

SUMMARY AND RECOMMENDATION

3. REZONING: 5761-5775 St. George Street

Summary: To rezone 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, two-storey row houses with a partial third floor. Parking for 22 cars and 29 bicycles will be provided in the underground. A total of 22,566 sq. ft. (2 032 m²) of floor space is proposed at a floor space ratio (FSR) of 1.03.

Applicant: Chris Bardon, Silk St. George Development Ltd.

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 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, generally as presented in Appendix A of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning - 5761-5775 St. George 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 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 Through 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-foot 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-foot (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" (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 an 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 and 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.

- 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 set out in Appendix C of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning - 5761-5775 St. George Street".

- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated March 27, 2012, entitled "CD-1 Rezoning - 5761-5775 St. George Street".

(RZ - 5761-5775 St. George Street)