



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: March 27, 2012
Contact: Kent Munro
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RTS No.: 9560
VanRIMS No.: 08-2000-20
Meeting Date: April 17, 2012

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 5761-5775 St. George Street

*RECOMMENDATION **

- A. THAT the application, by Silk St. George Development Ltd., to rezone 5761-5775 St. George Street (Lots 6 and 7, District Lot 642 Plan 1521, PIDs: 011-806-478 and 014-580-543, respectively), from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District), to permit a multi-family residential development under the Housing Demonstration Program be referred to a public hearing, together with:
- (i) plans received October 14, 2011;
 - (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 the public hearing.

- B. THAT, subject to enactment of the CD-1 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, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

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

- D. THAT Recommendations A, B and C 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 and 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 *

This application proposes to rezone 5761-5775 St. George Street from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development) District, to permit the development of 16 strata-titled, ground-oriented, 2½-storey rowhouses. This application is consistent with the direction in Vancouver's Housing and Homelessness Strategy to increase the diversity of housing forms in low density residential neighbourhoods. The size of the homes proposed through this rezoning will provide more affordable options for home ownership. The proposal meets the criteria required to qualify for consideration as a Housing Demonstration Project, by demonstrating a new housing form in the Sunset neighbourhood, improved affordability and a degree of neighbourhood support.

COUNCIL AUTHORITY/PREVIOUS DECISIONS *

- Vancouver's Housing and Homelessness Strategy (July 2011)
- Green Building Rezoning Policy (February 2010)
- Sunset Community Vision (January 2002)
- Neighbourhood Housing Demonstration Project Policy (January 1996).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS *

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

REPORT:

Background/Context *

This report evaluates an application to rezone 5761-5775 St. George Street from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development) District to permit the development of a Housing Demonstration Project (HDP). The project would consist of 16 strata-titled, ground-oriented, 2½-storey rowhouses which demonstrate a new form of housing in the neighbourhood that responds to issues of housing affordability and diversity.

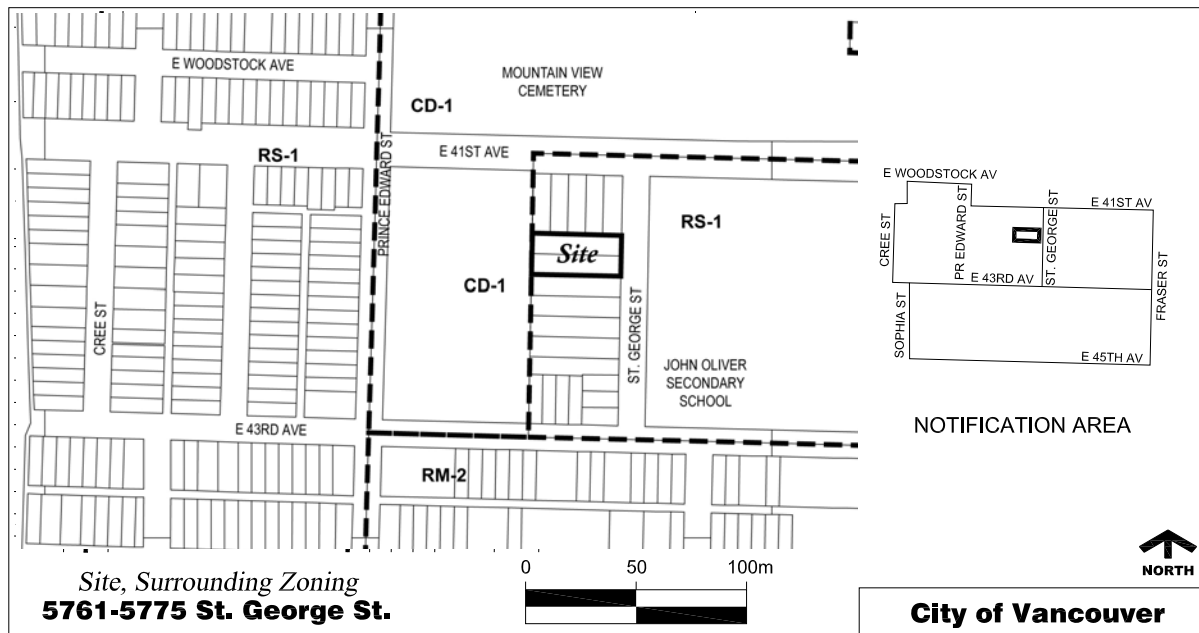
Strategic Analysis *

Site and Context

The site is comprised of two residential lots, with a total site area of 2 029 m² (21,834 sq. ft.) located on the west side of St. George Street, south of East 41st Avenue. Although the site is located in a predominantly single family area, there are unique east and west adjacencies. The site shares a property boundary with the Mountain View Cemetery to the west, and faces John Oliver Secondary School to the east. Single-family homes are located to the north and south, with lot depths of roughly 43 m (140 ft.) to the north and 67 m (220 ft.) to the south. As the site is located across the street from a high school, it frequently witnesses traffic congestion typically associated with a high school.

Transit service to the site is provided by major bus routes on East 41st Avenue, along Fraser Street (one block east), and along Main Street (five blocks west). The Oakridge-41st Avenue Canada Line station is located 1500 m to the west.

Figure 1: Site and Surrounding Zoning (Including notification area)



Housing Demonstration Project (HDP)

Housing Demonstration Projects were conceived to enable the consideration of new housing options in Community Vision areas, in advance of detailed planning programs. HDP's encourage a housing mix across neighbourhoods that enhance quality of life and housing stability, in keeping with the City's long-term strategic goal to make Vancouver a sustainable, affordable, inclusive and liveable city. As well, the City's Housing and Homelessness Strategy, approved in July 2011, reaffirmed Council's priorities to maintain and expand housing opportunities in Vancouver for low and modest income households, with priority for those who are homeless or at risk of homelessness.

According to the Neighbourhood Housing Demonstration Project Policy (January 1996) as well as the Sunset Community Vision (January 2002), to be considered a Housing Demonstration Project, an application must demonstrate the following:

1. a new housing form in the neighbourhood;
2. improved affordability; and,
3. a degree of neighbourhood support.

Any resulting increase in land value, beyond the normal profit allowed by the City's standard review process, must be converted into improved affordability. In addition, any HDP proposals would need to conform to the applicable Community Vision directions.

Staff feel that these criteria are met by the current application, as discussed below.

New Housing Form - The application proposes strata-titled, ground-oriented rowhouses in a predominantly single-family area, where multiple-dwelling developments geared towards families are relatively unique. The introduction of rowhouses in this neighbourhood is consistent with directions for potential new housing types within the Sunset Community Vision area. Direction 18.1 "Allow Additional Rowhouses" in the Sunset Community Vision received "uncertain" support. According to Vision policy, a Direction is classified as "uncertain" when "agree" and "neutral" votes substantially outweigh "disagree" votes, and these remain as topics for more public discussion. The Sunset Community Vision evaluates, within the directions about new housing types, locations for the type of housing being discussed. Direction 18.2 indicates a high level of support for rowhouses to be developed adjacent to parks, with the Community Vision considering Mountain View Cemetery as commensurate with a park.

The development is also consistent with Strategic Direction 2 in the Housing and Homelessness Strategy, particularly the priority action of "using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households." This action has been articulated further through the work of the Mayor's Task Force on Housing Affordability. The Task Force's Roundtable on Building Form and Design put forward for consideration the concept of neighbourhood demonstration projects which should not prevent the development of other nearby projects at the type of density proposed in this proposal.

Improved Affordability - The applicant has indicated a selling price averaging \$619,000 (in today's market value) for family units that range between 118 m² and 131 m² (1,273 and 1,407 sq. ft.) This is in contrast to single-family dwellings in the neighbourhood that are listed for sale in the current market from \$800,000 to \$1,000,000 depending on lot size, age, location and condition of the dwelling. Staff are satisfied that these units will generally offer a more affordable alternative to other options for family housing in the neighbourhood.

The Director of Real Estate Services has reviewed this proposal and concludes that the rezoning will result in a lift in land value. The applicant has offered a contribution of \$80,000 to the Affordable Housing Fund as a conversion of land lift to housing affordability.

Neighbourhood Support - Staff conclude a reasonable degree of neighbourhood interest and support for this project has been demonstrated through the application review process. Two community open houses, one prior to the submission of the rezoning application and one

after, were held with the local community to gauge neighbourhood support. Following the initial open house, the applicant worked with the neighbours immediately adjacent to the site to modify the design and siting of the project in response to many of the concerns that were heard. The modified design was submitted with the rezoning application.

Written comments and other correspondence received by the City subsequent to the formal rezoning application being made indicate that about 58% of respondents support the application and 42% oppose it. Areas of concern include the number of units, exacerbated traffic and parking issues on adjacent and nearby streets, and a loss of privacy to the neighbours on 41st Avenue. Those in support noted particularly the housing diversity and affordability offered by the project, the proposed quality of craftsmanship, the design of the units, and the potential for more optimal use of the land.

Land Use

The project would consist of 16 ground-oriented, 2½-storey rowhouses. The proposed rowhouse form is consistent with the Sunset Community Vision directions to provide ground-oriented housing choices in areas adjacent to parks.

Density

The application proposes a Floor Space Ratio (FSR) of 1.03 FSR.

Form of Development (refer to drawings in Appendix E)

The proposed development would consist of sixteen three-bedroom units grouped together in three building blocks sited around a communal courtyard (Figure 2).



Figure 2: Site Plan

Units are accessed from the St. George Street sidewalk or by one of the courtyard paths, and are designed with a front entrance porch and a rear patio. The massing and scale of the development is designed to be in harmony with the adjacent single-family streetscape along St. George Street. Building heights vary slightly due to the slope of the site, as well as design considerations that were made in response to public consultation. Two units on the west side

of the centre block and three units on the south side of the west block were designed to sit two feet lower than the rest of their respective blocks to reduce the shadowing and overlook potential on adjacent properties. The maximum height at any point within the development is 10.7 m (35.1 ft.), consistent with maximum height permitted under the existing RS-1 zoning. Shadows cast by the proposed buildings are similar or less than shadows that would be cast by a development permitted under the current zoning. The single exception is at the northwest corner of the development, where an increase in shadow impact onto neighbouring properties has been noted.

The courtyard is well defined on three sides by the rowhouse blocks while remaining open to the south to maximize access to direct sunlight. The majority of units have direct sightlines to the courtyard to ensure casual surveillance of this outdoor space, which is available for use by all residents. While the proposed courtyard introduces a generously allocated amount of outdoor space, Staff recommend the applicant incorporate programming that will facilitate interaction between future residents within the space.

The Urban Design Panel reviewed the application on January 25, 2012 and voted in support (6-1) of the form of development.

Parking, Loading and Circulation

Vehicle and bicycle parking will be located in an underground parking garage and provided in accordance with the Parking By-law. Vehicle access to the garage is via a ramp at the northeast corner of the site. Following discussions with the neighbour immediately south of the property, the ramp was placed at the northeast end of site, as this locates the access away from existing residences, in addition to reducing the potential impact on existing street trees. Vehicles accessing the parkade are not expected to impact the houses to the north as these are sited approximately 80 feet away. The parkade entry is partially screened by the use of a wooden trellis which spans the width of the drive ramp. Resident access to the parkade is by two stairways that originate and exit in the courtyard. Pedestrian access to the individual dwelling units is provided via the St. George Street sidewalk as well as by two pathways, located along the north and south property lines.

Environmental Sustainability

The Green Building Rezoning Policy requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, or equivalent. The applicant has proposed a sustainability approach that includes Built Green® Gold 2011 certification, conformity with all the prerequisites of the LEED® Canada for Homes 2009 checklist, as well as a commitment to achieve an EnerGuide for New Houses (EGNH) rating of 82 or higher. Staff from the Sustainability Group have reviewed the proposal and concur that the approach will meet the intent of the Green Building Rezoning Policy, subject to conditions outlined in Appendix B.

A Soil and Groundwater Investigation for this site revealed no current or historical activities of concern to the Environmental Protection Branch. Should the rezoning be referred to a Public Hearing, the application can be considered without additional enactment conditions related to soil remediation.

Public Input

Notification and Open House - Prior to submitting a rezoning application, the applicant hosted an open house to discuss the proposal with the community. Notification of this event

was mailed to 330 surrounding property owners in the notification area as shown in Figure 1. A total of eighteen people, as well as City staff and the applicant team, attended this open house and twelve comment sheets were submitted. Eight expressed concerns about the proposal, of which four were from residents immediately adjacent to the rezoning site. Two of the twelve expressed support for the project, and the remaining two did not have any comments, but expressed a desire to be kept informed about the proposal. The majority of concerns expressed related to existing traffic and parking problems on St. George Street, loss of privacy created by the new development, as well as building setbacks and siting. Following the open house, the applicant refined the design to address many of these issues, in addition to working with the property owners immediately adjacent to the site to redesign the project in a manner they were comfortable with.

Subsequent to receipt of a formal application, a rezoning information sign was installed on the site on November 18, 2011. A notification card, dated November 21, 2011, as well as a second notice, dated December 16, 2011, was mailed to the same notification area inviting property owners to a community open house on January 10, 2012. A total of 25 people, as well as City staff and the applicant team, attended this open house. In addition, the City of Vancouver Rezoning Centre webpage included notification and application information, as well as an on-line comment form.

Since notification of the formal rezoning application, emails, phone calls and open house feedback form have been received from 12 members of the public. The majority of concerns raised relate to existing traffic and pedestrian safety issues within the area, as well as the potential of the new development to exacerbate these concerns. Comments in support of the project primarily referenced the new housing options the project would create in the neighbourhood, as well as the quality of the design of the project.

Staff believe that the design revisions that have been incorporated into the proposal following initial open house as well as the recommended design conditions for the development permit, contained in Appendix B, will address many of the concerns identified during the consultation process. A detailed summary of comments received is provided in Appendix D.

Public Benefits

In response to City policies which address changes in land use, this application offers the following public benefits:

Affordable Housing Fund

The applicant has offered a contribution of \$80,000 to satisfy the Neighbourhood Housing Demonstration Program requirement that any increase in land value, beyond the normal profit allowed by the City's standard review process, be converted into improved affordability. These monies are to be allocated to the Affordable Housing Fund. Staff recommend that this offer be accepted.

Development Cost Levies (DCLs) - Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$28.42/m² (\$2.64/sq. ft.) for residential uses less than 1.2 FSR. On this basis, a DCL of approximately \$59,575 is anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary

adjustment which takes place on September 30th of each year. A public benefits summary is provided in Appendix F.

Community Amenity Contributions (CACs) - The City's Community Amenity Contribution policy stipulates that Housing Demonstration Projects are exempt from the payment of CAC's.

*Financial **

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION *

Staff support the application for a Housing Demonstration Project at 5761-5775 St. George Street, that proposes 16 family-oriented rowhouses in the Sunset neighbourhood. 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 along with conditions of approval listed in Appendix B, and that, subject to the public hearing, these be approved, as well as approval in principle of the form of development as shown in plans attached as Appendix E.

* * * * *

5761-5775 St. George Street
DRAFT CD-1 BY-LAW

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

Uses

- Multiple Dwelling
- Accessory Uses customarily ancillary to the above uses.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 2 071.9 m², being the site size at the time of application for rezoning, prior to any dedications.
- The floor space ratio for all permitted uses must not exceed 1.03, and the number of dwelling units must not exceed 16.
- Computation of floor space ratio must include:
 - (a) all floors, including earthen floor, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) where the distance from a floor to the floor above or, where there is no floor area to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.
- Computation of floor space ratio must exclude:
 - (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% 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 floor 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; under covered verandas or porches as described in subsection (f), and to which there is no permanent means of access;

- (e) all 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 will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) covered porches if:
 - i) they are located at the basement or first storey;
 - ii) that portion facing the street or rear property line is open or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law;
 - iii) the total area being excluded does not exceed 5% of the permitted floor area; and
 - iv) the ceiling height, including roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor.

Height

- A maximum height of 10.7 m measured from base surface.

Setbacks

- A minimum setback of 4.57 m from the west property line.
- A minimum setback of 4.57 m from the east property line.
- A minimum setback of 1.47 m from the north property line.
- A minimum setback of 2.00 m from the south property line.

Horizontal Angle of Daylight

- Each habitable room must have at least one window on an exterior wall of a building.
- The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.
- If:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- An obstruction referred to in section 5.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (---).
- A habitable room referred to in section 5.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - i) 10% or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

* * * * *

5761-5775 St. George 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 THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Stuart Howard Architects, on behalf of Silk St. George Development, and stamped "Received City Planning Department, October 14, 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:

Urban Design

Crime Prevention Throught Environmental Design (CPTED)

- 1. Design development to respond to CPTED principles, having particular regard for:
 - (i) theft and security in the underground parking;
 - (ii) break and enter; and
 - (iii) mischief and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks such as break and enter to property or vehicles, the perceived safety of underground parking areas, mischief and vandalism.

Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features to mitigate them. Show on the plans where these features should be located, and provide an indicative design for them. Of particular interest are the underground parking ramp and courtyard areas, as well as provision of a conceptual lighting strategy to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents. Careful attention to public realm lighting, including all street frontages and lanes, is required.

Landscape

2. Design development to maximize the retention of trees.

Note to Applicant: The rezoning documents indicate that perimeter trees have been integrated into the proposal. Detailed plans at the development permit stage should demonstrate due care and attention to avoid encroachments into the critical root zones. A comprehensive arborist report [referenced but not provided at time of rezoning] should be submitted. Any tree proposed for removal on a shared property line will need to be retained safely. Where a 'shared' tree is in conflict with an excavation, a neighbour consent letter should accompany the tree removal application.

3. Integration of urban agriculture or edible landscape opportunities into the open space plan.
4. Design development to integrate utilities into the building, wherever possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened with landscaping. Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) in the public realm or visible to primary walkways and entrances.

5. At time of development permit application, provision of:
 - (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, 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 a minimum 1:100 or 1/8" scale.
 - (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures.
 - (iii) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
6. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown

Engineering

7. The following are to be addressed at the development application stage.
- (i) Provision of a traffic warning light system for the proposed 12' wide one-way ramp is required.
 - (ii) Redesign the parking ramp and manoeuvring aisle to improve access to stalls 8-15.

Note to Applicant: A minimum 24' (7.3 m) separation between the east-west ramp and the drive aisle is required. Consult a qualified transportation engineer to improve the access to stalls 8-15 and provide turning swaths to show the manoeuvring to and from the ramps and stalls. Details of the signal design and warning system is to be provided with the location of all lights and detection devices to be clearly noted on the plans.

- (iii) Provision of a 1' (0.3 m) setback from the drive aisle for the encroaching columns between the parking spaces.
- (iv) Provision of a minimum 21' 8" (6.6 m) manoeuvring aisle width for regular parking stalls.
- (v) Provision of additional parking stall width for stalls adjacent to walls.

Note to applicant: Stalls 8 and 9 require a 8' 6" (2.6 m) stall width.

- (vi) Provision of an improved plan showing the design elevations on both sides of the parking ramp at all breakpoints and within the parking areas clearly indicating all slopes and cross falls.
- (vii) Confirmation of the garbage pick-up operator and operation. Please confirm if you are seeking City of Vancouver garbage and recycling pick up or will be using a private operator for this purpose. Please provide details of the garbage pick up operations and that storage and pick up can take place on site and without any prolonged storage of bins on public property.
- (viii) Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: The legal description for Lot 6 on page 1.06 should be corrected to read "Lot 6, DL 642, Plan 1521" - there are no block numbers in the current legal description."

Note to Plan Checker: A Bicycle wheel ramp should be provided at the easterly stairs closest to the Class A bicycle spaces as an alternate exit for cyclists without having to use the 12' vehicle ramp.

Sustainability - Green Building

8. Compliance with all of the following conditions must be demonstrated at each stage of permitting:
- (i) The project must be certified Built Green® Gold 2011.
 - (ii) The project must achieve an EnerGuide for New Houses (EGNH) rating of 82 or higher. If the building permit is issued following the enactment of the 2012 Vancouver Building Bylaw, the project will be required to achieve an EGNH rating of 84. The EGNH audit report ("P-file") must be submitted prior to issuance of Development Permit; and
 - (iii) The project must meet the intent of all of the prerequisites under LEED® for Homes 2009.

Note to Applicant: Provide a Built Green® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 6 & 7, DL 642, Plan 1521 to create a single parcel.
2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
 - (i) Provision of 1.83 m wide standard concrete sidewalk adjacent the site.
 - (ii) Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property. There will be no reliance on secondary voltage from the existing

overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

- (iii) 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 as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Housing

- 3. Pay the amount of \$80,000 to the City, prior to enactment of the CD-1 by-law, as a contribution toward the Affordable Housing Fund, to the satisfaction of the Managing Director of Social Development, and on terms and conditions satisfactory to the Director of Legal Services.

Note to applicant: 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, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, 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.

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5761-5775 St. George Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

1. This By-law amends the indicated provisions of the Parking By-law.
2. Council repeals section 4.1.5, and substitutes:
"4.1.5 CD-1 District Parking Requirements

Unless otherwise provided in Schedule C or in a CD-1 By-law:

(a) the parking requirements for a CD-1 District located within the area depicted on Map 4.3.1, must be calculated in accordance with section 4.3; and

(b) the parking requirements for a CD-1 District located outside of the area depicted on Map 4.3.1, must be calculated in accordance with section 4.2."
3. In section 5.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
4. In section 6.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
5. In section 7.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
6. In section 16, after the words "Schedules A", Council strikes out "and", and substitutes ", ", and after the letter "B", Council adds "and C".
7. After Schedule B, Council adds:

Schedule C

CD-1 Districts Parking Requirements

Address	By-law No.	CD-1 No.	Parking requirements

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete PID: 011-806-478 and PID: 014-580-543 (Lots 6 and 7, District Lot 642 Plan 1521) from the RS-1/3/3A/5/6 maps forming part of Schedule A of the Subdivision By-law.

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5761-5775 St. George Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this application on January 25, 2012, and supported (6-1) the proposed use, density and form of development.

Introduction: Farhad Mawani, Rezoning Planner, introduced the proposal for a rezoning application. The proposal is a Housing Demonstration Project in the Sunset Neighbourhood. Mr. Mawani noted that it is not a typical single family location as the site is bounded by a High School to the east and a cemetery to the west. A row of single family homes are to the north and south and there is no lane access.

Mr. Mawani explained that this is a demonstration project for the City, and that a successful housing demonstration project must demonstrate three things from a policy point of view:

- (a) a new housing form in the neighbourhood
- (b) improved affordability and
- (c) a degree of neighbourhood support.

Mr. Mawani described the context for the site noting that it is located in a neighbourhood that, besides the Cemetery and High School, is a mix of single family homes and three and four storey apartment buildings. From this perspective, the rowhouse form presents a new option to the area, which is likely to be more affordable than single family homes. There have been two community open house events, which have generated a general level of support for the project. Neighbours have raised specific concerns around adjacencies, landscape buffers, number of units, noise created by the garage door, and the traffic impacts that will be created on a street that is already busy due to the adjacent High School.

Mr. Cheng, Development Planner, further described the proposal noting that it is a very large lot. The project site is composed of two lots and has 100 feet of frontage and is 218 feet deep. This gives an opportunity to design something interesting on the site. It is similar to a rowhouse courtyard development, but what is different with this proposal is that there is enough space to have a semi-private communal space. Mr. Cheng noted neighbourhood support is required and the applicant has been in consultation with the neighbours.

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

- Does the site planning work well with respect to on-site circulation, the usability of outdoor communal space, and the relationship between the buildings and the provided private and semi-private open spaces?
- Does the project propose an acceptable neighbourly interface with the immediately adjacent properties, with respect to shadow, overlook and privacy?
- Is the proposal visually compatible with the existing streetscape context of single-family homes?

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

Applicant's Introductory Comments: Stuart Howard, Architect, further described the proposal noting that the majority of the units face into the communal open space. The entrances to the back units are along the north property line. He noted that a number of meetings had been held with the neighbours and as result the parking garage entrance has been located to reduce the impact on the neighbours. Mr. Howard described the architecture and indicated that the massing and design will have a relatively steep pitched roof with a fair bit of the habitable area located in the roof. They are family oriented townhouses, with a bedroom in the roof, and two bedrooms on the mid level. The units are fairly small to keep them affordable. Parking is underground with 22 parking spaces and a large number of bike spaces. Mr. Howard explained that they are trying to retain the existing street trees that are on the north property line.

Damon Oriente, Landscape Architect, described the landscape plans. The setback gives the street front units an entry patio, as well as useable space on the back of the units. The internal space has been made as large and open as possible. The parking overhead structure will have a green screen.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider making the design more contemporary;
- Consider having some units with higher floor to ceiling heights;
- Consider ways to improve the sustainability strategy.

Related Commentary: The Panel supported the use, density and form of development.

The Panel commended the applicant for the approach and thought it was a worthy demonstration project for the neighbourhood. Although a couple of Panel members thought there should be a higher level of uniqueness since it is a 'demonstration project'. They thought it could be more innovative or contemporary, which would appeal to younger buyers. A couple of Panel members thought the colour scheme could be improved.

The Panel liked the way the project addresses the street as it is pulled forward and then steps back providing the necessary space within the development to make the units more liveable. The Panel did not have any issues with shadow impacts or overlook on adjacent properties. Also, they supported the circulation, and thought there was good access for pedestrians. The Panel thought the choice of architectural expression was in keeping with the area, and the choice of materials reflected affordability. One Panel member suggested lowering the scale of the middle five units noting that they could perhaps have a flat roof expression with private outdoor decks. They could then become an extension of the green space on the south to provide some relief between the street and the units. Another Panel member thought the setbacks could be reduced in order to benefit the site. Also due to the narrowness of the units, the project would benefit if some units had a higher floor to ceiling heights.

The Panel supported the landscape plans and thought the south courtyard would be a nice public space but needed some programming. One Panel member thought the pedestrian and vehicle access was unfortunate and might be improved.

Most of the Panel felt that the project was lacking in a sustainability strategy and suggested the applicant explore more visible or more innovative approaches.

A number of Panel members encouraged the City to have a clearer direction when it comes to demonstration projects. The Panel requested the project come back for a review at the development permit stage.

Applicant's Response: Mr. Howard apologized to the Panel for not addressing sustainability. He noted that a big part of the demo project is the affordability. As a result the choices of material and building form are related to affordability as they have a restricted budget and innovation and green design sometimes costs a bit more. He added that he appreciated the Panel's comments and would take them into consideration as they work through the project.

Mr. Evans said they wanted to introduce a demonstration project into an existing neighbourhood that would match the character of the neighbourhood which is a traditional expression. He added that a contemporary design would have been a harder sell to the neighbours.

2. Comments – 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.

3. Comments – Landscape Design

The Landscape Development Specialist reviewed the rezoning application and, in a memo dated December 13, 2011, provided conditions for inclusion in the staff report as shown in Appendix B.

4. Comments – Building Code Specialist

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted by Stuart Howard Architect, dated October 14, 2011, for the proposed rezoning application.

Fire Dept access appears to meet the requirements of Article 9.10.20.3 (which requires compliance with Articles 3.2.5.4, 3.2.5.5, and 3.2.5.6) of the Building By-law although at the Building Permit application stage there will need to be a more detailed review of provision of strobe lights, 2 m wide access paths with emergency lighting, siamese connections, and, provision of a 64 mm diameter fire dept. hose connection. The site plan submitted at the Building Permit application stage must also indicate the location of hydrants at the fire department access route.

Residential units #11 thru 16 will be reviewed as one building. The other 2 residential structures (units #1 thru 5 and #6 thru 10) will be reviewed as one building since they are located above a common underground parking garage which extends beneath both of these structures.

5. Public Input

Subsequent to submission of the formal rezoning application, a total of 6 e-mail responses were received from the public, as well as 6 feedback forms from the Community Open House held on January 10, 2012.

The following concerns around the application were heard:

- The school already has higher traffic volume with day school and continuing education courses at night. Adding more people to this area would create serious problems in the form of noise, parking, pollution, lack of safety and residential appeal. Car idling can seriously affect air quality and the health of the area. There is literature to back this up. Safety as well is a primary concern with increased traffic in a school zone which is heavily congested during many periods of the day.
- Traffic congestion with school buses, student pick-up/drop off in the day and nightschool parking at night, along with new residents trying to park would be unacceptable. The City of Vancouver traffic department is constantly being called to this block to ticket parking violators who on-goingly block driveways because of such scarcity with parking. This is a constant battle along the block. And, constant congestion along with decreased air quality from the added vehicles would make this place hazardous from a health and safety perspective.
- Project is too large. Would like the project reduced from 16 units to 10-12 (eliminate row of homes nearest the cemetery), still maintain current amount of underground parking to reduce amount of street parking issues.
- St. George is a short street and were busy Summer school Night classes special events. Weekends classes. Soccer games practices and play off .Tennis from June to October Tennis Sat. & Sunday from 9AM to 4PM every evening from 5PM to 8 PM. In the summer the new site each family 2 cars still parking on the street. Often blocking the drive way. We oppose to the plan. Maybe 10 units
- Frequently chartered busses use St. George across from your proposed development of 5762-5775 St. George. St. George will always be the drop off and pick up point for chartered busses as both 41st Ave and Fraser St. which parallel JO have restricted areas for city busses.
- Due to increased density this area would become noisier and threaten the peacefulness of this single home residential area.
- Lack of street accessible parking and resident-dedicated parking due to this rezoning would be a significant issue with such a huge increase to the number of residents living in this area.
- I don't know that we have any difficulties not encountered by high population schools. We have the daily BFI garbage bin pickup at 5:30 a.m. The fire trucks always respond to the St. George school entrance. I am sure the handicapped buses can only use that drop off.
- Summer School held annually at JO is a traffic circus as students come from all over the lower mainland and many parents opt to drive and pick up their children.
- Lack of visual street appeal resulting from such a large building being placed among the 7 houses on this block. This would bring down the value of the neighbourhood with such unwanted rezoning.

- Decreased sunlight for adjacent areas resulting from such a large structure that is wider than current residential building allowance, with oversize residential building footprint.
- Any parking garage within such a multiplex would disturb the peace at all hours, with the mechanical opening and closing with every car coming and going. Such a parking garage would require sound buffers on both sides to dampen noise. Additionally, there would need to be visually appealing landscaping to also help protect against noise.
- There is a line of tall maple trees parallel to the proposed driveway entrance to the development. These trees extend all the way to the cemetery. It would probably make more sense to have the driveway on the South side and provide shade to the people living in the proposed development.
- Would like to see large trees planted on the south side of the property to provide the neighbours privacy.
- This is an area with a peaceful character with the cemetery and it is one which I hope will remain as such. The area has historical significance being in the Mountain View Cemetery, with 496 East 41st noted as the caretaker's residence for the cemetery and where the office of the cemetery was located for the first half of the 20th century.
- I attended the first community meeting at the Mennonite church at 43rd and Prince Edward. I wanted to see what the process was. I could see that while many residents were opposed, they did not come with solid objections and instead I heard emotional appeals that seemed particularly ineffective.
- Formerly, my immediate neighbour to the S. attended all City Hall meetings when the proposals for laneway housing were studied. He was denied a permit because there is no laneway possible. How does the City of Vancouver turn down the addition of one unit of housing and in 2012 explore a proposal for 16?
- Will it really be affordable?
- I would be interested to know what is the purpose the presentation of the plans of Silk Construction when there is adamant opposition to a zoning exception for these two properties.
- There must be a process where both sides can come prepared and present logical and factual objections.

The following comments were received in support of the application:

- Appears to be a well designed development, with good reference to the existing single family housing predominant in the neighbourhood.
- I am in support of the project. I like the modern craftsman design and the building product proposed. This type of project is good for the revitalization of the neighbourhood.
- I can only hope that the buildings are of good, lasting quality, and that prospective buyers will enjoy living in this pleasant, colourful neighbourhood.
- Unsure of personal impact. Community impact should be positive. I will be encouraged to get more info on pros and cons to give a better opinion.
- I've lived in the area for 25 years, and I'm very supportive of the development of row housing. I expect to leave my large house in the next few years, and would be very interested in this type of housing as an alternative.
- Densification makes a lot of sense to provide more options for aging residents who no longer want to maintain a large house, but don't want to move to an apartment. This is a great alternative.

- There are no similar town homes in the neighbourhood and as such I am in full support of the application as offering a new option to people wishing to buy in the area.
- I believe that this is an excellent use of underutilized land in an appropriate location, near good transportation and services. The scale and style fits the neighbourhood. I support this development in my neighbourhood.
- Good use of space - hope it helps to improve amenities on Fraser and community services in the area. Concern about traffic and speed - speed bumps needed on East 44th, and maybe St. George also because it's such a short street.
- I believe that, given the nature of how the city of my birth is growing, there is great need for affordable, attractive housing, to accommodate such growth.

6. Comments – Applicant

The applicant was provided with a draft copy of this report on March 15, 2012, and provided comments which staff subsequently addressed in the report.

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5761-5775 St. George Street FORM OF DEVELOPMENT



Figure 1: Context Site Plan



Figure 2: Proposed East (St. George Street) and South Elevations



Figure 3: Proposed North and West Elevations

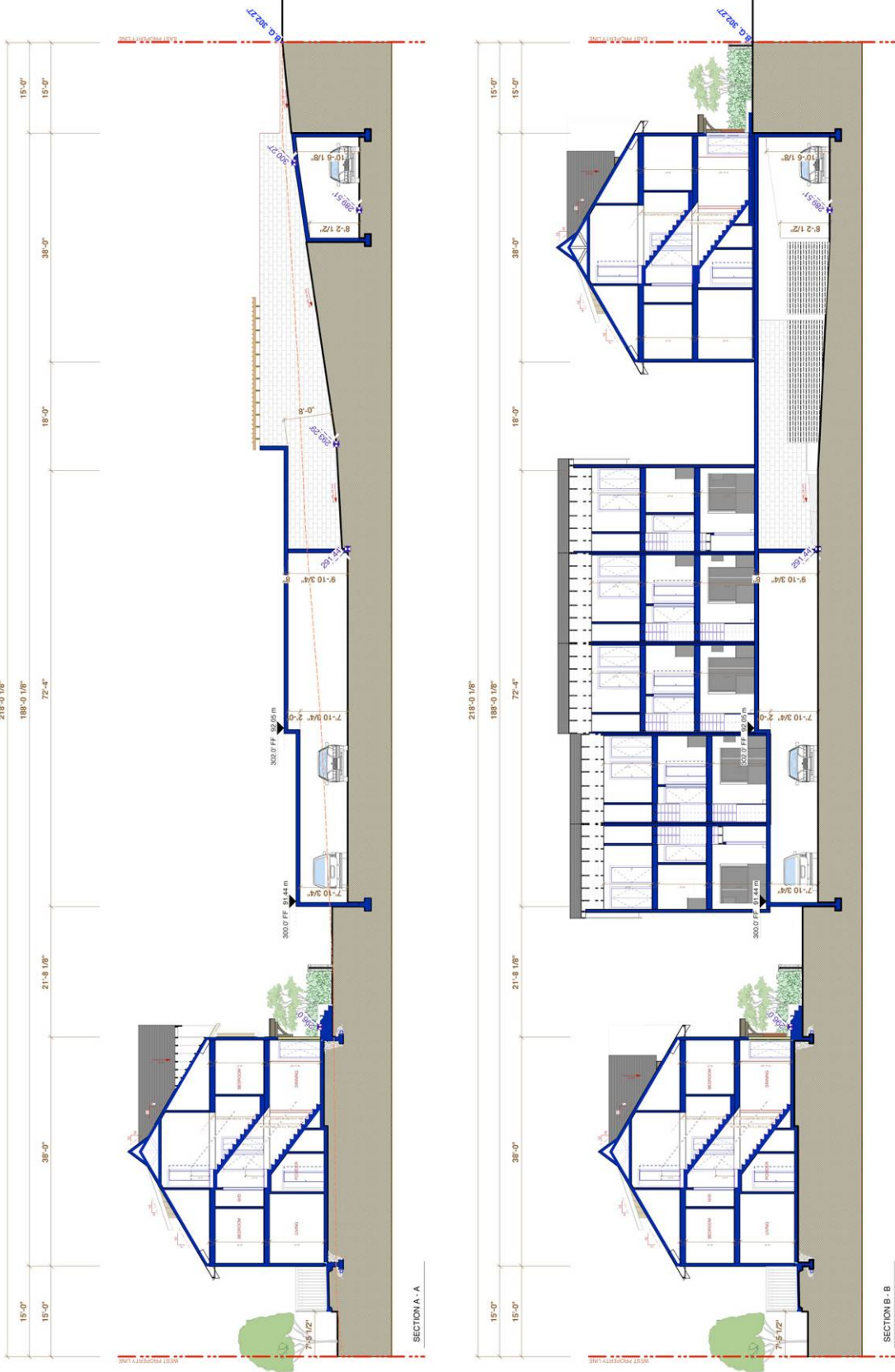


Figure 4: Sections



Figure 5: Landscape Plan

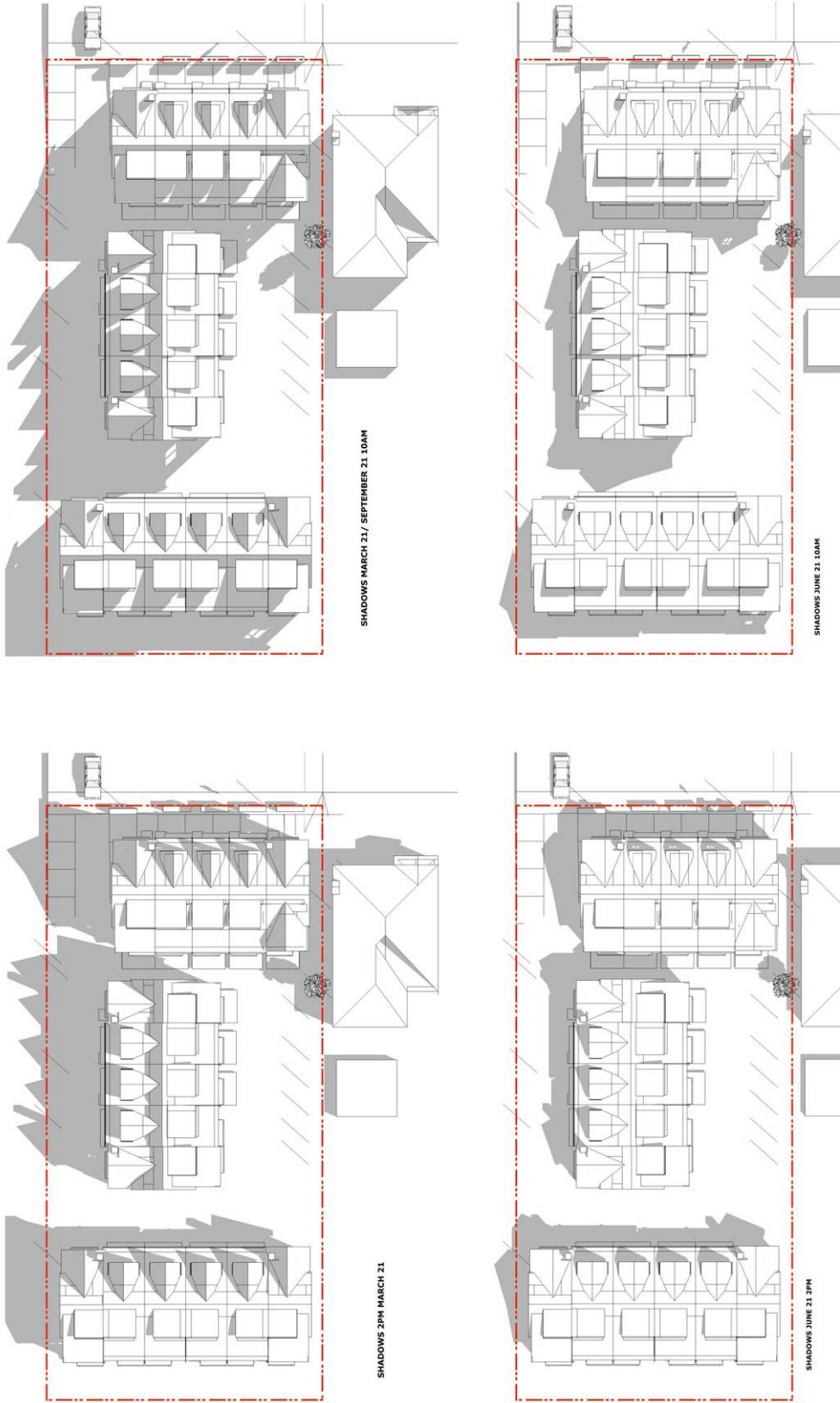


Figure 6: Shadow Studies



Figure 7: Perspective Studies

5761-5775 St. George Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Housing Demonstration Project at 5761-5775 St. George Street, that will develop 16 family-oriented rowhouses in the Sunset neighbourhood.

Public Benefit Summary:

The application would generate Development Cost Levies (DCL's) as well as a contribution to the Affordable Housing Fund.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 21,834 sq. ft.)	0.6	1.03
Buildable Floor Space (sq. ft., see Note 1)	13,100	22,566
Land Use	Single Family Residential	Multiple Family Dwellings

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	34,610	59,575
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		80,000
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$34,585	\$139,575

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.

5761-5775 St. George Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	5761-5775 St. George Street
Legal Description	PID: 014-580-478 and 014-580-543, Lots 6 and 7, District Lot 642 Plan 1521
Applicant/Architect	Silk St. George Development Ltd./Stuart Howard Architects Inc.
Property Owner/Developer	Silk St. George Development Ltd.

SITE STATISTICS

Site Area	21,834 sq. ft.
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DEVELOPMENT STATISTICS

	Development Permitted Under Existing Zoning	Proposed Development	Recommended Development (if different than proposed)
Zoning	RS-1	CD-1	
Uses	Single Family Residential	Multiple Dwelling	
Max. Floor Space Ratio	0.6	1.03	
Maximum Floor Area	13,100 sq. ft.	22,566 sq. ft.	
Max. Height	35.1 ft. (conditional)	35.1 ft.	
Parking	2	22	
Bicycle Spaces		Class A 29	

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