

SUMMARY AND RECOMMENDATION

5. REZONING: 6708-6776 Granville Street

Summary: To rezone the site from RS-1 (Single-Family) District to CD-1 (Comprehensive Development) District to allow the development of 35 rowhouses, with 9 single-storey units, 2 two-storey units, and 24 three-storey units. The maximum building height allowed would be 10.7 m or 35 ft. and the maximum floor space ratio (FSR) would be 1.0.

Applicant: James Bussey, Formwerks Architectural 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 Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street (PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow construction of 35 rowhouses at a floor space ratio of 1.0, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning - 6708-6778 Granville Street*", dated December 1, 2009, be approved subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development, generally as prepared by Formwerks Architectural Inc. and stamped "Received City Planning Department, November 4, 2009", be approved by Council in principle, 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 the building expression to achieve variety;

Note to Applicant: The styles of the different buildings should be varied to allow each building individual identity. This should be executed so that the variations are integral to the building forms. The group of buildings should maintain a strong connection in their form and detailing.

- (ii) Design development to the pedestrian egress from parking level;

Note to Applicant: Provide details of the stair enclosure and weather protection. Ensure CPTED has been considered through the design.

- (iii) Provision of high quality building materials appropriate to the use;

Note to Applicant: The building materials noted in the project description including, heavily textured stucco, robust wood detailing, quarried stone and asphalt shingles must be noted and located on elevation drawings.

- (iv) Deletion of garbage/recycling area at lane;

Note to Applicant: Landscape screening for the adjacent patio should replace this garbage/recycling area at the lane.

- (v) Provision of an Acoustical Study to address issues of traffic noise on the dwelling units;

Note to Applicant: Noise impacts to dwelling units in the development should be addressed through measures such as special building construction and room placement in the dwelling unit.

Crime Prevention Through Environmental Design (CPTED)

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

Sustainability

- (vii) The following sustainable features have been noted on the Built Green checklist submitted for this application. These features are to be duly indicated and noted on the application drawings for the Development Permit (Numbering corresponds to the Built Green checklist):
- 1-1 2 zones for HVAC in each dwelling unit
 - 1-2 Location of heating appliance with minimum 95% AFUE
 - 1-8 Location of drain water heat recovery units on 6 ft. stack
 - 1-9 Location of sealed combustion fireplace for each dwelling unit
 - 1-18 Detail elements which make the development solar ready
 - 1-20 Location of photovoltaic generation system
 - 2-5 Detail wall stud spacing at 24"
 - 5-2 Location of thermostats with dual setback and continuous fan settings;

Landscape Design

- (viii) Provision of a second arborist report to assess the possibility of safe tree retention as proposed on the Landscape Concept plan (sheet L1). The report should also include any arboricultural care necessary for safe tree retention;

Note to Applicant: If site supervision is necessary, then a letter of assurance will be required from the arborist, stating that he/she has been retained.

- (ix) Provision of a tree retention/removal/replacement plan to clearly indicate tree types and a schedule of tree type, size and quantity. References to be tied to Julian Dunster Arborist Report dated March 7, 2009;

- (x) Design development to create transition between adjacent properties and semi-private/semi-public spaces;

Note to Applicant: This could be accomplished by reducing the size of patios of Buildings 1 and 3, providing adequate passive landscape buffer at north side yard. Also, benches at north and south side yards could be replaced with passive visual spaces, such as water features.

- (xi) Design development to reduce unnecessary paved surfaces;

Note to Applicant: This could be achieved by deleting the secondary walkway along the west side of Buildings 1 and 2. This area could be replaced with planting beds.

- (xii) Provision of detail or image illustrating proposed entry announcement at Granville Street and presentation to public realm;

- (xiii) Provision of a detailed Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, trellises, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape plan. The Landscape Plan should be at 1/8" scale or 1/100, minimum scale;

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

- (xiv) Improvements to the fire access entry on Granville Street to ensure its use for firefighting purposes only. Gates designed to the Fire departments satisfaction and signs and parking regulation changes to clearly identify the intended use of the boulevard crossing are required;

- (xv) A reduction in the impermeable surfaces on the consolidated site to not more than 60% of the site area or implementation of storm water management practices to meet an equivalent of 60% maximum impermeable area;
- (xvi) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. Provide elevations on sections drawings;
- (xvii) Provision of a parking ramp slope not to exceed 12.5% after the first 20 ft. from the property line;
- (xviii) Provision of additional parking stall width for the small car parking stalls located adjacent to walls and all 'private garage' parking spaces adjacent to both a wall and bicycle lockers;

Note to applicant: bicycles stored in the lockers would act like another wall.

- (xix) Confirm provision of a security gate with 2.3 m minimum vertical clearance and 'private garage' doors with 2.0 m minimum vertical clearance and show both on drawing A 3.0;
- (xx) Provision of minimum vertical clearance of 7' 6½" from the laneway to all required manoeuvring aisles and access to disability parking spaces;

Note to applicant: the minimum vertical clearance shown on the drawing A 3.0 for disability space access is 6' 8" under building 7 on Section A-A and 7' on Section B-B.

- (xxi) Confirm security access for cars. If remote control please indicate it on the plans. If a pad mounted card reader or keypad is used, confirm that it does not reduce the required 20 ft. aisle width;
- (xxii) Number all parking stalls;
- (xxiii) Dimension column widths encroaching into parking stalls;
- (xxiv) Provision of measures to improve visibility of oncoming traffic on the drive aisles;

Note to Applicant: parabolic mirrors are recommended.

- (xxv) Provision of additional parking stall width for Car-sharing Parking space if adjacent to both a wall and tall hedges that would act like another wall;

- (xxvi) Provision of 'private garage' parking spaces to be made deeper to give drivers additional space to enter/exit parked vehicles and improve access to suites when a full sized vehicle is parked;
- (xxvii) Recommend additional manoeuvring space for dead end parking space to improve vehicle access;
- (xxviii) Delete portion of arbour shown encroaching into lane;
- (xxix) Provide clarification of garbage pick up operations. Please confirm that a waste hauler can access and pick up from the below grade location shown without reliance on storage of bins on the City lane;
- (xxx) Provide improved recycling storage in a location with acceptable access to recycling pickup crews. Please contact Engineering Solid Waste branch for recycling needs;
- (xxxi) The existing combined sewer service is to be replaced with a "twinning" service;
- (xxxii) An interconnected water service will be required for this development.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the General Manager of Engineering Services, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services:

Engineering

- (i) Consolidation of the 3 lots PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594 into a single parcel.
- (ii) Dedication of the west 3.05 m of N½ of Lot 73 for road purposes.
- (iii) Provision of a standard form encroachment agreement for the existing retaining wall that will encroach onto public property, as a result of the dedication.
- (iv) Provision of street trees on Granville Street adjacent the site, where space exists.
- (v) Provision of an updated curb ramp at the northeast corner of 52nd Avenue and Granville Street.

- (vi) Provision of one car-share vehicle, managed by a professional car-share firm, and one dedicated car-share parking space, in an area with 24-hour accessibility.
- (vii) 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.

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 contents satisfactory to, the Director of Legal Services.

The timing of all required payments, if not otherwise specified in these conditions, 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. THAT, Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the Zoning By-law, as set out in Appendix B, to the Policy Report, "*CD-1 Rezoning - 6708-6778 Granville Street*", dated December 1, 2009, and

(RZ. - 6708-6776 Granville Street)