



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: April 6, 2010
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RTS No.: 08632
VanRIMS No.: 08-2000-20
Meeting Date: April 20, 2010

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning - 5912-5970 Oak Street

RECOMMENDATION

- A. THAT the application by Listraor Development Corporation, to rezone 5912-5970 Oak Street (PID: 009-246-851, 009-246-916, 009-246-941 and 009-246-967 - Lots 1, 2, 3 and 4, Block I of Block 1008, DL 526, Plan 10897) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 27 rowhouses at a floor space ratio of 1.0, be referred to a Public Hearing, together with:
- (i) plans received December 14, 2009;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix C (or as described in this report); and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A to B be adopted on the following conditions:
- i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

Relevant Council Policies for this site include:

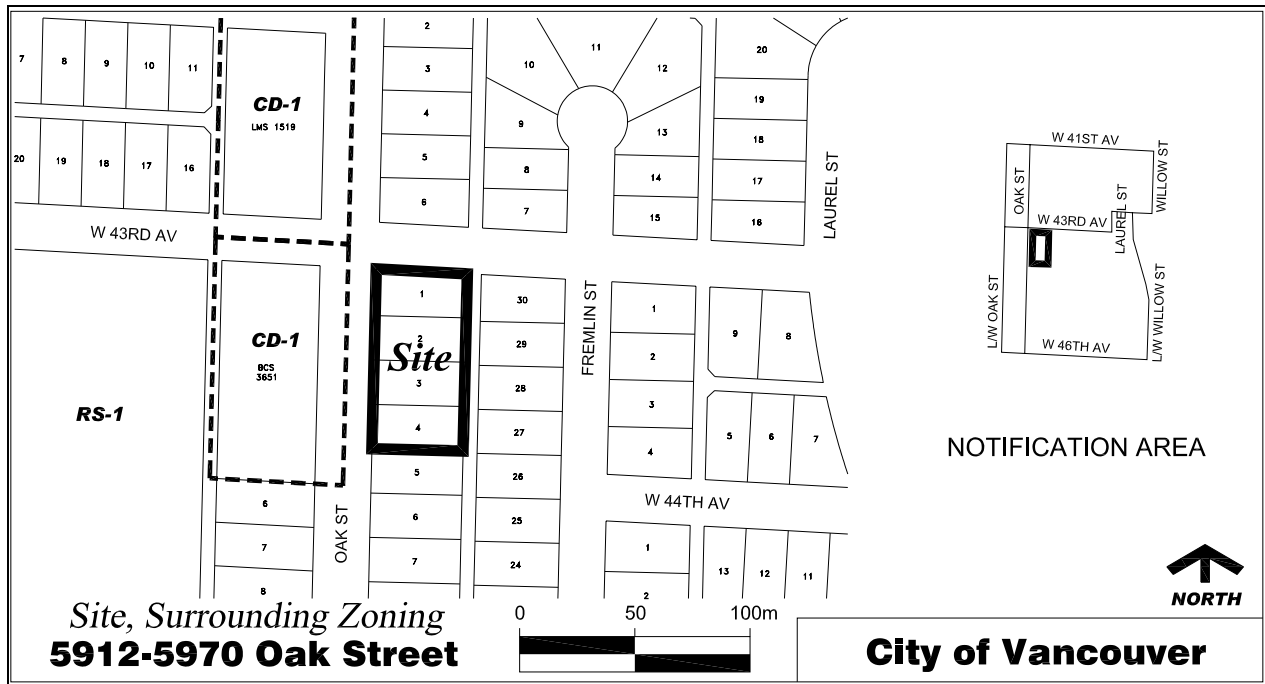
- Oakridge Langara Policy Statement, adopted July 25, 1995.
- Rezoning Policy for Greener Buildings, adopted June 10, 2008.

PURPOSE AND SUMMARY

This report assesses an application to rezone four lots from RS-1 (Residential Single-Family) to CD-1 (Comprehensive Development District) to permit development of Multiple Dwelling use consisting of 27 rowhouses at a 1.0 floor space ratio (FSR). The site is located within an area identified in the Oakridge Langara Policy Statement where rezoning to this use and density is supported.

Staff recommend that the application be referred to a Public Hearing and be approved with conditions.

Figure 1 - Site and surrounding zoning



DISCUSSION

The subject site is located in a sub-area designated within the Oakridge Langara Policy Statement as a high priority for rezoning to Multiple Dwelling use. The existing and proposed rowhouse developments in this sub-area are intended to serve as a transition between the commercial, institutional and higher density residential uses located around Oak Street and 41st Avenue, and the single-family neighbourhood being retained south of 46th Avenue. (Refer to Appendix E for site and surrounding zoning and development information).

Use: The proposed Multiple Dwelling use in a rowhouse form is consistent with what the Oakridge Langara Policy Statement anticipates for this high-priority sub-area.

Density: The policy applicable to this sub-area supports rowhouse development at 0.8 to 1.0 FSR with the ability to achieve an increase of up to 20% for the provision of City desired public benefits. The applicant proposes 27 rowhouse units at 1.0 FSR with no additional bonus density; this results in a total floor area of 3 065 m² (32,982 sq. ft.).

Form of Development: (Plans in Appendix D) The application proposes a total of 27 dwelling units in 4 buildings and one level of underground parking accessed from the lane. Most unit sizes have a floor area of about 120.7m² (1,300 sq. ft.). In response to the Oakridge Langara Policy Statement the buildings are designed to have a residential appearance with pitched roofs, dormers, and bay windows reflecting the traditional residential character of the area.

The principal landscaped courtyard runs in the North-South direction with a width of 10.4 m (34 ft.), including individual private patios. Two other courtyards run in the East-West direction allowing filtered views into the principal courtyard and through the site, as encouraged by the Oakridge Langara Policy Statement.

The buildings interface with the streets, lane, and the south property line with varied landscape approaches. Particular attention has been paid to the Oak Street landscape approach as this block is identified in the Oakridge Langara Policy Statement as a potential high volume pedestrian area and asks for high-quality pedestrian amenity such as landscaping and benches.

The Oakridge Langara Policy Statement provides that the building height maximum for this sub-area should be 9.2 m (30 ft.), the maximum height in the adjacent RS-1 district at the time the policy statement was adopted. The surrounding RS-1 district now has an outright height limit of 9.5 m (31 ft.) and a conditional limit of 10.7 m (35 ft.). This application proposes a maximum building height of 9.2 m. However to achieve a more articulated roof form, staff have asked that the roof pitch be increased, which will result in a greater overall height, but not exceeding the conditional 10.7 m (35 ft.) currently attainable in the RS-1 district. Staff have reviewed shadow analysis and are satisfied that there will be minimal additional impact on the adjacent properties from this small increase in height.

The Urban Design Panel reviewed this application on February 10, 2010, and supported it (5-2). Through staff review, and advice from the Panel, a number of ideas have emerged for improving the urban design performance of this project.

Parking: The proposed parking satisfies the recommended parking standard, with 54 vehicle parking spaces and 54 bicycle parking spaces provided in a below-grade parkade accessed by a ramp from the rear lane. Twenty-five of the 27 units proposed units have private entries to the underground parking.

Sustainability: The applicant has submitted a Built Green BC checklist which indicates a Gold level of design has been achieved (100 pts required/111 pts proposed), meeting the requirement set out in the Rezoning Policy for Greener Buildings. These include thermostatic zoning, installation of low-flow plumbing and use of third party certified sustainable harvested wood.

Public Benefit: The site is subject to the Oakridge-Langara area-specific Development Cost Levy (DCL) but not the city-wide DCL. Under the current Oakridge-Langara DCL rate of \$18.84 per m² (\$1.75/sq.ft.), a DCL of \$57,718.00 is anticipated. DCLs are paid at building permit issuance and are subject to periodic rate adjustments. With regard to a Community Amenity Contribution (CAC), the Oakridge/Langara Public Benefits Strategy anticipates that proposals on smaller rezoning sites with limited redevelopment potential (i.e., 1.0 FSR or less) are not economically able to offer a CAC. Therefore, no CAC for this project is anticipated.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budget, fees or staffing.

CONCLUSION

Planning staff conclude that the application is consistent with the Oakridge Langara Policy Statement in terms of achieving a compatible and liveable ground-oriented rowhouse development in this high-priority sub-area for rezoning. The Director of Planning recommends that the application be referred to Public Hearing and approved with conditions outlined in Appendix B.

* * * * *

5912-5970 Oak Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Use

- Dwelling Uses, limited to Multiple Dwelling.
- Accessory Uses customarily ancillary to Multiple Dwellings.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 3 065 m², being the site size at the time of application for rezoning, prior to any dedications.
- The number of dwelling units on the site must not exceed 27.
- Maximum floor space ratio is 1.00.
- The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length and the maximum exclusion for heating and mechanical equipment shall not exceed 1.4 m² in each unit; or
 - (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
 - (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (f) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
- (i) wood frame construction walls greater than 152.0 mm thick that accommodate RSI 3.85 (R-22) insulation; or
 - (ii) walls other than wood frame construction greater than 152.0 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152.0 mm to a maximum exclusion of 51.0 mm of thickness for wood frame construction walls and 127.0 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

Height

- A maximum of 10.7 m [35 ft.] or 3 storeys.

Setback

- A minimum setback of 3.66 m [12 ft.] from the north property line.
- A minimum setback of 4.57 m [15 ft.] from the south property line.
- A minimum setback of 4.57 m [15 ft.] from the east property line.
- A minimum setback of 3.66 m [12 ft.] from the west property line.

Parking

Parking, loading, and bicycle parking spaces shall be provided and maintained according to the requirements and provisions of the Parking By-law, including those concerning exemption and relaxation, except for the following:

- Residential parking must be provided at a minimum rate of 1 space for each 120 m² of gross floor area except that no more than 2 spaces per dwelling unit may be provided.
- Residential and visitor parking must be provided as a component of the minimum or maximum off-street parking requirement at a rate of 0.1 space per dwelling unit and at a maximum of 0.2 space per dwelling unit and should be separated from the residential parking spaces.

Daylight

- Each habitable room must have at least one window on an exterior wall of a building.
- A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or

(ii) less than 9.3 m².

Acoustics

- A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

* * * * *

5912-5970 Oak Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

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 Formwerks Architectural, and stamped "Received City Planning Department, December 14, 2009", 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 site boundaries to create individual solutions to each condition;

Note to Applicant: This can be achieved by reducing the setbacks at Oak Street and West 43rd Avenue and considering alternate siting of the east building. Grade transitions, especially at the south property line and lane must be stepped and landscaped appropriately.

- (ii) Design development to the buildings forms to create variety and articulation;

Note to Applicant: This can be achieved by stepping the building façade, varying the form at key points of the development and creating individual, rather than continuous, dormers at each unit.

- (iii) Design development to visually strengthen the architectural approach at the site corners;

Note to Applicant: The site corners should have a design approach that differs from the street wall design. The approach could engage significant variations in the exterior wall planes. The entry to the southwest unit should face Oak to better engage the dominant street frontage.

- (iv) Design development to the semi-private courtyard, creating areas of special interest and focus, providing more variety and opportunities for social interaction;

- (v) Provision of high quality wall treatment, such as quarried stone or true brick, to any retaining walls visible from the streets;
- (vi) Design development to provide a weather protected cover over all open stairs to the underground parking structure;

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

- (vii) In suite bulk storage areas must be located away from exterior walls, off of common hallways, and generally conform to the Administrative Bulletin, Bulk Storage - Residential Developments;

Landscape

Note to Applicant: these comments respond to the Rezoning submission package, dated December 15, 2009 and the revised landscape plan, dated March 11, 2010.

- (viii) Design development to provide sufficient soil depth and volume to ensure long term plant health;

Note to Applicant: soil depths should meet or exceed BCLNA Landscape Standards (latest edition).

- (ix) Provide a detailed Landscape Plan illustrating soft and hard landscape treatment;

Note to Applicant: the Landscape plan should include a planting plan listing 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, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

- (x) New street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit;

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan, as follows: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

- (xi) Provide a Tree Plan, including dimensioned tree protection barriers;

Note to Applicant: refer to *Protection of Trees Bylaw* (sec. 4.0, 4.3).

- (xii) Provide large scale sections [typical] through the landscaped areas, including the townhouse interface, the slab-patio-planter relationship, the lane interface and common areas;
- (xiii) Provide illustration of spot elevations to all outdoor areas (including top/ bottom walls), including offsite context spot elevations in proximity (such as the lane, for example);
- (xiv) Provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Specification notes and irrigation symbols to this affect should be added to the drawing;
- (xv) Explore opportunities to mitigate blank walls in the lane.

Note to Applicant: in consideration of CPTED principles, exposed walls should be textured to discourage graffiti. In addition, "vine pockets" can be located near the lane edge to establish plants on walls.

Crime Prevention Through Environmental Design (CPTED)

- (xvi) Design development to take into consideration the principles of CPTED having particular regard for reducing opportunities for graffiti on lane retaining walls;

Sustainability

- (xvii) Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen BC Gold™ with a score of Energuide 80;

Note to applicant: Provide a BuiltGreen BC checklist confirming Gold level achievement and a detailed written description of how a score of Energuide 80 will be achieved. Both checklist and description should be incorporated into the drawing set.

Engineering

- (xviii)) Delete portion of footing shown encroaching into the lane on Page A4.1;

Note: final footing design is to have no portions encroaching beyond the property lines;

- (xix) Delete gate-swings shown over the north property line on Page PLP-01;
- (xx) The Legal Description on page A-O.1 should correctly read "Block I", rather than "Block 1", and should also include Lot 4;

- (xxi) Modify the planters adjacent the parking ramp by lowering them to height not greater than 3' for a distance of 4' to 6' on either side of the ramp to provide improved visibility of vehicles in the lane;
- (xxii) The plans should clearly identify the bicycle parking requirements for bicycle lockers and duplex receptacles as per the Parking By-Law;
- (xxiii) Provide details of garbage pick up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown on the plans;
- (xxiv) Clarify/provide recycling storage and pick up locations;
- (xxv) Delete portions of curbing that appear to extend into the lane; (PLP-01)
- (xxvi) First risers are to be located a minimum of 1'-0" behind the property line; (2 entries along the lane on PLP-01)
- (xxvii) Show root barriers for all proposed street trees;
- (xxviii) Proposed boulevard plantings must meet the Engineering Dept. Boulevard Planting guidelines.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (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 Director of Legal Services for the following:
 - (1) Consolidation of Lots 1 to 4, Block I of Block 1008, DL 526, Plan 10897 into a single site.
 - (2) Release of Easement & Indemnity Agreement 452053M (crossing agreement), prior to issuance of any occupancy permit for the site.
 - (3) Provision of a new 1.8 m wide standard concrete sidewalk on the south side of 43rd Avenue from Oak Street to the lane east of Oak Street.
 - (4) Provision of a standard concrete lane entry at the lane east of Oak Street on the south side of 43rd Avenue.
 - (5) Provision of new curb ramps and curb return at the Oak Street and 43rd Avenue corner of the site.

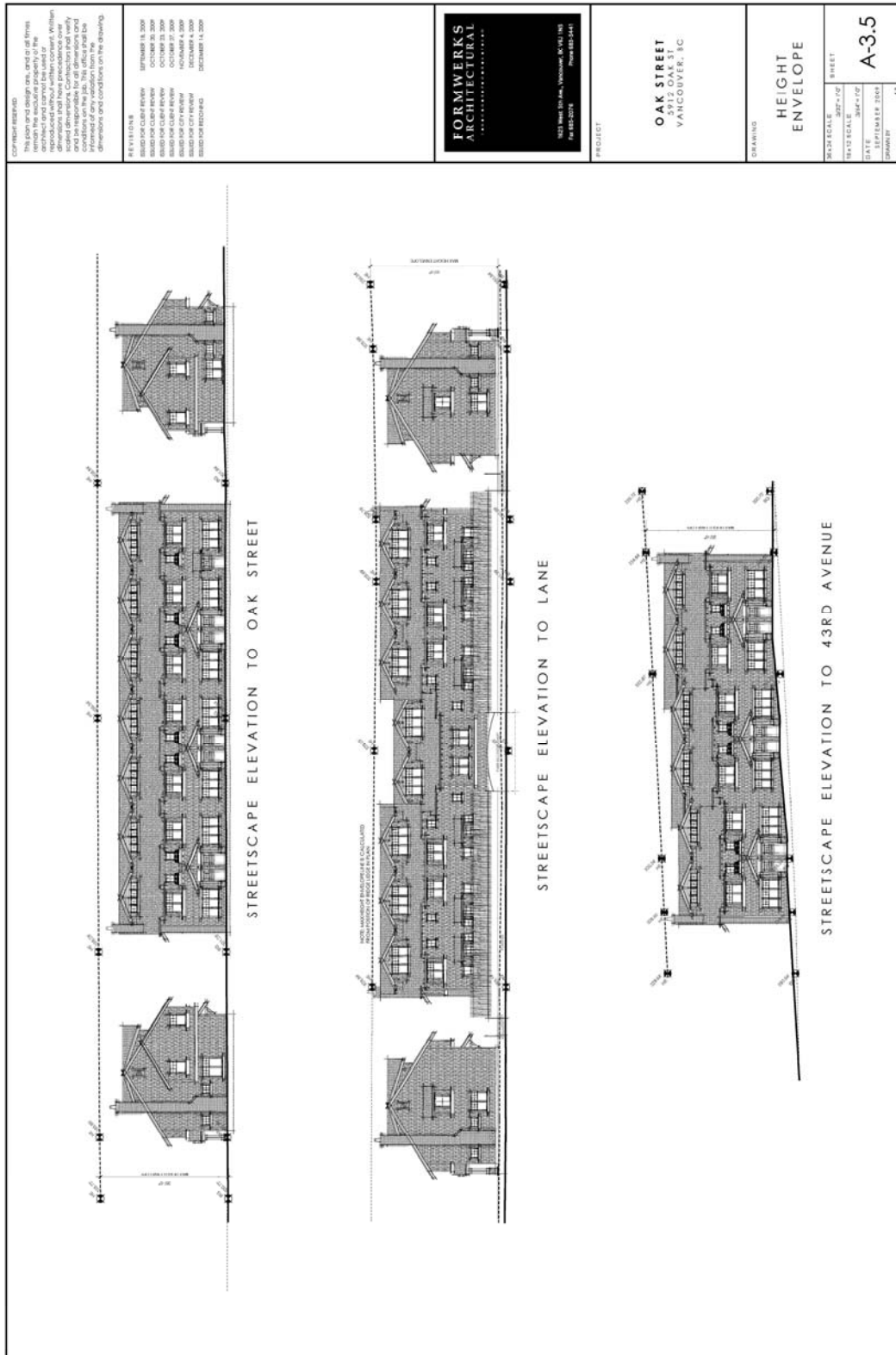
- (6) Provision of street trees adjacent the site where space permits.
- (7) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.
- (8) 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.

* * * * *

5912-5970 Oak Street
SUBDIVISION BY-LAW AMENDMENT

A consequential amendment is required to delete Lots 1, 2, 3 and 4, Block I of Block 1008, DL 526, Plan 10897 from the RS-1/3/3A/5/6 maps forming part of Schedule A of the Subdivision By-law.

* * * * *



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REVISIONS

ISSUED FOR CLEAR REVIEW	SEPTEMBER 14, 2009
ISSUED FOR CLEAR REVIEW	SEPTEMBER 14, 2009
ISSUED FOR CLEAR REVIEW	OCTOBER 23, 2009
ISSUED FOR CLEAR REVIEW	OCTOBER 23, 2009
ISSUED FOR CLEAR REVIEW	NOVEMBER 11, 2009
ISSUED FOR CLEAR REVIEW	NOVEMBER 11, 2009
ISSUED FOR RECORD	DECEMBER 14, 2009
ISSUED FOR RECORD	DECEMBER 14, 2009

FORMWERKS ARCHITECTURAL
ARCHITECTS INC.

1822 WEST 10TH AVENUE, VANCOUVER, B.C. V6J 1N1
Tel: 604-276-7171 Fax: 604-276-7141

PROJECT

OAK STREET
5912 OAK ST.
VANCOUVER, B.C.

DRAWING

HEIGHT ENVELOPE

PROJECT SCALE	3/32" = 1'-0"	SHEET
DATE	SEPTEMBER 2009	A-3.5
DRAWN BY	148	

<p>CONTRACT RESERVED</p> <p>This plan and design are, and all their reproductions, are the property of the architect and cannot be used for any other project without written consent. Written consent is required for all scaled dimensions. Contractors and vendors are responsible for verifying all conditions on the job. The office will be informed of any variation from the drawings and conditions of the drawing.</p>	<p>REVISED FOR CITY REVIEW SEPTEMBER 14, 2009 REVISED FOR CLEAR REVIEW OCTOBER 20, 2009 REVISED FOR CLEAR REVIEW OCTOBER 20, 2009 REVISED FOR CLEAR REVIEW OCTOBER 20, 2009 REVISED FOR CITY REVIEW NOVEMBER 4, 2009 REVISED FOR CITY REVIEW NOVEMBER 4, 2009 REVISED FOR RESIZING DECEMBER 14, 2009</p>	<p>FORMWERKS ARCHITECTURAL www.formwerks.com</p> <p>1825 West 29th Ave., Vancouver, BC V6J 1N3 Phone: 603-5441 Fax: 603-5076</p>	<p>PROJECT</p> <p>OAK STREET 4912 OAKS VANCOUVER, BC</p>	<p>DRAWING</p> <p>OAK STREET SCAPE</p>	<p>3/16" = 1'-0" 2009-11-02 SHEET 1/4" = 1'-0" 2009-11-02 SHEET DATE: 11/02/09 2009-11-02 SHEET DRAWN BY: 2009-11-02 SHEET</p> <p>A-3.4</p> <p>K/E</p>
 <p style="text-align: center;">OAK STREET STREETSCAPE ELEVATION</p>					

5912-5970 Oak Street
ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 3 065 m² (32,982 sq. ft.) site is comprised of four single-family lots on the east side of Oak Street, south of 43rd Avenue (refer to the map on page 2 of this report). The site has a frontage of 77.9 m (255.6 ft.) and a depth of 39.6 m (130 ft.). The site currently has single family homes to the east and south, with the properties to the south in the same high priority area for rezoning as the subject property. The properties to the north, across 43rd Avenue, are currently developed as churches under RS-1 zoning. On the west side of Oak Street there is a mix of single family homes, rowhouse developments and an apartment building.

All RS-1 zoned lots fronting on Oak Street between West 41st Avenue and West 46th Avenue are included in the high priority sub-area for rezoning to multi-family use, under the Oakridge Langara Policy. Pending approval of this proposed rezoning, 50% of the eligible properties will have been rezoned on this section of Oak Street.

Proposed Development:

The application proposes a total of 27 dwelling units in 4 row home buildings and one level of underground parking accessed from the lane. Most unit sizes have a floor area of about 120.7 m² (1,300 sq. ft.). In response to the Oakridge Langara Policy Statement the buildings are designed to have a residential appearance with pitched roofs, dormers, and bay windows reflecting the traditional residential character of the area.

The west and north buildings have individual unit entries facing on to Oak Street and West 43rd Avenue respectively. The units in the south and east buildings have individual entries from semi-private courtyards. These landscaped courtyards may be accessed from Oak Street, the lane and the parking garage below. Most units also have private entries to the underground parking.

The principal landscaped courtyard runs in the North-South direction with a width of 34 ft., including individual private patios. Two other courtyards run in the East-West direction allowing filtered views into the principal courtyard and through the site, as encouraged by the Oakridge Langara Policy Statement.

The buildings interface with the streets, lane, and the south property line with varied landscape approaches. Particular attention has been paid to the Oak Street landscape approach as this block is identified in the Oakridge Langara Policy Statement as a potential high volume pedestrian area and asks for high-quality pedestrian amenity such as landscaping and benches.

The south property line is shared with a single family residence, also in the Oakridge Langara Policy Statement area. A 4.5 m (15 ft.) setback is proposed here, with a strong landscaped edge. A side yard setback for a typical lot on this block would be about 2.1 m (7 ft.).

The Oakridge Langara Policy Statement provides that the building height maximum for this sub-area should be 9.2 m (30 ft.). The surrounding RS-1 district now has an outright height limit of 9.5 m (31 ft.) and a discretionary limit of 10.7 m (35 ft.). This application proposes a maximum building height of 9.2 m. However to achieve a more articulated roof form, staff have asked that

the roof pitch be increased, with a final height of less than 10.7 m (35 ft.) being determined during Development Permit review. Staff have reviewed shadow analysis and are satisfied that there will be minimal additional impact on the adjacent properties from this small increase in height.

The Urban Design Panel reviewed this application on February 10, 2010, and supported it (5-2). Through staff review, and advice from the Panel, a number of ideas have emerged for improving the urban design performance of this project.

The applicant proposes a wide range of features to achieve a Gold rating in the Build Green Home program (100 pts required/111 pts proposed). These include thermostatic zoning, installation of low-flow plumbing and use of third party certified sustainable harvested wood.

Staff supports the proposal subject to conditions which seek design development to further distinguish the approaches to the site edges, and to strengthen the architectural articulation and expression at the corner.

Public Input: A notification postcard was sent to nearby property owners on March 17, 2010 and rezoning information signs were posted on the site on February 9, 2010. No phone calls or correspondence were received from residents and no people came to City Hall to view plans.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Processing Centre - Building: Staff have reviewed the architectural drawings prepared by Formwerks Architectural, submitted on December 14, 2009 and provide the following comments to be addressed at Building Permit review - 1. vestibules are required between the parkade and the residential unit stairs, and 2. floor assemblies within the dwelling units are to be constructed as fire separations where the distance between the lowest floor and the uppermost floor level within the dwelling unit is more than 6 m (i.e., fire doors enclosing the stairs).

Urban Design Panel Minutes (Draft): The Urban Design Panel reviewed this proposal on February 3, 2010 and offered unanimous support for the proposed use, density and form of development and offered the following comments:

EVALUATION: SUPPORT (5-2)

- **Introduction:** Nicky Hood, Rezoning Planner, introduced the proposal for a rezoning application on a site on the east side of Oak Street south of West 43rd Avenue. The applicant is requesting a rezoning from RS-1 to CD-1 to allow for the development of 27 rowhouses with an FSR increase from 0.60 outright or 0.7 conditional to 1.0. The site is comprised of four lots that when consolidated will be approximately .75 of an acre. The zoning to the north, south and east of the site is RS-1. Properties to the north of the site from West 43rd Avenue to West 41st Avenue are developed with religious and cultural institutions and to the east are single family homes. To the south on Oak Street there are currently single family homes, but all the properties between West 43rd Avenue and West 46th Avenue are in the same Oakridge/Langara sub area as the subject property that anticipates rezoning to ground oriented multi-family development. The lots to the west on the far side of Oak Street have been rezoned to CD-1 to allow for rowhouse development and many of those projects are now

completed. The site is located in a sub-area of the Oakridge Langara Policy and is designated as high priority to rezone for ground oriented multi-family dwellings. Ms. Hood noted that there isn't any policy issues related to the project and the Panel was asked to comment on the form of development.

Ann McLean, Development Planner, further described the proposal for a 27 unit townhouse development comprising of four buildings with six units in each of the north and south buildings and seven units in the building on Oak Street and eight units in the building at the lane. The development will also have one level of underground parking which will provide two stalls per unit and most units will have direct access to the parking level.

Ms. McLean described the Oakridge Langara Policy Statement noting that this part of Oak Street has the potential for a high-volume of pedestrians and as a result will require a higher quality of pedestrian amenities such as landscaping and benches. The proposal is requesting a maximum height of thirty feet while similar rezonings in the area have achieved thirty-five feet. The Policy also recommends a "domestic multi-family character and small-scale residential ambience" with pitched roofs and other residential characteristics common to the area.

Ms. McLean described the architecture noting that the proposed buildings will have a 2-1/2 storey expression with pitched roofs and a traditional residential expression. They will be set back from the street and the lane with a 15 foot setback on the south property line with a varied landscape approach and a retaining wall. A four foot retaining wall and planter is planned at the lane. The buildings will be separated by a landscaped courtyard and the units will be approximately 1,300 sq. ft. The project proposes achieving BuiltGreen Gold.

Advice from the Panel on this application is sought on the following:

- The relationship of the proposed buildings to each of the four site edges;
- Whether a satisfactory approach is achieved in addressing the corner at Oak Street and West 43rd Avenue; and
- Amount and design of open space on the site.

Ms. Hood and Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Jim Bussey, Architect, further described the proposal noting that the project will have craftsman's expression because it is wide spread through the area and is sympathetic to the context and does provide some variety from neighbouring developments. The design will have a handmade approach with a rich expression and a green vocabulary. Mr. Bussey noted that they are planning to integrate some stone into the brick work and will use metal bracket ties to give a more authentic look to the design. The buildings will have large over hangs which is suitable for Vancouver's climate. Mr. Bussey also noted that the two end units will be expressed on the street so that it is not a highly repetitive form.

Damon Oriente, Landscape Architect, noted that they have worked around the architecture trying to create useable interior and private spaces. On the east side on the lane, there will be access to the parking as well as two pedestrian accesses into the site. They have off set them to avoid a direct site line and have tried to stagger the width. The lane will have a terraced wall stepping back with a planted edge and another wall up to the patio spaces. The south side will have a planted cedar hedge with a brick wall. Mr. Oriente described the

proposed planting material for the site. On Oak Street, they are planning to incorporate a wall that will step back. On the corner both buildings will have trellises as well will have more dense plantings. On the interior, a nice walkway is planned with a two foot planting edge and there will be planters on the patios.

The applicant team too questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider design development to the corner treatment at West 43rd Avenue and Oak Street;
 - Consider moving the Oak Street units closer to the street to enlarge the courtyard space;
 - Consider exploiting the size of the rear yards of the units.
- **Related Commentary:** The Panel supported the proposal although they thought there was room for improvement.

The Panel supported the form, use and density and felt it was well done. The Panel agreed that some more work could be done with the architecture as they there was not enough differentiation on the four edges of the site although they thought the materiality and the way the elements were executed would be important. They felt the lack of differentiation created issues with the corner treatment and the open space and as well did not distinguish the front from the back of units. Most of the Panel felt the units on Oak Street should be moved closer to the street in order to give more room in the courtyard or the applicant could take that one step further in terms of allowing some articulation in that street wall.

Most of the Panel thought the unit size was well done although they thought it was a mistake to make the multi-family units look like the single family units. For the most part the Panel did not like the fake architecture particularly the elements like the fake chimneys as they felt the design should be about function.

The Panel supported the landscape plans but felt the courtyard could be made larger to provide space for community gatherings as well as a focal point. One Panel member suggested adding a play area for the children. Several Panel members thought there could be some design development with the landscaping at the corner at West 43rd Avenue and Oak Street and that the trellis was a meaningless gesture. The Panel also felt that the opportunity of the rear yards of the house hadn't been exploited.

The Panel thought the sustainability initiatives needed to be considered in the early stage of the design and not as an after thought. One Panel member noted that the pitched roof lines were desirable but felt they were too complex.

- **Applicant's Response:** Mr. Bussey said that they had received a lot of input from the Panel agreed that there were some minor issues to address around the courtyard and would respond to the Panel's concerns.

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on use of automobiles.

Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

"I have reviewed the staff report and generally concur with the recommendations. We will work with staff through the development permit stage to address the design development conditions while giving consideration to livability and currently approved guidelines and bylaw administration bulletins."

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5912-5970 Oak Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	5912-5970 Oak Street
Legal Description	PID: 009-246-851, 009-246-916, 009-246-941 and 009-246-967 - LOTS 1, 2, 3 and 4, BLOCK I of BLOCK 1008, DL 526, PLAN 10897
Applicant	Listraor Development Corporation
Architect	Formwerks Architectural Inc.
Developer	Listraor Development Corporation

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	3 065 m ² (32,982 sq. ft.)	N/A	3 065 m ² (32,982 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	RS-1	CD-1
USES	One-Family Dwelling	Multiple Dwellings
MAX. FLOOR SPACE RATIO	0.60 FSR (outright) 0.70 FSR (conditional)	1.00 FSR
MAXIMUM HEIGHT	9.5 m (31 ft.) (outright) 10.7 m (35 ft.) (conditional)	10.7 m (35 ft.)
PARKING SPACES	One per dwelling unit	54 (min. 31 required)
FRONT YARD SETBACK (Oak Street)	8.53 m (28 ft.)	3.66 m (12 ft.)
NORTH SIDE YARD SETBACK (West 43rd Avenue)	2.04 m (6.7 ft.)	3.66 m (12 ft.)
SOUTH SIDE YARD SETBACK (West 46th Avenue)	2.04 m (6.7 ft.)	4.57 m (15 ft.)
REAR YARD SETBACK (abuts rear lane)	19.20 m (63 ft.)	4.57 m (15 ft.)