- How much has distance between house and 5 unit building increased? 10-15 ft.
- Has it changed at the furthest building? No, but the southernmost unit is now closer to the pool deck.
- How has Urban Design Panel's (UDP) comment re: Orientation of the 5 block townhouses has been addressed - altered by rotating it.
- Storm water? Exploring the technicalities of using the pond for this purpose. More free-board (depth) will be required.
- Appears that street frontage and Granville have more planting? No, hasn't' changed, but drawings have changed to reflect planting plan (last set of drawings showed the architecture stripped of planting)
- How many trees are coming down? All major trees on the upper lot are being retained (two fruit trees will come out. All self-seeding trees on the re-zoned portion will be cleared, with the possible exception of a larger maple in the south west corner of the lot.

- 10 townhouses are curved, 5 units are straight - could they be curved too? This has been considered. One of the principle reasons why this was not implemented was that the more the 5 units move downhill, the more it impacts on neighbouring house.

Planning Comments:

UDP Chair's summary includes a comment about the orientation of 5 unit townhouse, and a comment about reducing constriction between townhouse and Nichol house. Filigree landscape, concern about proximity, vote in favour of pitched roofs, concern over flat roofs.

Panel Comments:

Orientation of gate house seems more successful. Bookend approach is strong. Further rotation of end house would aid transition between stone end piece, and brink townhouses behind. Rotation of entire block is better, but still feels too close. Achilles heel of project. Visual barrier is good, but acoustics are problematic in regards to pool. Filigree is important. Highly concerned about 5 townhouses - new orientation is a big negative for the Nichol house. Pool area is closed in by garage, and further squeezed by closer townhouses. Apron of landscape around house is sorely lacking. Looks better from McRae, but to the detriment of the heritage house. Strengthening of gatehouse has improved things. Shift of townhouses creates good visual distance, but last three units need more robust masonry/green separation between interface between townhouses and pool area. Attention to detail that wasn't there earlier on, geometry is stronger, spaces read better. Garden of heritage house is much stronger as well.

Rotating is an interesting solution, but is much too closer to pool area. More physical distance between 5 unit building and pool. Two gateway units - good improvement on detailing. Like idea of further rotating southern bookend (gateway) unit. Can it be further detached from other 4 units to allow for more distance at back units. Flat roofs as deck space is still a concern. Want roof spaces to be invisible from street - umbrellas on rooftops will ruin architecture. Planting is fine. Existing landscape/restoration is a wonderful thing. Good for the preservation of the property. Coming along really nicely. Pitched roof to gatehouse and middle unit is great. Like revisions to front garden. Big contrast between expansive front yard and cramped back of Nichol house. Still too tight between 5 units and old house. Flat roofs are okay. Access to roof deck should be limited especially on 5 unit section where overlook to pool will be a problem. Like to see 5 units reduced or preferably eliminated.

Concerns about proximity around swimming pool in relation to noise, water etc. Gatehouse is improved. Not in favour of flat roofs. Primary issue is townhouse in relation to pool. Need sections, as the level drops. Depth of pond is an issue - security/safety in relation to insurance?

Georgian classical scheme - pitched roof should have a small section of flat roof, rather than overhang with gutters. More mixing stone and brick in terms of palate. Seems monotonous. Strong three story classical elements bash into smaller brick buildings. From inside courtyard, this may not present well (and to house). Section needs to be seen in three dimensions. 5 unit building is too dense, Cramps back yard of main house. Materials are good, but relationship between old and new buildings is unclear.

Chair's Summary:

Orientation of gatehouse is good. Filigree has improved. Restoration is a good move, important to house. Mixed around roof form (concerns about privacy/visuals). Materials. 5 units - acoustics, too close to pool. Apron around building not complete, too close, noise. Storm water is an issue of concern.

Rebuttal:

Through continuous design, comments will be integrated. Thinking of eliminating the garage. More of the garage area turned over to trellis/planting will help gain back yard area for the main house. Parking would be relocated under existing house. Pool can be shifted.

Planning Comments:

Heritage is not supportive of demolishing relocated garage. The Panel's comments are expected on the material presented today, especially what you have received as part of package. Vote must reflect what has been presented as part of official presentation. Development Permit to heritage house is one aspect, rezoning is another aspect, if successful at public hearing, that will go through the Development Permit process as a third.

Motion: To support the project with consideration given to the FSADP comments through the Development Permit stage of the rezoning for the lower lot.

Moved by: Derek Neale, seconded by Clinton Cuddington. 5 for, 4 against.

Vancouver Heritage Commission (VHC)

The VHC reviewed this application on November 19, 2007 and supported the proposal. The Commission offered the following resolutions:

RESOLVED

THAT, regarding the project at 1402 McRae (Nichol House/Miramar), the Vancouver Heritage Commission (VHC) supports the following as presented at its November 19, 2007 meeting, noting specific considerations:

- 1986 Vancouver Heritage Register Evaluation, Statement of Significance noting that the VHC suggests the existing windows/glazing be retained;
- Conservation Plans for the heritage house and garden, specifically, the suitable nature of the expanded south and west verandas on the house and landscape; and
- the proposed treatment between the house and new infill; including siting of the garage.

CARRIED (one opposed).

RESOLVED

THAT, regarding the project at 1402 McRae (Nichol House/Miramar), the Vancouver Heritage Commission supports the proposed Heritage Revitalization Agreement and rezoning proposal for this development, recognizing the unique nature of the site facing two arterial streets to the north.

CARRIED (one opposed).

Urban Design Panel (UDP)

The UDP reviewed this application on June 20, 2007, providing unanimous support and offering the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- Consider another orientation for the five block townhouses; and
- Consider reducing the constriction between the townhouses and the heritage house.

Related Commentary: The Panel unanimously supported the project and appreciated the care and attention that had been taken to incorporate the heritage house and property into the project. The Panel commended the applicant for being bold in terms of density. The Panel agreed that the massing, the streetscape and the scale of the landscaping would be essential to the success of the project.

Most of the Panel liked the approach to the landscaping and felt the filtered look along the streetscape would be an important part of the project. Also the internal garden would be a great addition but would require good design to make it work well within the development. Most of the Panel agreed that the pedestrian walkways through the site were well worked out and would be very successful. However, several members of the Panel would like to see a more formal landscape. A couple of Panel members noted that the separation between the unit's private yards and the common area pathway needed more room.

The Panel liked the underground parking and having the owners able to park under their own units.

Most of the Panel liked the linear form of the five unit townhouse with the big open space in the centre. Most of the Panel thought that roof top decks were the right way to go and suggested holding the balcony edges back from the parapet for more privacy which would make them invisible from the street. However, a couple of Panel members thought the flat roofs were too urban and weren't the right model for First Shaughnessy.

Most of the Panel though the curving façade of the townhouses was very effective and dealt well with the awkward corner. A couple of Panel members suggested that the five unit townhouse could pivot and give more views to the heritage house. Also, several Panel members thought the five unit block in the middle of the project was too constrained against the heritage house.

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	3238 Granville Street and 1402 McRae Avenue
Legal Description	3238 Granville Street described as PID: 008-075-948, Lot 1, Block 50, DL 526, Plan 4502; and a portion of 1402 McRae Avenue described as PID: 011-533-188 & 011-533-200, Lots 2 and 2A, Block 50, DL 526, Plan 4502 and consisting of the westerly 5 237m ² (56,382 sq. ft.)
Applicant/Architect	Formwerks Architectural, Inc.
Property Owner	Brian Bell, Bell Holdings

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	5 237 m ² (56,382 sq. ft.)		5 237 m ² (56,382 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	FSD	CD-1	
USES	Infill one-family dwelling or infill two-family dwelling, multiple conversion dwelling, seniors supportive or assisted housing, special needs residential facility, office for a consulate, bed and breakfast accommodation, child day care facility, accessory building	Multiple dwelling	
DENSITY	.45 FSR	CD-1 = 3 328m ² (35,828 sq. ft.) 0.63 FSR FSD = 1 015,4m ² (10,930 sq. ft.), 0.23 FSR CD-1 + FSD = 0.45	
NUMBER OF UNITS ON LOTS 1, 2, & 2A	-Lots 2 & 2A 4 (multiple conversion dwelling) plus 4 infill= 8 -Lot 1 = 2 single family dwellings TOTAL = 10 units	-Lots 2 & partial 2A = 1 -Lot 1 & remainder of 2 = 16 TOTAL = 17 units	

Development Statistics, cont.

ZONING	FSD	CD-1	RECOMMENDED, IF DIFFERENT
SETBACKS	-front yard 9 m (29.5 ft.) -side yard 4.5 m (14.75 ft.) principal building; -rear yard, 10.7 m (35. ft)	-front yard 9 m (29.5), consideration to 6.7 m (22 ft.) -side yard 4.5 m (14.75 ft.) -rear yard, 10.7 m (35 ft.), consideration to 4.5 m (14.75 ft.) in certain locations	
SITE COVERAGE	35% maximum	35% maximum	
MAXIMUM HEIGHT	Principal building - 10.7 m (35 ft.), 2 ½ storeys Infill building - lesser of 7 m (24.9 ft.) or 2 storeys	37 ft. Two and three storey units	Block A - 35 ft., with 10 of 11 units at 2 storeys, one unit at 3 storeys. Consideration to 37' in certain locations. Block B - geodetic elevation 272 ft. (appx. 30.5 ft.)
PARKING SPACES	Per Parking By-law for FSD	Per Parking By-law for multiple dwellings	