

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 1020-1090 VICTORIA DRIVE

Summary: To rezone from RT-5 (Two-Family Dwelling) to CD-1 (Comprehensive Development) to permit an expansion of Britannia Lodge (1090 Victoria Drive), a Special Needs Residential Facility - Class B, onto the adjacent site at 1020 Victoria Drive. The expansion would accommodate an increase in the number of patient beds from 45 to 65. The proposal includes designation and restoration of the heritage listed 'A' building at 1020 Victoria Drive and an addition of approximately 3,750 sq. ft.

Applicant: Karl Gustavson, Karl Gustavson Architect Inc.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Karl Gustavson Architect, to rezone 1020 - 1090 Victoria Drive (PID 014-697-572 & 014-697-581, Lots 3 & 4, Plans 1271 and 1771, & PID 017-683-998, Lot E, Plan LMP 3223, Blk 31, DL 264A, Group 1, New Westminster District) from RT-5 (Two-Family Dwelling) District to a CD-1 (Comprehensive Development) District to allow an expansion of Britannia Lodge (1090 Victoria Drive), a Special Needs Residential Facility - Class B, onto the adjacent site at 1020 Victoria Drive, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 1020-1090 Victoria Drive (Britannia Lodge)" dated April 29, 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 Karl Gustavson Architect, and stamped "Received City Planning Department, November 6, 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 set back the northerly parking stalls a minimum of 1'-0" from the north property line, with appropriate planted landscaping within this setback;

Note to applicant: Delete the tandem parking stall in this location.

- (ii) Design development to move the ramp on the south side of the house at 1020 Victoria Drive away from the house, with appropriate planted landscaping adjacent to the house.

- (iii) Design development to move the southerly parking stalls closer to the house to create larger (“regular car”) spaces;

Note to applicant: The planting strip adjacent to the south wall of the house can be deleted.

- (iv) Design development to the northerly ramp adjacent to the house at 1020 Victoria Drive, so that the ramp and guard do not project forward (west) of, or conflict visually with, the main entry stairs.
- (v) Design Development to clearly distinguish new development from the rehabilitated heritage building by dropping the roofline of the rear addition.
- (vi) The design of the connecting breezeway between the contemporary facility and the heritage house must confirm the range of materials being proposed for the cladding, windows and door. The arrangement of windows on the front of the breezeway should be studied further to increase the transparency of the breezeway.
- (vii) Development permit drawings should carefully note all cladding materials of the exterior walls where changes are being proposed to the heritage house;

Note to applicant: For instance, identify how basement window on south elevation is to be infilled.

- (viii) Addition or removal of windows in the heritage house should be carefully considered for impact to the design of the primary elevation facing Victoria Drive.

- (ix) Design development to include a conservation plan for the heritage house;

Note to applicant: The purpose of the plan is to identify the scope of the work for the heritage building and to identify the proposed remedial measures, and should be included on the development permit drawings as a series of construction notes, and supported by current photos of the building.

Landscape:

- (x) Consideration to provide additional lane greening measures by providing additional small trees in the planters behind the existing Britannia Lodge (Lot E).
- (xi) Provision of a planted landscape strip adjacent the rear north property line near the lane, to mitigate continuous paving at the lane.
- (xii) Resolution of walkways, walls and grades to avoid tree root damage;

Note to Applicant: for example, under the two north cypress trees proposed for retention there are existing steps at the property line that allow for the

walkway to span over the roots. Consult a certified arborist for technical advice, where necessary.

- (xiii) At time of development permit application submission, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, irrigation, hose bibs, retaining wall treatment, public realm (building edge to the curb, trees, lamp posts, fire hydrants).

CPTED (Crime Prevention through Environmental Design):

- (xiv) Design development to take into consideration the principles of CPTED.

AGREEMENTS

- c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications.
 - (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (1) Consolidation of Lots 3 and 4 and Lot E into a single parcel;
 - (2) Provision of an option to purchase for the westerly 7'-0" of the site. (Lots 3, 4 and Lot E.);
 - (3) Provision of a standard concrete lane entry at the lane east of Victoria Drive on the north side of Napier Street; and
 - (4) Undergrounding of any 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 should the rezoning be approved, the Heritage Designation By-law to designate as municipally protected heritage property the category 'A' listed building at 1020 Victoria Drive be approved.

(CD-1 RZ. - 1020-1090 VICTORIA DRIVE)