

## SUMMARY AND RECOMMENDATION

1. **CD-1 REZONING/HRA/Heritage Designation: 3238 Granville Street and the westerly portion of 1402 McRae Avenue**

**Summary:** To rezone a portion of the property from (FSD) First Shaughnessy District to CD-1 to allow development of 16 townhouse units, and to secure through Designation and Heritage Revitalization Agreement the retention and rehabilitation of the Heritage "A" listed house on the balance of the site.

**Applicant:** James Bussey, Formwerks Architectural, Inc.

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

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 m<sup>2</sup> (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 m<sup>2</sup> (35,828 sq. ft.), generally as presented in Appendix A to Policy Report "CD-1 Rezoning, Designation and Heritage Revitalization Agreement - 3238 Granville Street and the westerly portion of 1402 McRae Avenue" dated January 2, 2008, be approved, subject to the following conditions:

#### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Formwerks Architectural Inc., 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 ¼"=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 m<sup>2</sup> (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.

- B. THAT, subject to approval of the rezoning at the Public Hearing, the Subdivision By-law be amended as set out in Appendix B to Policy Report "CD-1 Rezoning, Designation and Heritage Revitalization Agreement - 3238 Granville Street and the westerly portion of 1402 McRae Avenue" dated January 2, 2008, be approved;
- 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;
- 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;
- 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.

**(RZ/HRA/HD - 3238 Granville Street and the westerly portion of 1402 McRae Avenue)**