

## SUMMARY AND RECOMMENDATION

**7. REZONING: 6511 Granville Street**

**Summary:** To rezone from RS-6 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow a development of a three-storey seniors supportive and assisted housing development.

**Applicant:** Jerry Doll, Neale Staniszki Doll Adams (NSDA) Architects

**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 Neale Staniszki Doll Adams on behalf of Aville Enterprises Ltd., to rezone 6511 Granville Street (PID: 008-138-800, 008-138-826, 008-138-877, Lots 1A, 1B, 1C, all of Lot 1, Block 11, DL 526, Plan 5615) from RS-6 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit development of a three-storey Seniors Supportive and Assisted Housing project, generally in accordance with Appendix A to the Policy Report "*CD-1 Rezoning - 6511 Granville Street*", dated February 18, 2009, be approved subject to conditions:

**1. PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Neale Staniszki Doll Adams Architects, and stamped "Received City Planning Department, September 26, 2008", 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 reduce the scale and massing of those portions of the building facing single-family residential properties;

Note to Applicant: This can be accomplished by lowering portions of the building at the edges by approximately 1.5 m or about 13 m above grade, by varying some of the ridge lines of the project, by following grade more closely, or some combination thereof. Similar adjustments should also be considered on the north façade to reflect the residential streetscape to the west. The characteristic pitch of the gable ends should be maintained.

- (ii) Design development to provide minimum setbacks as follows:
- from north property line (West 49<sup>th</sup> Avenue) - 3.05 m (10 ft.);
  - from south property line - 4.6 m (15 ft.);

- from west property line - 3.05 m (10 ft.); and
- from east property line - 5.85 m (19.2 ft.).

Note to Applicant: For the setback from the east property line this dimension is to be taken from the property line prior to any dedications.

- (iii) For the south wing of the building the setback from the east property line should be comparable to the front yard dimension of neighbouring properties for approximately half the length of the site.
- (iv) For the west wing of the building the setback from the north property line should be greater than the front yard setback of neighbouring properties to the west for approximately half the length of the site.
- (v) Design development to the base of the building to avoid a horizontal expanse of relatively undifferentiated stucco, and to achieve a stronger residential expression at grade;

Note to Applicant: This can be addressed by using horizontal siding or masonry in place of stucco, by adding window trim that is more consistent with the residential character of the upper floors, and by adding patio doors for residents to directly access the outdoor spaces. (See also condition (b)(xvii) regarding further development of the outdoor area.)

- (vi) Design development to the northeast portion of the building to better respond to this active and prominent intersection;

Note to Applicant: Consider a stronger and more distinctive expression for these bays of the building.

- (vii) Consideration to providing a colour palette which is more similar to character homes in the neighbourhood;

#### **Sustainability**

- (viii) Identification on the building plans and elevations of sustainable design features;

Note to Applicant: Measures which will reduce building energy and water consumption are especially encouraged. Note in particular those built features which relate to the LEED™ checklist provided, the ARKS Vision, and rezoning policy. Consider the provision of sufficiently sized planters and other supports for urban agriculture.

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

- (ix) Design development to improve security and visibility in the underground parking level in accordance with Section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

Note to Applicant: More use of interior glazing, especially around the exit stairwells, and exterior lighting must be shown on the drawings. Consider noting design features to meet the Vancouver Building By-law Section 3.3.6.7 as well.

- (x) Design development to improve defensibility and reduce opportunities for break and enter;

Note to Applicant: Show how the space around the private outdoor space will be clearly defined by gates or fences and effectively lit at night. Lighting must not cross the property line.

### **Landscape Design**

- (xi) Provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities; paving, walls, fences, and other landscape elements including site grading with labels;

Note to Applicant: Consider incorporating hardy drought-tolerant plantings into the planting scheme within the site to reduce use of water in the landscape.

- (xii) Design development of the landscape plan to retain healthy trees located outside the building envelope;

Note to Applicant: The expansive treed edges, as noted on the survey and in the arborist report, bordering Granville Street, the south property line and 49<sup>th</sup> Avenue should remain to effectively screen the new development as viewed from the street and the neighbouring property to the south. For trees that cannot be retained or relocated, replacement with a specimen of equal or greater value will be required.

- (xiii) Consideration to providing an on-site path from the building common area to the bus stop on Granville Street;
- (xiv) Design development to resolve conflicts between retained trees and the proposed building construction and excavation;

Note to Applicant: Proposed building foundations at the south, east and north elevation are located within the drip line of retained trees as noted on the Tree Preservation Plan of the rezoning document. It may be necessary to shift the building foundations away from the retained trees' roots to ensure long-term health.

- (xv) Provision of a more comprehensive and detailed Certified Arborist report on the feasibility of retaining trees located close to excavation for the proposed building, including risks to, and methods for, the safe retention of existing trees;

Note to Applicant: The report must include specific details about the method of protecting the trees listed as being retained. It is important for the trees to be preserved for the long term. Commentary must include risks to the health of trees located close to the excavation with measurable limits to excavation for trees with roots located within the building envelope. As well the report must include a written assessment by a professional tree mover or Certified Arborist on the feasibility of, risks and methods involved in the successful relocation of trees as noted on the Tree Preservation Plan.

- (xvi) Provision of a Construction Management Plan for tree retention

Note to Applicant: The plan should consider excavation and building materials storage, construction access and vehicle maneuvering during the construction process. For more details refer to Section 3.3, Tree Retention, Relocation and Replacement Guidelines, Private Property Tree By-law.

- (xvii) Design development of the Landscape Plan to expand the programming of the common outdoor open space to include opportunities for shared-gardening;

Note to Applicant: Consider locating a gardening area close by the main outdoor amenity patio. The shared gardening area should be designed to provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- (xviii) Provision of a legal survey illustrating the following information:

- (1) Existing trees 20 cm calliper or greater on the development site; and
- (2) The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.

- (xix) Provision of section details at a minimum scale of ¼"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm depth of proposed planting on structures;

- (xx) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs in patio areas as needed (illustrated on the Landscape Plan);

#### **Engineering**

- (xxi) Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

- (1) Provide adequate clearance in the underground parking for the mini-bus to park, and sufficient vertical clearance under the porte-cochère roof for the Class B passenger vehicle (i.e. HandyDart);
- (2) Provide confirmation from BC Hydro that the wood pole and guy wire blocking access to the loading bay in the lane can be relocated;
- (3) Delete the portion of trellis that is shown encroaching over the West 49<sup>th</sup> Avenue property line;
- (4) Delete the portions of fencing proposed along Granville Street that will encroach beyond the building line (dedication of the building line will result in an encroachment) or make arrangements for appropriate agreements to allow for the encroachment; and
- (5) Provision of a storm water management plan that ensures no increase in site run-off from the existing site volumes and ensures a maximum 60% site impermeability.

#### **Facility Operations**

- (xxii) Provision of a mini-bus with a designated parking space (to provide regular transportation for residents to shopping and amenities) for the life of the building shall be a condition of the development permit.

## **2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT**

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

#### **Engineering**

- (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (1) Consolidation of Lots 1A, 1B and 1C;
  - (2) Dedication of the East 10 feet of the site (the building line area) for road purposes;
  - (3) Release of Easement & Indemnity Agreement 135693M (crossings) prior to occupancy of the building;
  - (4) Provision of adequate water service for the site.

Note to Applicant: The application does not include enough information to determine if water system upgrading is necessary for the project. Please provide fire flow demands and project details for review;

- (5) Undergrounding of all new utility services from the closest existing suitable service point.

Note to Applicant: 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;

- (6) Provision of street trees adjacent the site where space permits; and
- (7) Provision of speed humps in the lane west of Granville Street between 49<sup>th</sup> Avenue and 52<sup>nd</sup> Avenue, subject to neighbourhood review.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and content satisfactory to, the Director of Legal Services.

The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. FURTHER THAT, the Director of Legal Services be instructed to bring forward at the time of enactment of the CD-1 By-law the amendment to the Subdivision By-law as set out in Appendix C to the Policy Report *"CD-1 Rezoning - 6511 Granville Street"*, dated February 18, 2009.

**(RZ - 6511 Granville Street)**