

4. REZONING: 2298 Galt Street

Summary: To rezone from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District. The purpose of the rezoning is to allow the construction of a four-storey residential building, consisting of four townhouses and one secondary dwelling unit. A maximum floor space ratio (FSR) of 1.19 and maximum height of 12.2 metres (40.0 feet) are proposed, along with four parking spaces. The proposed rezoning is located within the Transition/Low-Rise Apartment Zone identified in the Norquay Village Neighbourhood Centre Plan.

Applicant: Ms. Peeroj Thakre, ph5 Architecture 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 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, generally as presented in Appendix A of the Policy Report dated November 23, 2011, entitled "CD-1 Rezoning - 2298 Galt Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE 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 6 cm 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated November 23, 2011, entitled "CD-1 Rezoning - 2298 Galt Street".

(RZ - 2298 Galt Street)