



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: November 23, 2011
Contact: Michael Naylor/
Grant Miller
Contact No.: 604.871.6269
RTS No.: 9393
VanRIMS No.: 08-2000-20
Meeting Date: December 13, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 2298 Galt Street

*RECOMMENDATION **

- A. THAT the application by ph5 Architecture on behalf of 0739109 B.C. LTD., (Thind Holdings Ltd.), to rezone 2298 Galt Street (PID: 027-508-749 - Lot 9, Block 8, District Lot 393, GROUP 1 New Westminster District Plan BCP36260) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 4 townhouses and one secondary dwelling unit at a floor space ratio of 1.19, be referred to a Public Hearing, together with:
- i. plans received June 10, 2011;
 - ii. draft CD-1 By-law provisions, generally as presented in Appendix A;
 - 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 enactment of the rezoning by-law, the Subdivision By-law be amended as set out in Appendix C;

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.

REPORT SUMMARY *

The report assesses an application to rezone a single undeveloped lot from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District to permit development of a 4-storey Multiple Dwelling consisting of four townhouses and one Secondary Dwelling Unit at a floor space ratio (FSR) of 1.19. The site is located within the Transition/Low-Rise Apartment Zone (the "TA Zone") identified in the Norquay Village Neighbourhood Centre Plan (the "NV Plan") where rezoning to this use, height and density is envisioned.

Staff recommend that the application be referred to a Public Hearing and subject to the Public Hearing, be approved with conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS *

Relevant Council Policies for this site include:

- Renfrew-Collingwood Community Vision (March 23, 2004)
- Norquay Village Neighbourhood Centre Plan (November 4, 2010)
- Green Building Rezoning Policy (February 4, 2010)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS *

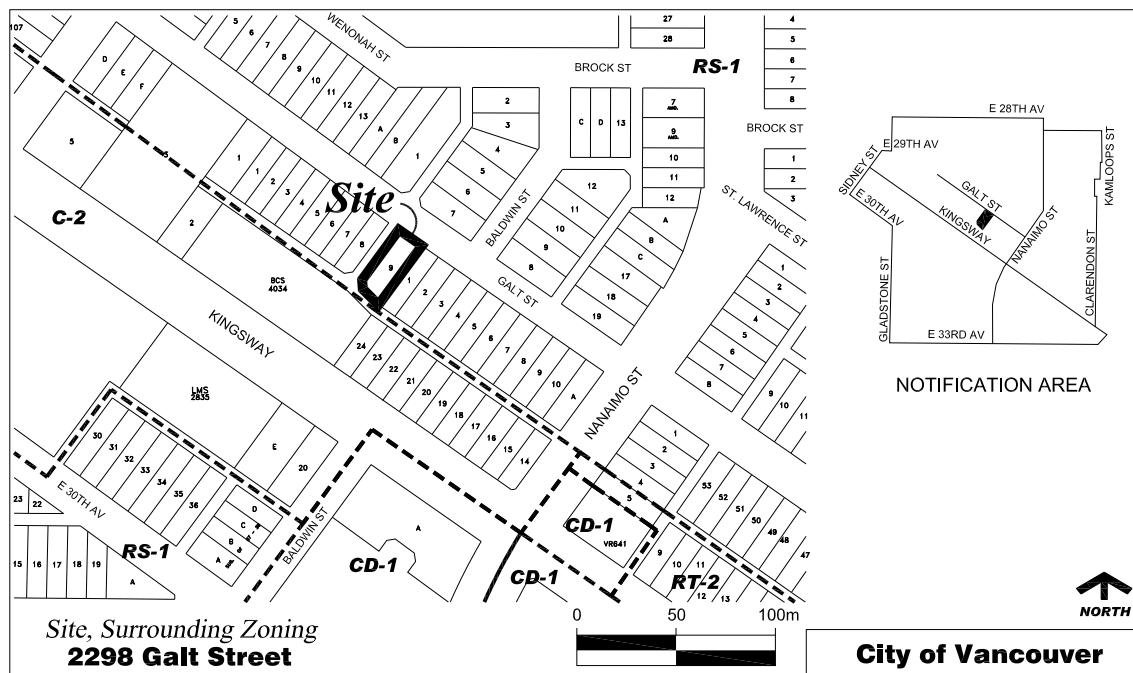
The General Manager of Community Services RECOMMENDS approval of the foregoing.

REPORT:

Background/Context *

The site is located on the south side of Galt Street one block west of Nanaimo, in the NV Plan area. Across the lane to the south is a newly completed 4-storey mixed-use development fronting Kingsway. This irregular RS-1 zoned lot is flanked by a lane to the west and a single family house to the east.

Figure 1: Site and Surrounding Zoning



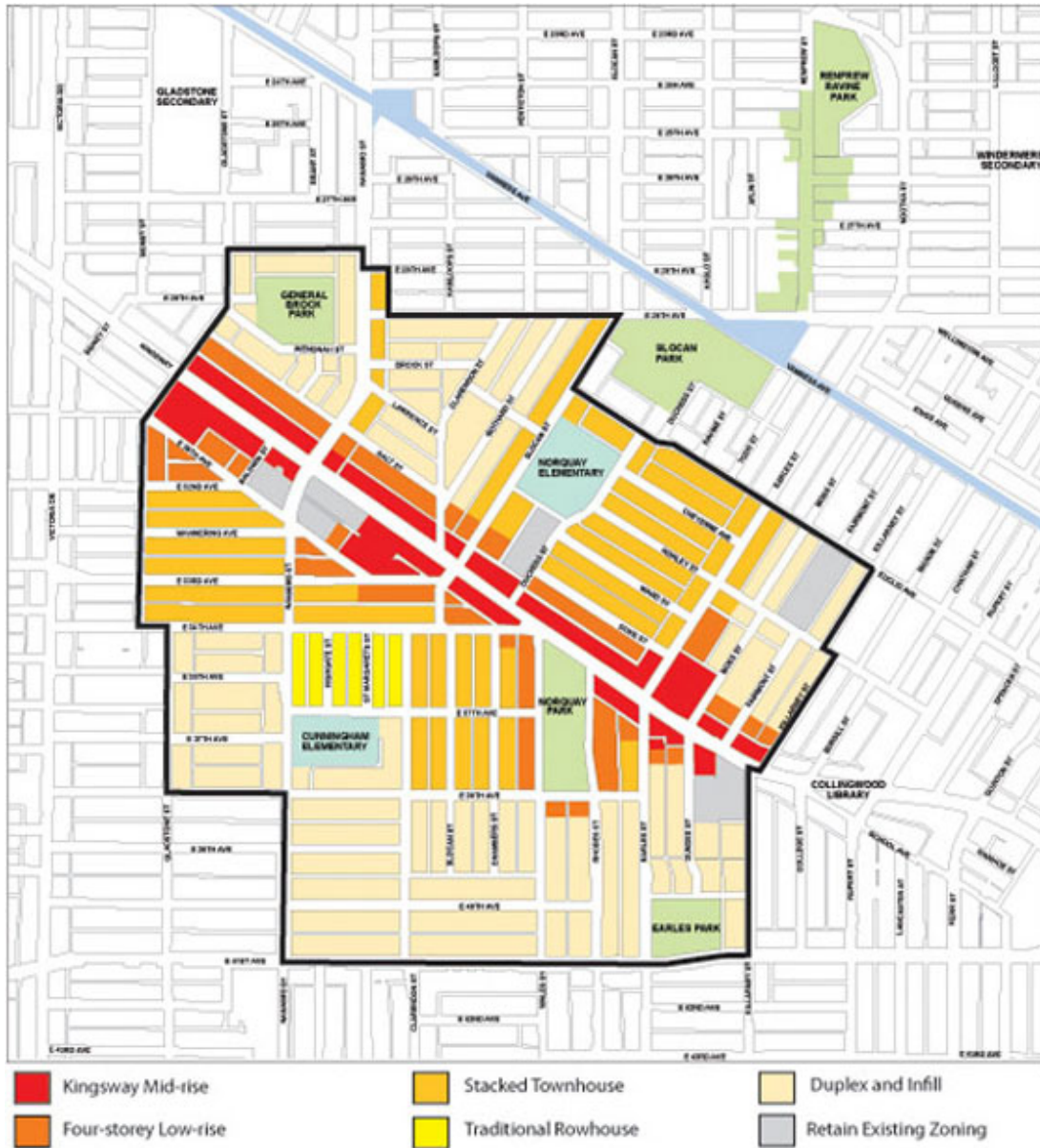
The site is located in an area identified in the Renfrew-Collingwood Community Vision as a key shopping area and a Neighbourhood Centre envisioned to accommodate a greater variety of retail stores, additional housing types, additional community amenities and facilities. The NV Plan, adopted by Council in November 2010, is the result of a thorough planning process which implements the policy directions contained within CityPlan and the Renfrew-Collingwood Community Vision.

Specifically, the NV Plan designates the sites (including this rezoning site) across the rear lane north of the properties fronting Kingsway, within the TA Zone for low-rise apartment forms. The anticipated 4-storey multiple dwellings would have a density up to 2.0 FSR depending on site size. This zone is intended to provide a physical transition from mid-rise buildings on Kingsway to the ground-oriented housing types in the residential neighbourhood to the north.

Land Use and Density

Staff will be developing a new district schedule for this zone next year which will provide for a range of development scenarios. The highest density form of development envisioned for this zone would require the assembly of three typical 33 foot wide lots, enabling a maximum floor space area of 2.0 FSR in an apartment form. Single lot development will be challenging due to a lack of space for underground parking or elevators. As a result, single lot development will likely be limited to three or four dwelling units and a maximum of 1.2 FSR.

Figure 2: Norquay Village Neighbourhood Centre Plan



Form of Development (Note Plans: Appendix D)

The subject site is atypical in dimension and size (roughly 46 ft. x 121 ft.). Due to its relatively small size, the proposed development reflects the general form and density that could be permitted on a single lot. While the proposal includes four large, family-sized dwelling units, a typical single lot development in this zone would be limited to three due to parking access. Due to the lack of an elevator, the single-site development scenario performs more like a cluster of vertically-oriented townhouses with a shared courtyard in the centre of the site. This typology succeeds in fulfilling the goals for this zone and is compatible with the apartment form.

As described in the NV Plan, the TA Zone anticipates a maximum height of 13.7 m (45 ft.). The proposed height for this application is 11.79 m (38.7 ft.). As the final building grades are not yet determined and the proposed height is significantly lower than that supported in the NV Plan, the draft CD-1 by-law (see appendix A) provides for a maximum height of 12.2 m (40 ft.) to allow for flexibility in design refinement.

Parking

The proposal includes four off-street parking spaces accessed at-grade. One single car parking garage is incorporated into to the ground floor of each primary dwelling unit. One off-street parking space per primary dwelling unit is the standard applied to this zone in the NV Plan.

Environmental Sustainability

At the date this application was made (June 10, 2011), Council's Rezoning Policy for Greener Buildings required that all rezonings meet a minimum equivalent of LEED® Gold, with a minimum of 63 points including 6 optimize energy performance points, 1 water efficiency point and 1 stormwater point. The applicant is required to register the project with the Canada Green Building Council (CaGBC) and to submit proof of application for certification. A recommended condition of rezoning requires that these policy goals are met and translated into the design of this building (see Appendix B, item (b) vi).

A Soil and Groundwater Investigation for this site revealed no current or historical activities of concern to the Environmental Protection Branch. Therefore, the application may proceed with no conditions of rezoning in Appendix B, Section (c) with respect to soils.

Strategic Analysis *

Public Input

A notification letter, dated August 31, 2011, was mailed to 868 surrounding property owners with an invitation to attend a public open house held on September 13, 2011, at which approximately 35 members of the public attended. Following the open house, 20 comment forms, 7 e-mails and a petition were received. One comment form supported the application stated that density was necessary to provide affordable housing options, while the rest were generally opposed. Those opposed to the development focused on the following key issues:

- Height and character conflict with the existing streetscape,
- This type of development will add more demand for on-street parking,
- Views from Kingsway properties would be obstructed.

Staff explained at the open house that the proposed form, height and density were supported in the NV Plan. Many of the residents in the 4-storey mixed use building across the lane seemed unaware that the NV Plan had been adopted. The parking concerns raised have been reviewed by staff and options for on-street parking regulation are being considered; staff welcome neighbours to pursue resident parking only regulations. (Refer to Appendix E for a full summary of public input).

Form and Density

Staff considered the current undeveloped state of the site, and determined that to limit development to the current RS-1 zoning when it is likely to be superseded by a 4-storey apartment zone would not fulfil the intent of the NV Plan. Staff also considered the unique nature of the site, served by a flanking lane which separates it from neighbouring single family houses to the east concluding the proposal has minimal impact on future lot-assembly in this block. Further, the proposed parking meets the requirement included in the NV Plan.

The Urban Design Panel reviewed the application on September 21, 2011 and supported the proposed form of development. (Refer to Appendix E for minutes of the meeting). Staff welcome the potential of this development to provide higher-density living opportunities in Norquay as an initial step towards the implementation of the NV Plan in advance of staff bringing forward a new zoning district for this area.

Public Benefit

Development Cost Levies (DCL)

DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL, which has a rate, as of September 30, 2011, of \$28.42 per m² (\$2.64 per sq. ft.) for residential projects having an FSR at or below 1.20. Based on the floor area of the project, this proposal would generate DCLs of approximately \$16,875.

Community Amenity Contribution (CAC)

Under Council's policy, ("Community Amenity Contributions - Through Rezoning"), for small rezoning applications, such as this, where the proposed density is less than 1.35 FSR, and the use is residential, a community amenity contribution is not anticipated.

*Financial **

There are no financial implications to the City.

*CONCLUSION **

Staff have concluded that the application is consistent with the NV Plan which supports rezoning of the subject site to allow low-rise apartments (three- to four-storeys) that provide a physical transition from mid-rise buildings on Kingsway to the ground-oriented housing types in the residential neighbourhood to the north. The Director of Planning recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation from the Director of Planning that, subject to the Public Hearing, it be approved along with conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans attached as Appendix D.

* * * * *

2298 Galt 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

- Multiple Dwelling.
- Principal Dwelling Unit combined with a Secondary Dwelling Unit in a Multiple Dwelling.
- Accessory Uses customarily ancillary to Multiple Dwellings.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 499 m², being the site size at the time of application for rezoning, prior to any dedications.
- Maximum floor space ratio is 1.19.
- 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 sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;
 - (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;
 - (d) 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;
 - (e) 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.

Height

- A maximum of 12.2 m [40 ft.].

Setback

- A minimum setback of 3.05 m [10 ft.] from the north property line.
- A minimum setback of 0.61 m [2 ft.] from the south property line.
- A minimum setback of 2.13 m [7 ft.] from the east property line.
- A minimum setback of 1.22 m [4 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:

- A minimum of one space for every primary dwelling unit must be provided.
- There is no additional requirement for a secondary dwelling unit.

* * * * *

2298 Galt 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.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by ph5 Architecture, and stamped "Received City Planning Department, June 10, 2011", 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

- 1. Design development to visually enliven both side elevations.

Note to Applicant: The proposed treatment shows large, uninterrupted surfaces of stucco cladding which require a certain amount of modulation and/or texture. An introduction of a secondary cladding material and a considered approach to achieving a balanced composition between two different cladding materials is suggested.

- 2. Clarification on the nature of the proposed stucco cladding to ensure a degree of visual texture.

Note to Applicant: This condition should be read in conjunction with Condition (b) 1. Where stucco is used for large areas on a building elevation, a certain amount of texture should be provided to avoid the affect of visual flatness. In such cases, the stucco should be of the pebble-dash or rock-dash variety. If the overall use of stucco is limited to smaller areas and forms an overall composition that is visually rich, then a smooth stucco finish may be used.

Landscape

- 3. Provision of 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 and hose bibs. Provide large scale elevations for perimeter privacy fencing and Timber Arbor. Trees that are 20 cm diameter (d.b.h) or greater noted on a survey and proposed to be removed will require a tree removal permit application.

4. Provision of high efficiency irrigation for all planter areas.

Note to Applicant: provide a short written specification on the development permit drawings and graphic symbols to indicate hose bibs.

5. 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 ('311') for tree species selection and planting requirements. Provide a notation on the plan, "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.

Sustainability

6. Written elaboration on the sustainability features in the project necessary to attain LEED Gold and confirmation that the project has been registered with the CaGBC.

Note to applicant: Proof of application for LEED® Gold certification will be required prior to occupancy.

Engineering

7. Confirm east property line dimension on plans.
8. Delete the tree, pavers and hedge from within the BC Hydro SRW or obtain written approval from BC Hydro allowing these items to be installed within the SRW.

Note to Applicant: according to our Utilities Branch, BC Hydro is proposing to install a Low Profile Transformer in the centre of their SRW (as shown on Plan BCP43497) which appears to conflict with the features shown in the applicant's landscape plan.

9. Delete the over-hang above the ground floor encroaching over the BC Hydro SRW or obtain written approval from BC Hydro allowing the overhang to encroach into the SRW area.

Note to Applicant: the BC Hydro SRW is not indicated on plan views; see elevation, page A4.0.

10. Provide the fire flow rates so Water Design can determine which water main should serve this site.

Note to Applicant: the existing water mains are adequate for serving this site. No water main upgrade required. This property lies on the pressure zone boundary.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, arrangements on terms and conditions satisfactory to the Director of Planning, General Manager of Engineering Services, and the Director of Legal Services be made for the following:

Engineering

1. 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.

Note: 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 registered charges 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 are 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 the form and content satisfactory to, the Director of Legal Services.

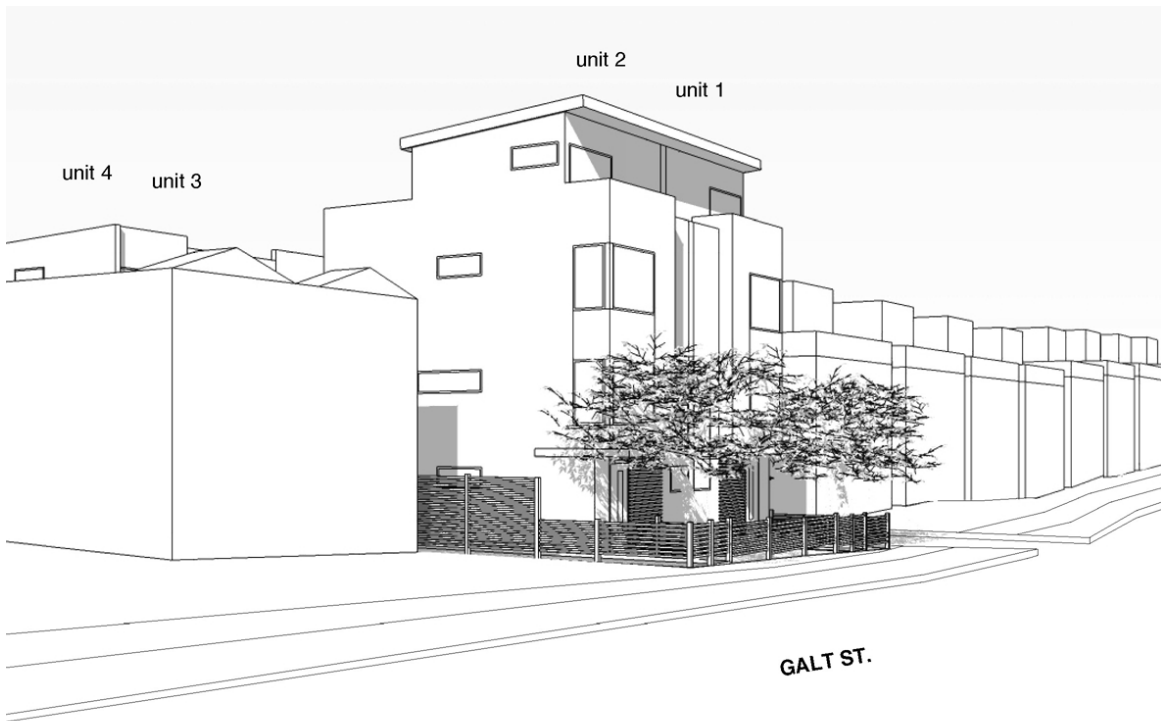
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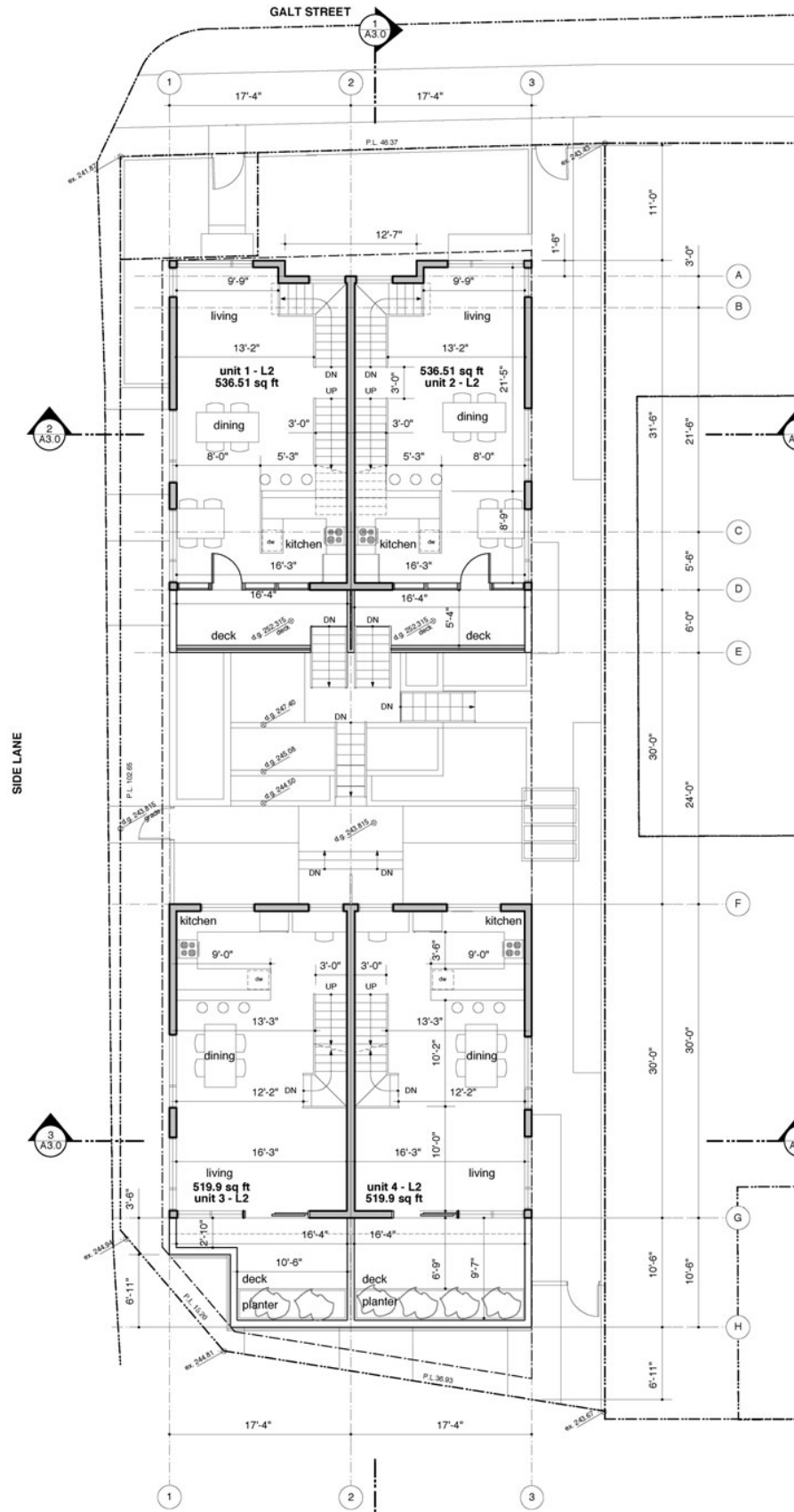
2298 Galt Street
SUBDIVISION BY-LAW AMENDMENT

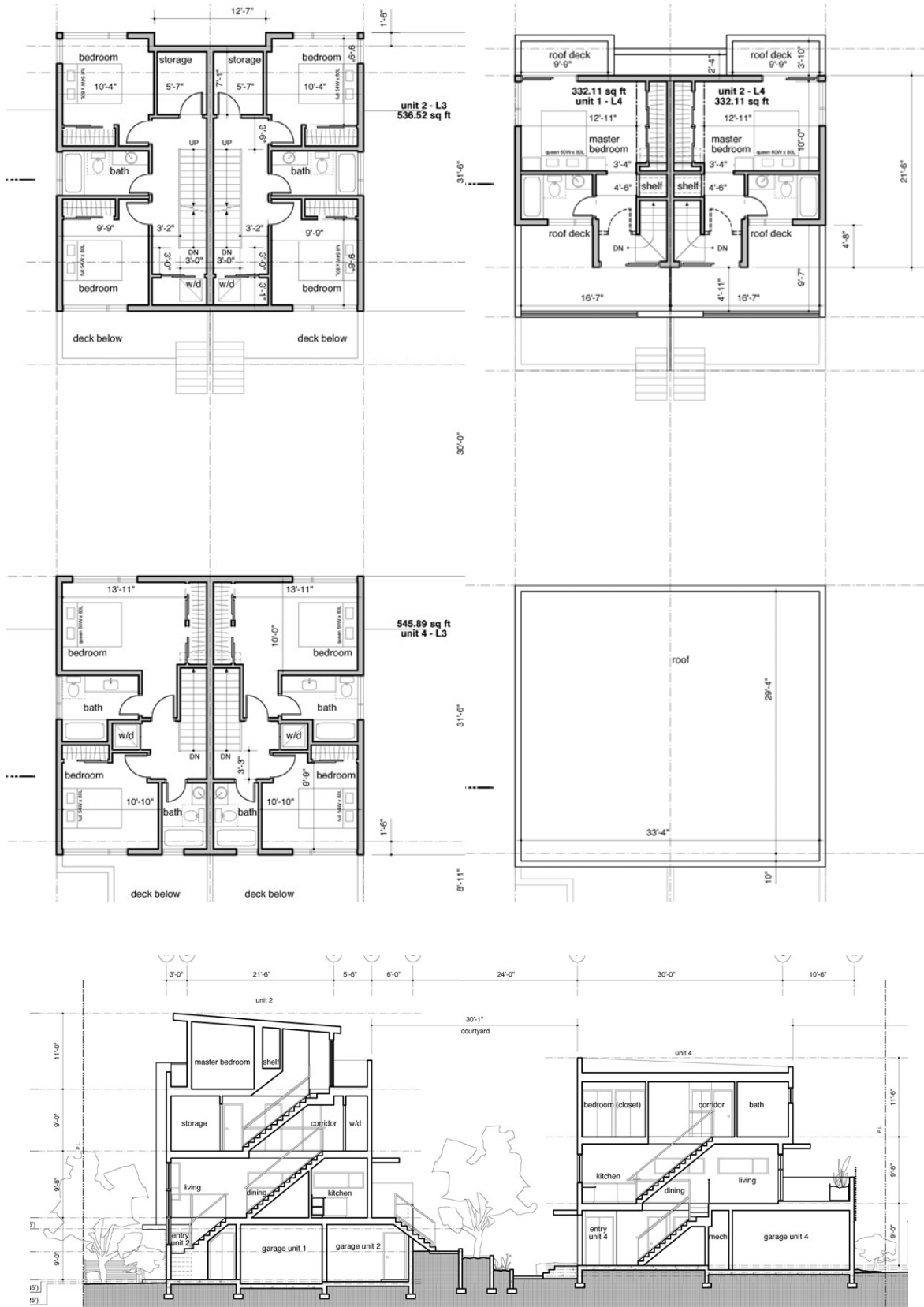
A consequential amendment is required to delete PID: 027-508-749 - Lot 9, Block 8, District Lot 393, GROUP 1 New Westminster District Plan BCP36260 from the RS-1/3/3A/5/6 maps forming part of Schedule A of the Subdivision By-law.

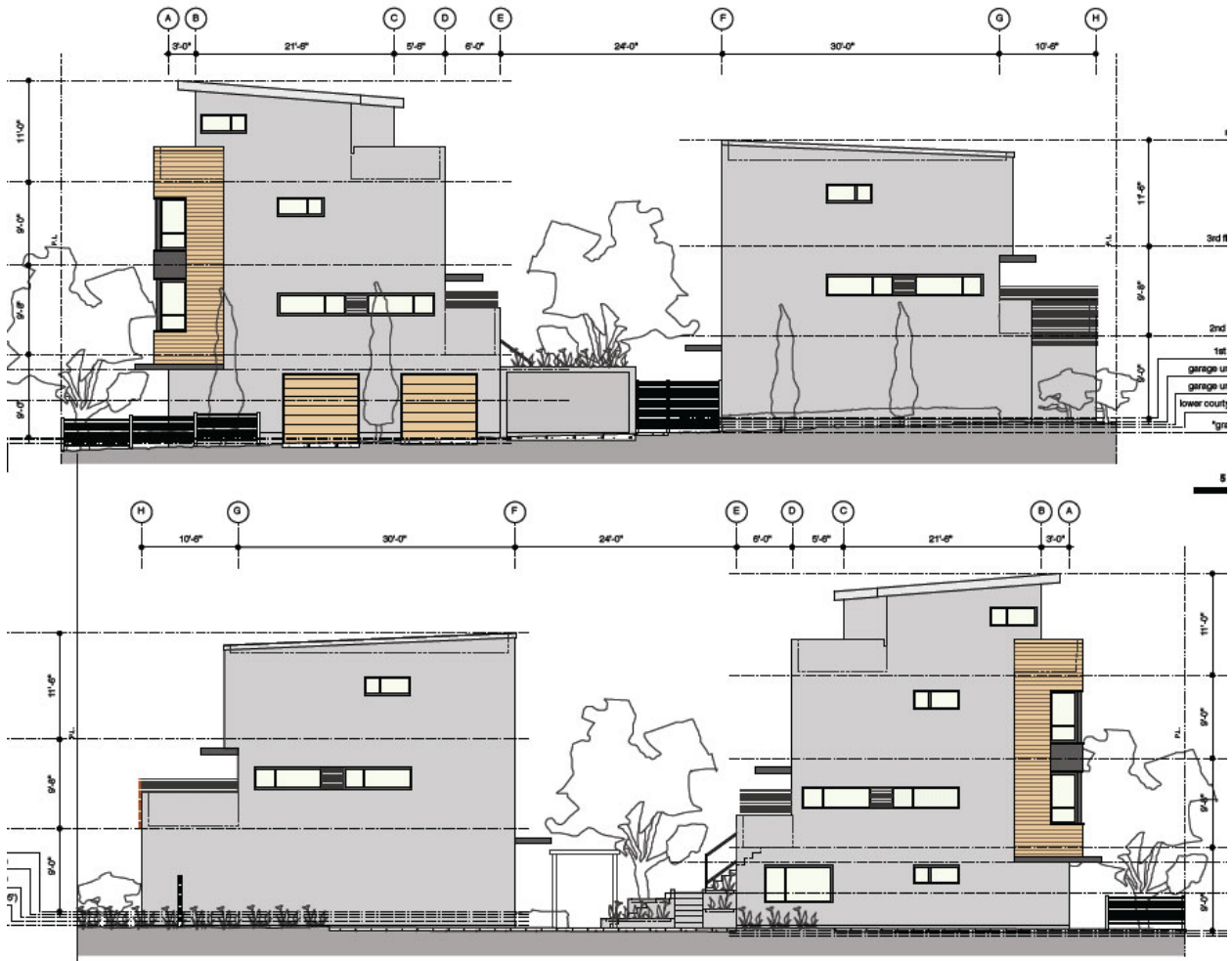
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2298 Galt Street
PROPOSED FORM OF DEVELOPMENT









2298 Galt Street
ADDITIONAL INFORMATION

Norquay Neighbourhood Centre Plan: The Transition Apartment zone re-introduces to Vancouver a building typology that was typical for apartment designs prior to being supplanted by the double-loaded corridor typology as the model for mid-rise apartment design. Historically, this building typology has been used extensively in Europe and Eastern North America in the forms of the perimeter block, the courtyard apartment house or the "H" plan Apartment House. When viewed in plan from above, the buildings usually take on articulated shapes that resemble letters of the alphabet. While the double-loaded corridor permit a relatively higher efficiency in economy and construction, the resulting living spaces tend to be inferior in delivering natural light, natural ventilation and typically limit the maximum dwelling unit size to 2-bedrooms (if windowless bedrooms or light-wells are not permitted). As considerations for livability, sustainability and family-sized dwelling units have become prioritized in the present day, the Transition Apartment zone facilitates apartment-building designs that can better address these goals.

The 4-storey Transition Apartment zone achieves several goals including the following:

- A. To provide a new mid-density residential zone for four-storey apartment buildings.
- B. To accommodate population growth in the neighbourhood by strategically locating apartment-style living in areas that are well-served by shopping, services, transit and public parks.
- C. To achieve a physical transition between the higher building forms permitted on Kingsway and the lower-scaled, ground-oriented, multi-family zones located in the rest of Norquay.
- D. To provide a higher street wall that will act as a "view-shed", which physically blocks the views of the higher mid-rise forms permitted on Kingsway.
- E. To encourage the construction of a building typology that achieves a high standard of livability in comparison to the double-loaded corridor apartment typology. This will be achieved by requiring a minimum of two major exposures for every dwelling unit, thereby facilitating natural cross-ventilation and access to natural light for every living room, bedroom and office. This requirement will result in buildings with a greater degree of volumetric complexity.
- F. To retain, at a minimum, the number of larger, family-sized dwelling units that can currently be developed under RS-1 zoning. To further encourage the construction of 3-bedroom units as a means of establishing a neighborhood supply of housing suitable for families and small groups of co-habitants.
- G. To harbour a sense of community within an apartment building through the provision of well-surveyed, defensible semi-private and private outdoor spaces. These would be in the form of courtyards defined by two or three of the building's walls.

In order to best achieve the zoning objectives listed above, the optimal form of development would require the assembly and consolidation of a minimum of three typical 33 ft. wide lots. In the development of this zone, Planning is currently considering the means of how to best achieve this optimal form through two methods: A) By incentivizing with a higher maximum achievable Floor Space Ratio on assembled sites and dis-incentivising small-lot development through a reduced permissible FSR or B) by disallowing development of single sites unless they are "orphaned" by larger assembled-lot developments on adjacent neighboring properties. In the assessment of these two possibilities, Planning will need to consider the interests of a desired rate-of-change versus the potential loss of land-assembly opportunities resulting from single-lot developments built at a lower, but still profitable amount of permissible FSR.

While an assembly of 3 properties would qualify for a maximum floor space area of 2.0 FSR and would not have maximum dwelling-unit density limits except for the requirement of Goal F), Single lot development under this emerging zone will have their own challenges due to a general lack of sufficient space for underground parking or elevators. As a result, they will be limited in allowable unit and floor space densities (three or four Dwelling units and maximum 1.2 FSR). In this case, all of the units would contain 3-bedrooms in order to achieve Goal F).

The subject site is atypical in dimension and size (roughly 46 x 121 ft.). Due to its relatively small size, the proposed development reflects the general form, dwelling-unit density and floor-area density that would be permitted on a typical single or "orphaned" property in Norquay (1.2FSR and maximum 45 feet). While this proposal has four large, family-sized dwelling units, a typical single lot would garner only three. Because of the lack of an elevator, the single-site development scenario performs less like an apartment block and more like a cluster of vertically-oriented rowhouses with a shared courtyard in the centre of the site. This typology is deemed to be acceptable since it succeeds in fulfilling the zoning goals listed above, although it is noted that it does not proportionally achieve goal B) as well as would a full 3-lot assembly development.

With the support of the Council-adopted Norquay Neighbourhood Centres Plan, the proposal provides a useful demonstration of single-lot development in the 4-storey Transition Apartment zone. In assessing the qualification for this rezoning application, Staff considered the current state of the site as empty and undeveloped, and reasoned that to only permit development under the soon-to-be superseded RS-1 zoning would be contrary to the intent of the NV Plan. Staff also considered the unique nature of the site, which has a service lane running along one entire flanking property line, which means that the development had much less potential in disrupting future lot-assembly attempts in this zone. Furthermore, Staff welcomed the potential of this development to demonstrate higher-density living opportunities in Norquay as an initial step towards the implementation of the overall NV Plan.

Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on September 21, 2011 and supported the (10-0) the use, density and form of development:

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for a 4-storey residential building containing four townhouse dwelling units with the potential for one lock-off suite. Mr. Miller gave the land use policy background noting that the site falls within the Norquay Village Community Plan area which will be rezoned to allow for 4-storey low-rise apartments. Upon adoption of the NV Plan, staff were directed to develop a new district schedule for the area which would allow developments with

a maximum height of forty-five feet and two or more exterior exposures per dwelling unit. Mr. Miller stated that since the application was received in June of this year, the City's Green Building's policy requires registration for LEED® Gold with a minimum of 63 points including six energy points, one water efficiency point, one stormwater point and proof of application for certification. Mr. Miller added that the proposal should be considered as a response to a new transitional scaled apartment form for the zones between Kingsway blocks and nearby single family zones, applied to a small site.

Paul Cheng, Development Planner, further described the proposal and explained the future zoning context for the surrounding area. The site is wider than normal and all the units have at least three exposures for cross ventilation. The building on the lane is a little bit lower than the front building in consideration of the liveability for the adjacent properties across the lane. Two parking spaces will be provided off the side lane and two parking spaces will be provided off the back lane. Mr. Cheng added that because it is a rezoning the proposal is required to attain LEED® Gold certification.

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

- Taking into consideration the intention for a 4-storey apartment building form in this emerging zone, is this proposal an appropriate model for single lot development, and that it will be visually compatible with the 4-storey apartment along the future envisioned streetscape for this new zone.

Mr. Miller and Mr. Cheng took questions from the Panel.

Applicant's Introductory Comments: Peeroj Thakre, Architect, further described the proposal noting the height of their building will be four storeys however the main level floor to ceiling height is only eight foot eight inches whereas new buildings will be at ten feet so they will look taller than this project. In terms of materials they will be using stucco and wood siding as a transition between the character and materials of Kingsway developments and the adjacent single family zones. Ms. Thakre added that they are all three bedroom units with one unit having a legal secondary suite.

Daryl Tyacke, Landscape Architect gave a presentation on the landscaping for the proposal. He mentioned that they are wrapping the street treatment around to the side lane to give it more of a residential feel. All the plant material is either native or native adapted. Some small trees will be added to the courtyard to provide some summer time screening between the units. Mr. Tyacke added that they are looking at getting an irrigation designer involved in the project.

The applicant team took questions for the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider softening the expression on the north building to make it less boxy.
- Consider some design development to the courtyard to make it more useable.
- Consider allowing for flexibility of other uses for the garages.

Related Commentary: The Panel supported the proposal and thought it was an appropriate model and would fit well into the emerging neighbourhood.

The Panel agreed that it was a well developed scheme and thought the two building typologies would fit nicely with the “alphabet” apartment forms that will be developed in the future. One Panel member noted that the form makes it look like two houses. A couple of Panel members thought the north building had a more articulated shape than the south building and could use some softening of the expression. Noting that it was a tight site, the Panel agreed that it was fortunate that there was a dual lane which helps with the parking accesses and amount of density achievable.

The Panel thought the suite layouts were well done. One Panel member suggested differentiating the glazing sizes based on orientation and as well increase the glazing on the lane side for more natural light. Another Panel member suggested adding more windows into the garage space. A couple of Panel members thought the garages could be used as an art studio or children’s play area if the residents weren’t using it to park their car.

The Panel liked the courtyard space and suggested the applicant push the design some more. One Panel member suggested giving the rear units more useable space by removing the stairs. As well, having less circulation and more plantings could improve the space. Another Panel member suggested roof decks or a green roof and as well the front yard needed to be a more personal and useable space.

The Panel agreed that the project was well handled and didn’t need to come back to the Urban Design Panel at the development permit stage.

Applicant’s Response: Ms. Thakre thanked the Panel and said she appreciated the comments.

Public Consultation Summary:

Public Notification: A rezoning information sign was installed on the site on August 26, 2011. Notification and application information, as well as an on-line comment form, was provided on the City of Vancouver Rezoning Centre webpage (www.vancouver.ca/rezapps).

A public Open House was held on September 13, 2011 at 2239 Kingsway. A notification postcard, dated August 31, 2011, was mailed to 868 surrounding property owners. Staff, the applicant team, and a total of 29 people signed in at the Open House.

Public Responses and Comments: Public responses to this proposal have been submitted to the City as follows:

- In response to the September 2011 Open House, 20 comment sheets were submitted (18 opposed/1 in favour/1 no position).
- A total of 7 emails and online forms from individuals were submitted (all opposed).

- One petition from the residents of 2239 Kingsway, in opposition, was received via fax on October 27, 2011 (32 signatures of 95 units).

Comments from those opposing the application cited the following concerns:

Height/Neighbourhood Character

Some felt the proposed height conflicted with the existing streetscape by creating a non-conforming appearance. As such, many have commented that they would prefer to see a single-family house built in order to fit in with the neighbourhood.

Parking

Many have commented that parking is already an issue and were concerned that additional density in the neighbourhood would further impact the need. One resident in the adjacent condo building felt the existing lane was too narrow to share as it already seemed limiting as their own egress.

Views/Private Space

Many were concerned that their views would be negatively impacted with the construction of a four-storey building. As well, a few felt their private space would be infringed upon with a neighbouring building at a greater height.

Property Values

Some were concerned with the de-valuation of their property due to impacted views, loss of private space, and with the introduction of a multi-family dwelling in a single-family neighbourhood.

Site Area

Some felt the floor area of this site was too small to accommodate a four-storey building.

Other comments cited in opposition were:

- this project would set a precedent for changing RS-1 zoning to CD-1;
- it would increase the population in the neighbourhood;
- increasing the FSR on this single dwelling lot will increase land speculation and lower affordability;
- it encourages the demolition of existing housing stock and therefore is unsustainable due to a decrease in permeable site area and carbon generation;
- there be further consultation with the community regarding the Transition Zone prior to any development in this zone;
- the proposed site fails to serve as a 'test' site for the Transition Zone due to its larger lot size and adjacency to a lane; and
- that inconsistent development based on difficulty of assembling lots as single-lots become developed, may result in an unattractive streetscape.

The comment received in support of this application stated that density was necessary to provide affordable housing options and that multiple car ownership, from a sustainability perspective, was the issue.

A petition from an unidentified source was faxed to the City on October 27, 2011. This petition has 50 signatures associated with the opposition to a 4-storey building on this rezoning site. The petition information is unclear and as the organizer remained anonymous, staff could not follow-up.

Processing Centre - Building: Staff have reviewed the architectural drawings prepared by ph5 Architecture, submitted on June 10, 2011 and provide the following comments to be addressed at Building Permit review:

- The North building (units 1 & 2) must comply with Part 3 of the 2007 Vancouver Building By-law #9419 (the "Building By-law"). The South building (units 3 & 4) can be designed to comply with Part 9 of the Building By-law or the applicant may voluntarily design it to Part 3 of the Building By-law.
- There must be visible addressing and signage for all units at the Galt St Fire Dept response point, to alert firefighters that there is a separate building behind the North building which fronts Galt St.
- Exit exposure protection conforming to Article 9.9.4.4 of the Building By-law will be required for windows of units 1 and 2 that are within 3 m horizontal distance and less than 5 m above the North side courtyard's at-grade exterior shared egress path which serves units 1 and 2. City Bulletin 2006-003-BU/SP ("Exposure Protection for Exits and Exit Routes") cannot be used since the pathway will serve more than 10 occupants.
- Spatial separation between the two buildings on this site and between these two buildings and the property lines of this site must conform to Subsections 3.2.3 and 9.10.15 of the Building By-law.
- Egress at the North building (units 1 and 2) must comply with Article 3.3.4.4 of the Building By-law.
- The North building must be sprinklered to NFPA 13R however the South building may be sprinklered to NFPA 13D.

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

"We 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."

* * * * *

2298 Galt Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A four-storey multiple dwelling consisting of 4 townhouse units.

Public Benefit Summary:

The proposal would result in a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 499 m ² /5,371 sq. ft.)	0.6	1.19
Buildable Floor Space (sq. ft.)	3,223	6,392
Land Use	Single Family	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$8,509	\$16,875
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$8,509	\$16,875

Other Benefits (non-market and/or STIR components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

2298 Galt Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2298 Galt Street
Legal Description	Lot 9, Block 8, Plan BCP 36260, DL 393, NWD Group 1
Applicant	ph5 Architecture
Architect	ph5 Architecture
Property Owner	Thind Holdings Ltd
Developer	Thind Holdings Ltd

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	499 m ²	0 m ²	499 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	RS-1	CD-1
USES	Single Family Residential	Multiple Dwelling
MAX. FLOOR SPACE RATIO	0.6	1.19
MAXIMUM HEIGHT	10.7 m	12.2 m
DWELLING UNITS	3 (1 single-family with secondary suite and laneway house)	5 (4 townhouses and one secondary dwelling unit)
PARKING SPACES	2	4