

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 335, 337, & 349 East 33<sup>rd</sup> Avenue**

**Summary:** To rezone from RS-1 (One Family Dwelling) District to CD-1 (Comprehensive Development) District to permit a multiple dwelling development consisting of 24 units, with an FSR of .97, under the Neighbourhood Housing Demonstration Program.

**Applicant:** Alan Forrester, Springbank Development Corporation

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

- A. THAT the application by Springbank Development Corporation to rezone 335, 337 & 349 East 33rd Avenue (Lots A & B, Plan 11568, and Lot A Plan 10388, Block 10, DL634, GRP.1 NWD) from RS-1 to CD-1 to permit a multiple dwelling consisting of 24 units in 8 rowhouses, two triplexes, and two fiveplexes, under the Neighbourhood Housing Demonstration Program, at a floor space ratio of 0.97, generally as presented in Appendix A to Policy Report "CD-1 Rezoning - 335, 337 & 349 East 33rd Avenue" dated February 26, 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 Hywell Jones, Architect and stamped "Received City Planning Department, May 14, 2007", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

***Design Development:***

- (i) design development to improve neighbourliness by increasing the front and side yard setbacks and adding additional landscaping to all edges;

**Note to Applicant:** The front yard setback should be a minimum of 16 ft. (4.9 m) to allow for a better transition between the deeper setbacks of the adjacent buildings. The side yards should be a minimum of 6 ft. (1.8 m) to improve separation and privacy between neighbours. Additional planting in all setbacks, as well as along the lane edge and bordering the driveway ramp, will improve the quality of outdoor open space.

- (ii) clarification on the drawings, indicating window size and location on the reflected elevations of the neighbouring buildings;

**Note to Applicant:** Proposed window locations facing the side yard should not align or overlook neighbour's windows.

- (iii) design development to the roof form of the buildings facing 33rd Avenue, reducing the mass and scale and with better integration of the third floor into the roof form;

**Note to Applicant:** The proposed gable roof form with a 1:1 pitch is supportable but needs to be smaller in size and more compatible with the scale and rhythm of the neighbourhood context.

- (iv) design development to the building character, improving the consistency of roof form, building massing, material treatment and detail for all buildings;

**Note to Applicant:** The buildings should all appear to be of the same "family", with similar building massing and roof form, high quality materials and detail embellishment, consistently applied to all building elevations. Proposed materials should have a dimensional thickness. Vinyl siding for example is not supported. Provide elevations of all building sides indicating proposed materials.

- (v) design development to improve on site pedestrian circulation and stair access to the parking level, increasing the circulation area at the top of the centre access stair and modifying the site plan to allow direct on-site access to the access stair, northeast corner of the site;

**Note to Applicant:** Enlarge pedestrian circulation area of the top of the centre stair without reducing or compromising landscaping or circulation area to the immediate north of the stair well. Stair at the northeast corner of the site needs to be accessible without leaving the site. Consider relocating stair and parking ramp to improve access and overall use of shared outdoor amenity space.

- (vi) design development to provide a weather protected cover over all open stairs and a trellis enclosure over the vehicle ramp to the underground parking structure;

**Note to Applicant:** The stairs and the exposed parking ramp should be well integrated with the overall landscaping.

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

- (vii) design development to take into consideration the principles of CPTED.

#### *Landscape*

- (viii) design development to provide traditional residential - looking front yards bordering 33rd Avenue to complement the existing streetscape;

**Note to Applicant:** Each home should have a front walk leading directly from the public sidewalk to each front door through a well landscaped yard. The design of the front yards should encourage neighbourliness, with semi-private patios lightly screened by a variety of low and medium height plantings and a wide setback of open lawn at the public sidewalk.

- (ix) design development to provide gated entry walks for the private rear yard patio areas to ensure direct pedestrian access into the common courtyard and walkway areas;
- (x) design development to provide a continuous level pedestrian path connecting the public sidewalk on 33rd Avenue to the rear of the site to ensure universal accessibility;
- (xi) provision of an ISA Arborist's written assessment commenting on the safe retention of neighbouring trees alongside construction as noted on the survey;
- (xii) design development to provide additional seating areas and a covered picnic bench in the northerly area of the site, for gatherings and other social activities among residents.

### ***Social Planning***

- (xiii) design development to provide increased opportunities for children's play activities in the northerly area of the site;

**Note to applicant:** Staff encourage the applicant to utilize a flexible design, not necessarily limited to the use of large play structures.

### ***Engineering***

- (xiv) arrangements for discharge of 2 existing charges (agreement #297138M and #315747M) on title prior to issuance of the development permit;
- (xv) small car parking spaces are to be clearly marked on the plans;
- (xvi) provision of bicycle spaces in accordance with the By-law, and consideration to provide 8 Class B spaces;
- (xvii) provision of recycling facilities;

**Note to Applicant:** Contact the Solid Waste Management branch of Engineering Services for additional information at 604.871.6241.

### ***Sustainability***

- (xviii) provision of a completed Built Green BC Checklist, and consideration to achieve a gold level standard;

*Acoustics*

- (xix) submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures;

**AGREEMENTS**

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall:

- (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications;
- (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - 1) Consolidation of the site into a single parcel;
  - 2) Upgrading of the City lane to full asphalt or "country lane" standard should site conditions allow, from Sophia Street to the east property line of the site;  
**Note to Applicant:** Exploration of a country lane design should be in consultation with neighbours. Should asphalt be the preferred solution, speed humps where appropriate are to be included in the lane design. Contact Kevin Cavell, Engineering Services, 604.873.7773.
  - 3) Provision of street trees on 33rd Avenue adjacent the site where space permits; and
  - 4) Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix B to Policy Report "CD-1 Rezoning - 335, 337 & 349 East 33rd Avenue" dated February 26, 2008.

**(CD-1 RZ. - 335, 337, & 349 East 33<sup>rd</sup> Avenue)**