



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 23, 2009
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 08153
VanRIMS No.: 08-2000-20
Meeting Date: September 22, 2009

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 1450 McRae Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3238 Granville Street and 1402 McRae Avenue (1450 McRae Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412659, prepared by Formwerks Architectural Incorporated, and stamped "Received, Community Services Group, Development Services, May 15, 2009", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing. The approval was subject to a number of conditions that the Director of Planning was to have particular regard to during the Development Permit process.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the final form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

Following Public Hearings on February 14 and 19, and March 10 and 27, 2008, City Council approved the rezoning of this site from First Shaughnessy District (FSD) to Comprehensive Development District (CD-1) at a Regular Council meeting on April 1, 2008. Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 9766 was enacted on November 25, 2008.

The site is located to the southeast of the intersection of Granville Street, Marpole Avenue and McRae Avenue. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE412659. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

This proposal involves an 11-unit row of townhouses along Granville Street and McRae Avenue at the northwest portion of the site (Building A), a 3-unit building at the southeast portion of the site (Building B); and a single unit building at the northeast portion of the site (Building C). The total floor area for this site is 35,822 sq. ft. (0.64 Floor Space Ratio [FSR]).

Significant public objection to this proposal was received by staff during the development application process. However, these objections almost entirely related to the previous zoning decision by City Council, and not specifically to the design development criteria set out by Council at the Public Hearing.

The proposed development has been assessed against the CD-1 By-law (use, density, building height, setbacks, site coverage, parking and bicycle spaces, acoustics), and the Council approved design development criteria, which are to form the basis of the form of development consideration. A staff analysis of how the development responds to the specific conditions established by Council has been attached as Appendix B.

Simplified plans, including a Site Plan and Elevations of the proposal, have been included in Appendix C.

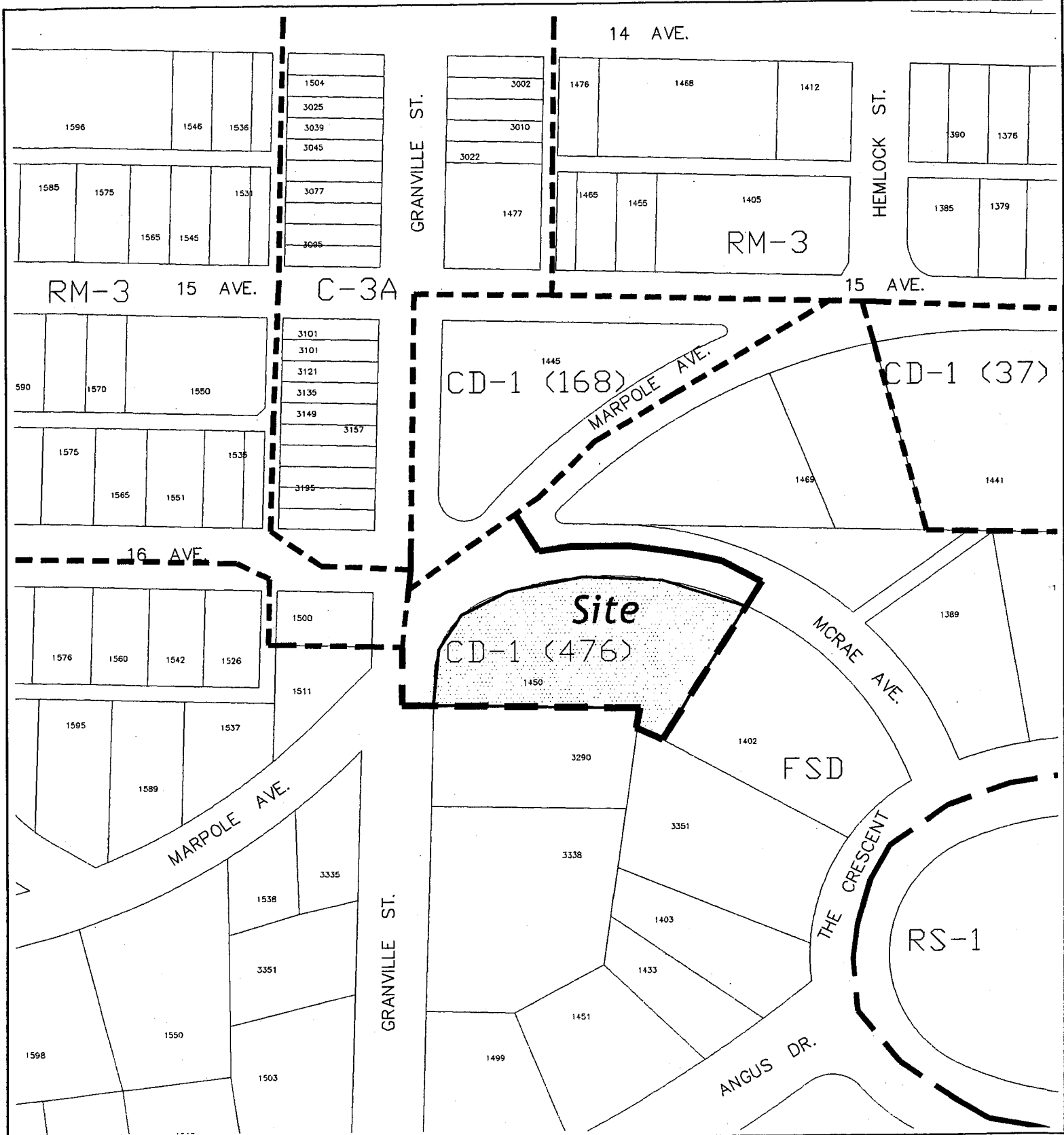
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE412659, subject to various conditions to be met prior to the issuance of the Development Permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



----- ZONING BOUNDARY



Site: 1450 McRae Avenue DE412659
City of Vancouver Planning Department

Date: 2009 June 2
Drawn: RS

Staff Commentary on Design Development Conditions for 1402 McRae Avenue

Related to:

Zoning and Development By-law 3575 / CD-1 (476)

Development Permit Application DE412659

Massing

Design development to consider achieving a significant breakdown of the massing for Block B;

Note to Applicant: This may be accomplished by separating the units into blocks of no more than three, reducing the number of storeys for some units, and angling the blocks away from the Nichol House. Changes should not reduce the amount of continuous central open space, must continue to respect privacy and views from adjacent properties, and may result in a shift of some density from Block B to other parts of the site.

These revisions were made by the applicant, creating two buildings: a smaller Building B with three dwelling units set back from McRae Avenue and new Building C with one unit facing onto the street. The change was made without moving Building B any further west, thereby avoiding encroachment onto the continuous central open space or creating new privacy and view impacts.

The floor area of the original Building B has been reduced from 17,499 square feet to 14,277 square feet in the new Buildings B and C while maintaining the overall density permitted on the site. One dwelling unit has been removed from the upper half of the site, reducing the overall unit count from 16 to 15.

Staff conclude the resulting development meets the Council approved design development direction.

Distinction of Facades

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.

The application varies from the ODP and guidelines as permitted in the CD-1 By-law.

Greater variety and distinction of the Building A façade has been achieved as follows:

- A patterned wrought iron panel has been introduced to every second guard rail along the roof top, creating an alternating rhythm along the façade
- The two western units and the three eastern units have each been given a more distinct character as a group within the overall pattern by assigning them a common set of window openings, window baskets and door panels

Appendix B; page 2 of 5

- Units 1 to 5, and units 9 to 10, have been given a more distinct character by assigning them a different feature window over the entry
- Front doors have been changed from the generic “Craftsman” pattern to three different glazing patterns with a decorative metal grille which reflects the guardrail pattern above

Staff conclude that the resulting variety and distinction meets the expectations of the condition.

Finish and Materials

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.

Some drawings submitted for the rezoning application included isolated instances of chain link fencing and asphalt paving. The development permit application specifies metal picket fencing and crushed rock or permeable concrete paving.

In general, staff conclude that materials and finishes are consistent with previous development applications in the First Shaughnessy District.

Horizontal Separation

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

The original application proposed a separation of 50.8 feet. By rotating Building B, and separating it into two buildings (now Buildings B and C), the revised application increases the horizontal separation between the new buildings and the Nichol House to 76 feet as seen from the street, and 53.25 feet for about one third of the façade inside the site. The upper levels of the new Building B step back from the property line to provide 57.83 feet of separation above the line of existing grade.

The application achieves the condition’s intent by creating a separation beyond that expected in the design condition (76 feet vs. 62 feet) where it most benefits the public view towards and from the Nichol House. Where intervening vegetation and grade changes will shield the effect from public view, the separation falls slightly short of that expected (53.25 to 57.83 feet, versus 62 feet).

Staff consider the condition to be well resolved.

East Property Line

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.

The east property line has been modified to provide 10.7 metres of setback to the Nichol House. The porch columns do not intrude into this distance. Staff consider this condition to be addressed.

Privacy from Swimming Pool

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.

Terraced planter walls have been introduced as recommended, and the swimming pool has been removed from the development application for the heritage site, thereby eliminating any potential impact of pool activity on rear yard patios of Block B.

Staff consider this condition to be well resolved.

Sustainability

Provision of a Built Green BC scorecard, and consideration to achieve a Gold level standard in the project's sustainability performance;

The development application includes a scorecard under this rating system which achieves a Gold level, achieving fully the expectations of the condition.

Landscape Quantity:

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.

The water feature has been reduced to accommodate additional landscaping. This condition has been met.

design development to retain trees wherever possible;

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;*

Updated reports dated October 30, 2008 and December 17, 2008 were received from David Walsh, Certified Arborist. Staff have accepted the recommendations of the arbourist that no trees can be safely or viably retained on the site. Replacement trees have been specified in a greater number than those trees which are to be removed, at an approximate ratio of 1.4 trees for each 1 tree removed. Staff consider this condition met.

provision of a survey to confirm the location of all trees to be removed;

This has been received.

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;

Staff consider this condition met.

Additional Landscape Details:

provision of large scale details at 1/4"=1'-0" scale of proposed landscape features including retaining walls, overheight fences/trellises/arbours, fences/gates, the pond;

provision of a full Landscape Plan including Plant List and automatic irrigation in common areas;

This information has been received and accepted.

Underground Parking Design, Grading and Bicycle Parking:

design development to the parking entrance to accommodate 2-way traffic flow;

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;

provision of maximum 15% slope through the inside radius on the curved portion of the parking ramp;

design development to the drive aisles and parking space slope to achieve the Parking by-law maximum of 5%;

Appendix B ; page 5 of 5

provision of separate security gates for Block A and Block B parking areas;

provision of separation between resident and visitor parking;

provision of City building grades for the site;

provision of 5 Class B bicycle spaces;

These conditions have been met to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

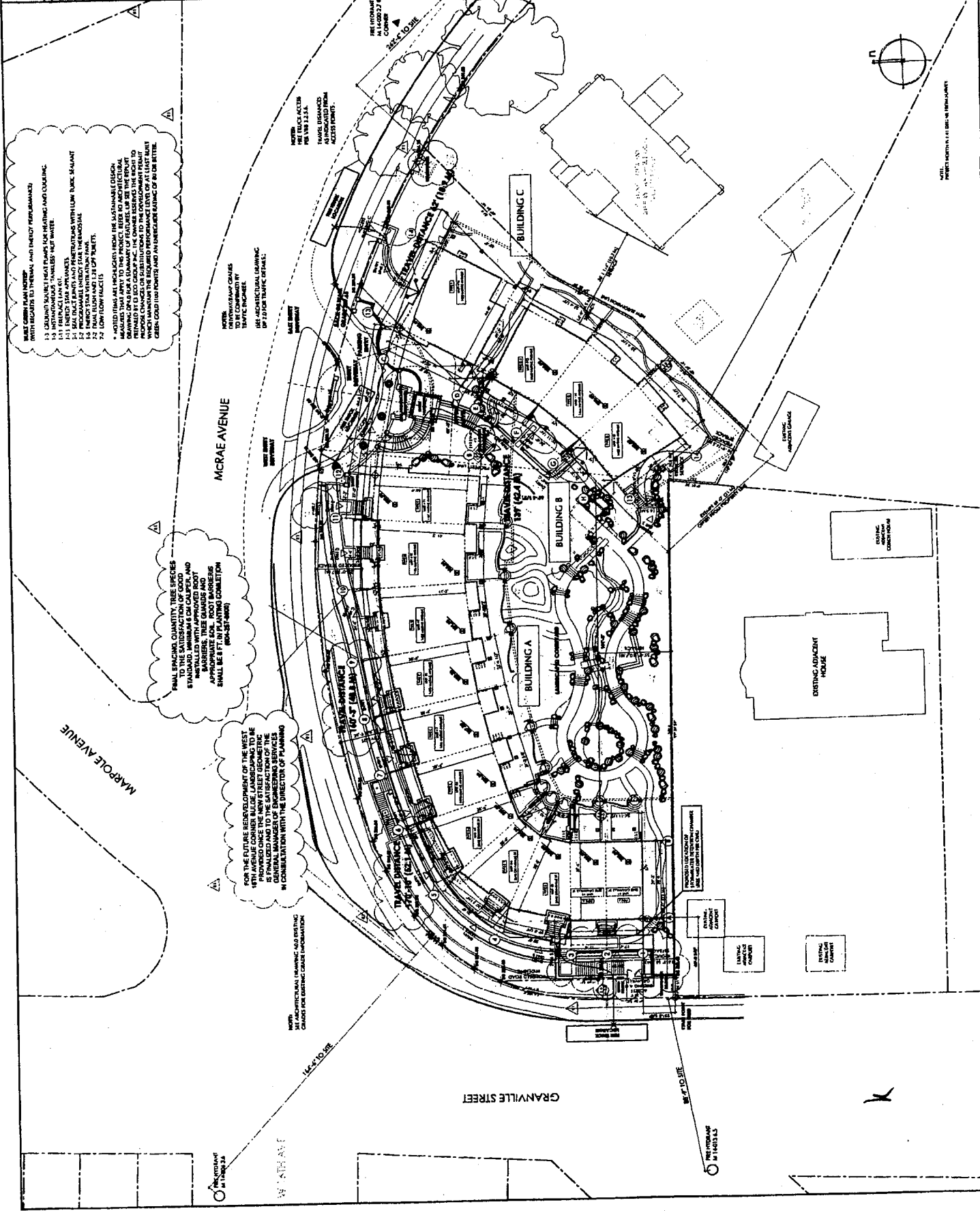
Appendix C; page 1 of 5



**MCCRAE AVENUE
TOWNHOUSES**
WACHOWITZ, NC

SITE
PLAN

A1.0



MAKE CORRECTIONS TO THE PLAN WITH REGARD TO THE FOLLOWING:

13. CORRECT THE TYPING OF THE ENERGY PERFORMANCE NOTES.
14. CORRECT THE TYPING OF THE HEATING AND COOLING SYSTEMS.
15. CORRECT THE TYPING OF THE WATER SYSTEMS.
16. CORRECT THE TYPING OF THE ELECTRICAL SYSTEMS.
17. CORRECT THE TYPING OF THE MECHANICAL SYSTEMS.
18. CORRECT THE TYPING OF THE PAVEMENT SYSTEMS.
19. CORRECT THE TYPING OF THE LANDSCAPING SYSTEMS.
20. CORRECT THE TYPING OF THE SITEWORK SYSTEMS.
21. CORRECT THE TYPING OF THE UTILITY SYSTEMS.
22. CORRECT THE TYPING OF THE FINISH SYSTEMS.

FINAL FINISH QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS. TREE GUARDS AND BARRIERS SHALL BE SET IN PLANTING CONNECTION WITH THE DIRECTOR OF PLANNING.

FOR THE RE-DEVELOPMENT OF THE WEST CORNER OF THE CORNER ALONG GRANVILLE STREET, THE ARCHITECT SHALL PROVIDE THE NEW STREET GEOMETRIC DATA AND ALL OF THE ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.

THE ARCHITECT SHALL PROVIDE THE EXISTING GRADES FOR EXISTING GRADE INFORMATION.

THE ARCHITECT SHALL PROVIDE THE TRAFFIC IMPROVEMENT DETAILS.

THE ARCHITECT SHALL PROVIDE THE TRAVEL DISTANCE AS INDICATED FROM ACCESS POINTS.

SCALE: 1/8" = 1'-0"



Appendix C; page 2 of 5



**MCRAE AVENUE
TOWNHOUSES**
WINDSOR, ONT.

**GROUND
PLAN**

A2.1

| NO. | REVISION | DATE |
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| 1 | ISSUED FOR PERMIT | 12/15/11 |
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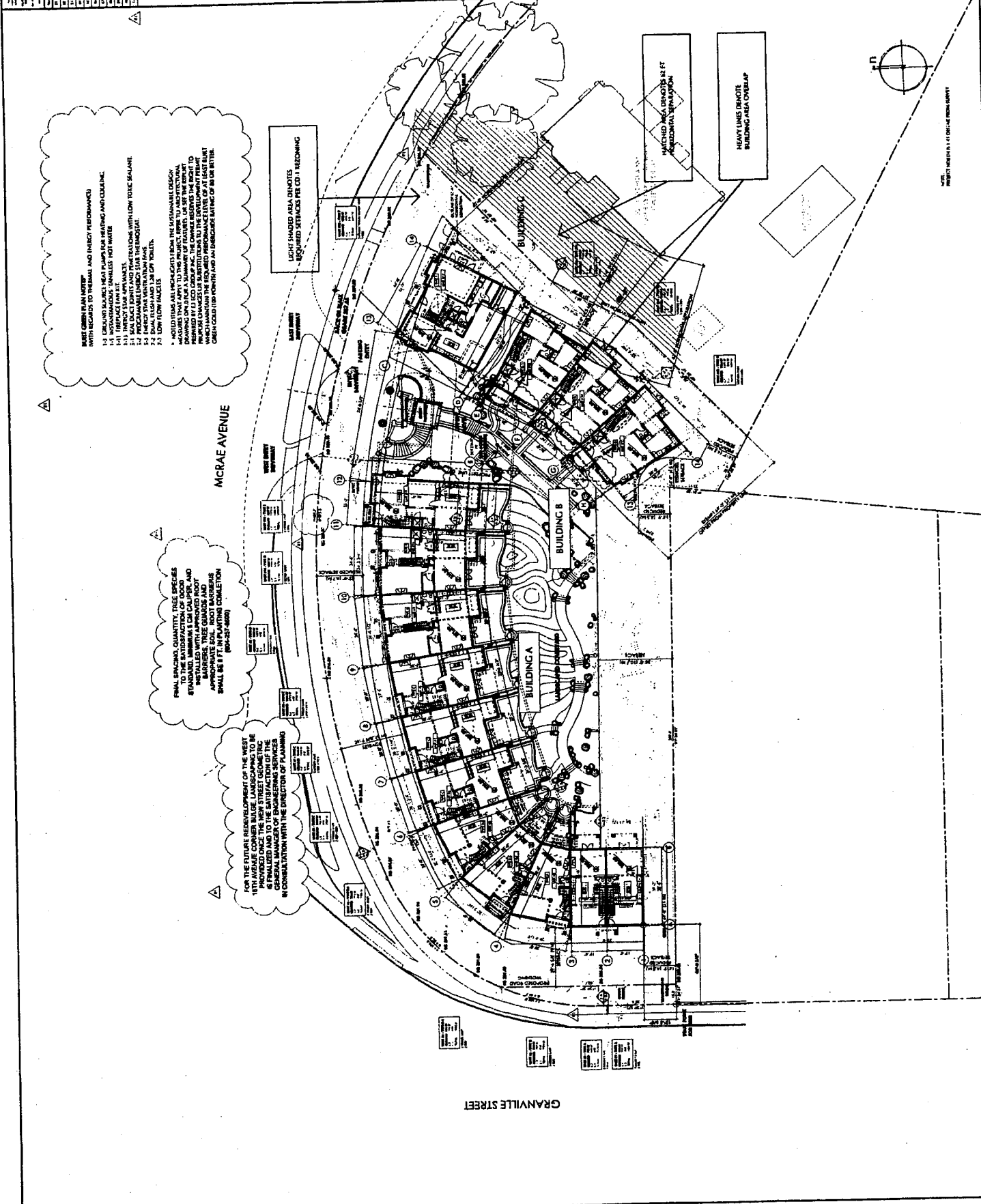
SMART GREEN PLAN (SFP) - MATERIAL AND ENERGY PERFORMANCE
 WITHIN SCOPES TO THE SFP SHALL INCLUDE THE FOLLOWING:
 1.1.1. REPAIR OR REPLACE EXISTING INSULATION.
 1.1.2. REPAIR OR REPLACE EXISTING ROOFING.
 1.1.3. REPAIR OR REPLACE EXISTING WINDOWS.
 1.1.4. REPAIR OR REPLACE EXISTING DOORS.
 1.1.5. REPAIR OR REPLACE EXISTING EXTERIOR WALLS.
 1.1.6. REPAIR OR REPLACE EXISTING EXTERIOR FINISHES.
 1.1.7. REPAIR OR REPLACE EXISTING EXTERIOR LIGHTING.
 1.1.8. REPAIR OR REPLACE EXISTING EXTERIOR VENTILATION.
 1.1.9. REPAIR OR REPLACE EXISTING EXTERIOR PAINT.
 1.1.10. REPAIR OR REPLACE EXISTING EXTERIOR STAIRS.
 1.1.11. REPAIR OR REPLACE EXISTING EXTERIOR RAMP.
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 1.1.18. REPAIR OR REPLACE EXISTING EXTERIOR GUTTER.
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FINAL SPACING, QUANTITY, TREE SPECIES
 TO THE SATISFACTION OF LOCAL
 AUTHORITIES SHALL BE PROVIDED AND
 SHALL BE INSTALLED WITH APPROVED ROOT
 BARRIERS. TREE GUARDS AND
 SIGNAGE SHALL BE INSTALLED IN ACCORDANCE
 WITH THE FOLLOWING:
 (MUNICIPALITY OF WINDSOR)
 (MUNICIPALITY OF WINDSOR)

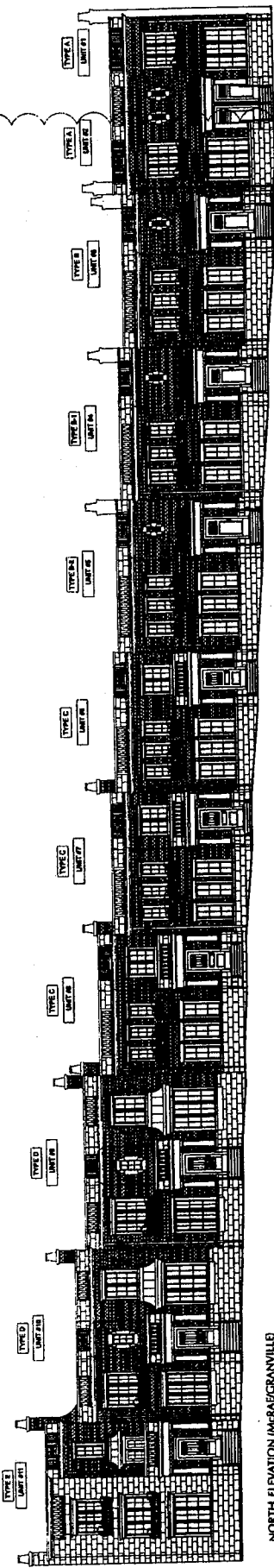
FOR THE OUTSIDE DEVELOPMENT OF THE WEST
 100' SQUARE CORNER, LANDSCAPING TO BE
 PROVIDED ONCE THE NEW STREET GEOMETRIC
 IS FINALIZED AND TO BE SUBMITTED FOR REVIEW
 AND APPROVAL BY THE MUNICIPALITY OF WINDSOR
 IN COORDINATION WITH THE DIRECTOR OF PLANNING

LIGHT SHADING AND FINISHES
 SHALL BE PROVIDED FOR ALL EXTERIOR WALLS

HEAVY LIME BRICK
 BUILDING AND OVERLAY

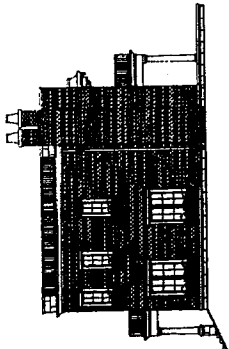


SCALE: 1/8" = 1'-0" (SEE GENERAL NOTES)



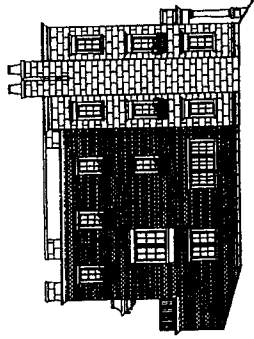
NORTH ELEVATION (MCRABANVILLE)
SCALE: 1/8" = 1'-0"

TYPE A
UNIT #1

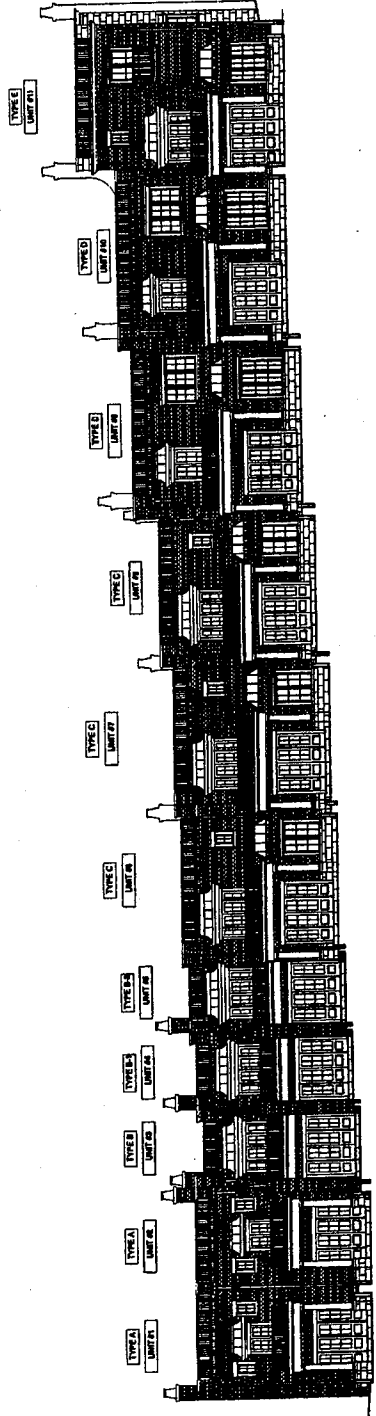


WEST ELEVATION (END)
SCALE: 1/8" = 1'-0"

TYPE E
UNIT #17



EAST ELEVATION (ENTRY)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"

Appendix C ; page 3 of 5

NOTE:
DRAWINGS ARE SHOWN WITH NO NOTATIONS
FOR CLARITY.

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FORMYERS
ARCHITECTS

MCRAE AVENUE
TOWNHOUSES
MACRABANVILLE, NC

BUILDING A
ELEVATIONS
NO NOTATIONS

| | |
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| SCALE: 1/8" = 1'-0" | DATE: 11/11/11 |
| BY: [Signature] | CHECKED: [Signature] |
| PROJECT NO.: | DATE: |

A3.0a

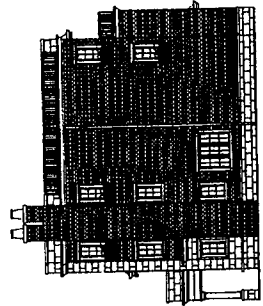


MORAE AVENUE
TOWNHOUSES
WINDSOR, ONT.

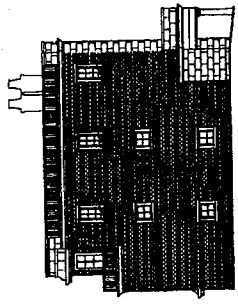
BUILDING B
ELEVATIONS
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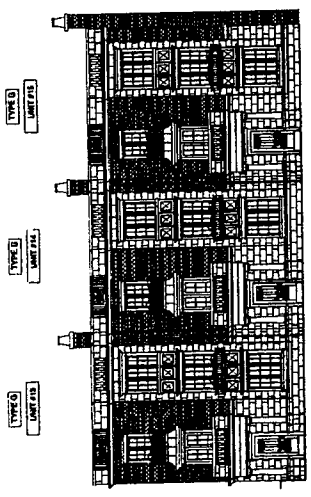
A3.1a



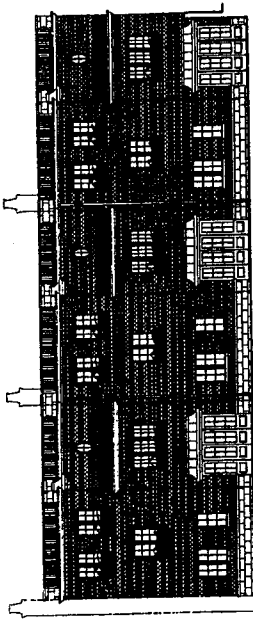
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
DRAWINGS ARE SHOWN WITH NO NOTATIONS
FOR CLARITY.

Appendix C, page 5 of 5

| | | |
|----|----------------------|---|
| 1 | OWNER | MCRAE AVENUE TOWNHOUSES |
| 2 | ARCHITECT | FORMAN, LEE & ASSOCIATES, INC. |
| 3 | DATE | 11/11/03 |
| 4 | PROJECT NO. | 03-001 |
| 5 | SCALE | 1/4" = 1'-0" |
| 6 | PROJECT NAME | MCRAE AVENUE TOWNHOUSES |
| 7 | PROJECT ADDRESS | 1111 MCRAE AVENUE, WASHINGTON, DC 20004 |
| 8 | PROJECT CITY | WASHINGTON, DC |
| 9 | PROJECT STATE | DC |
| 10 | PROJECT ZIP | 20004 |
| 11 | PROJECT COUNTY | DC |
| 12 | PROJECT DISTRICT | DC |
| 13 | PROJECT NEIGHBORHOOD | DC |
| 14 | PROJECT SUBDIVISION | DC |
| 15 | PROJECT LOT | DC |
| 16 | PROJECT UNIT | DC |
| 17 | PROJECT PHASE | DC |
| 18 | PROJECT STATUS | DC |
| 19 | PROJECT TYPE | DC |
| 20 | PROJECT DESCRIPTION | DC |

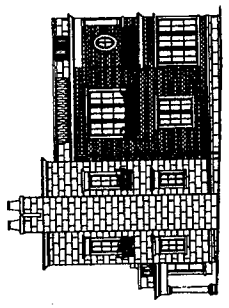


MCRAE AVENUE
TOWNHOUSES
WASHINGTON, DC

BUILDING C
ELEVATIONS
AND ANNOTATIONS

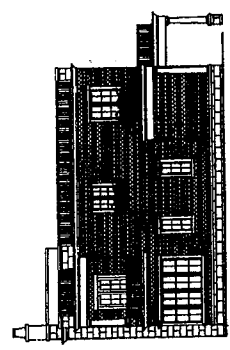
| | |
|----------------------|---|
| DATE | 11/11/03 |
| SCALE | 1/4" = 1'-0" |
| PROJECT NO. | 03-001 |
| PROJECT NAME | MCRAE AVENUE TOWNHOUSES |
| PROJECT ADDRESS | 1111 MCRAE AVENUE, WASHINGTON, DC 20004 |
| PROJECT CITY | WASHINGTON, DC |
| PROJECT STATE | DC |
| PROJECT ZIP | 20004 |
| PROJECT COUNTY | DC |
| PROJECT DISTRICT | DC |
| PROJECT NEIGHBORHOOD | DC |
| PROJECT SUBDIVISION | DC |
| PROJECT LOT | DC |
| PROJECT UNIT | DC |
| PROJECT PHASE | DC |
| PROJECT STATUS | DC |
| PROJECT TYPE | DC |
| PROJECT DESCRIPTION | DC |

A3.2a



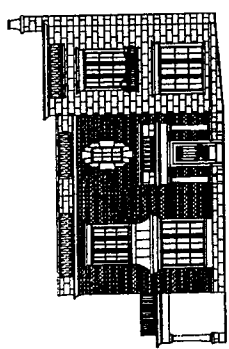
TYPE 1
UNIT 101

WEST ELEVATION
SCALE: 1/4" = 1'-0"



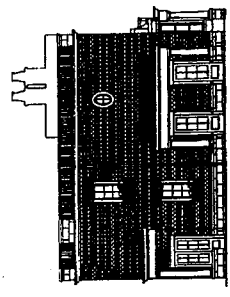
TYPE 1
UNIT 101

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYPE 1
UNIT 101

NORTH ELEVATION (MCRAE AVENUE)
SCALE: 1/4" = 1'-0"



TYPE 1
UNIT 101

EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE
DRAWINGS ARE SHOWN WITH NO NOTATIONS
FOR CLARITY.