

SUMMARY AND RECOMMENDATION

9. REZONING: 3212 East Boulevard

Summary: To rezone the site from RS-1 District to CD-1 (Comprehensive Development) District to permit a housing demonstration project that proposes a principal multi-family dwelling and a second building at the lane containing parking at grade and residential space above, at a density of 1.2 FSR. The proposed height of the principal building is 11.47 metres (37.63 feet).

Applicant: Allan Diamond, Allan Diamond Architect.

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 Allan Diamond Architect on behalf of Satvinder Lally, to rezone 3212 East Boulevard (PID: 011-523-867, Lot 1, Block 485, District Lot 526, Plan 4502) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit a six-unit Housing Demonstration Project at a density of 1.18 FSR, generally as presented in Appendix A of the Policy Report dated May 23, 2012, entitled "CD-1 Rezoning: 3212 East Boulevard", 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 Allan Diamond Architect, and stamped "Received City Planning Department, February 11, 2011 and May 1, 2012", 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. Reduction in the lane building to have a north-south dimension no greater than the principal building, a setback of at least 15 feet to the interior property line, and a single dwelling unit

Note to Applicant: The site should continue to provide five parking stalls, of which three may be enclosed.

2. Provision of at least 398 sq. ft. (37 m²) in floor area for each dwelling unit.

Sustainability - Green Building

3. Identification on the plans and elevation drawings of the built elements contributing to the building's sustainability performance in achieving the proposed BuiltGreen BC Gold and a minimum score of Energuide 82, as required by the Green Buildings Policy for Rezoning;

Note to Applicant: Provide an updated checklist confirming the above; a detailed *written* description of how the selected points have been achieved with reference to specific building features in the development; and note those features on the plans and elevation drawings. The checklist and description should be incorporated into the drawing set. Registration of the project is required under the policy, and certification is encouraged.

Crime Prevention Through Environmental Design (CPTED)

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

Landscape Design

5. Provision of an arborist report to outline a strategy for the safe and healthy retention of the perimeter laurel hedge and any neighbor trees/landscaping;

Note to Applicant: the laurel hedge retention is integral to the landscape scheme. It preserves the existing character of the streetscape and allows for additional space within the site that would otherwise not be *available* if the amenity were located solely on private property. The arborist will need to review the development proposal to comment on the impacts and setbacks to disturbance for any hardscaping (walls, walkways, garage footings) within or near to the critical root zone. Grades in proximity to the hedge should be blended, where possible, to avoid retaining walls or curbs at the property line. Design development will need to respond to the minimum setbacks. Pruning requirements (refer to Engineering condition 15), tolerances and post-disturbance mitigation should also be discussed. Consideration should be given to improving visibility at the sidewalk/lane interface. Where the hedge cannot be retained in part or whole, the landscape plan will need to be revised significantly to ensure high quality layered planting, walls and fences and functional layout are provided. Design development to new walls, fences or excavation to retain neighbor vegetation in a safe and healthy manner.

6. Provision of a 2-foot-wide landscape strip and columnar hedge (or a combination of trees and hedges) along the south property line to improve privacy between neighbors.
7. Provision of additional small species trees (minimum of four) in the south patio and planter areas.

8. At time of development permit application, provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.
 Note to Applicant: The Landscape Plan should include a Plant List which includes *all* proposed plant names, sizes, and quantities, and is keyed to the Landscape Plan. The Landscape Plan should also include all surface treatments, site furniture, lighting, hose bibs, retaining walls, at-grade utilities, and public realm details (including street trees, lamp posts, fire hydrants, sidewalks and curbs).
9. Provision of a Tree Plan, including dimensioned tree protection barriers.
 Note to *Applicant*: refer to Protection of Trees By-law (sec. 4.0, 4.3).
10. Provision of large scale sections [typical] through the landscaped areas, including the north, south and west interface.

Engineering

11. Provision of adequate garbage and recycling storage for the site and clarification of the garbage pick-up operation.
12. Deletion of portions of the trell is shown encroaching over the north property line.
13. Indication on the landscape plans that the existing hedge that surrounds the site will be trimmed back, so as to be at least 0.30 m (1.0 ft.) behind the back of the City sidewalk, in order to provide adequate width for pedestrians.

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, and the Approving Officer as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. 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 sewer service to meet the sewage and drainage demands of the project.
 Note to Applicant: The rezoning application lacks the level of detail needed to determine if sewer main upgrading is required. Please supply project details including projected flow rates, square footage and fixture counts to determine if sewer 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 upgrades.

- (ii) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: The rezoning 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 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.

- (iii) Provision of a standard concrete lane entry at the lane east of East Boulevard on the south side of 16th Avenue.
- (iv) Provision of a concrete pad in the front boulevard adjacent to the existing bus stop on the south side of 16th Avenue adjacent to the site.

- 2. Undergrounding of all new utility services from the closest existing suitable service point.

Note to Applicant: 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 Branch is encouraged.

Affordable Housing Reserve

- 3. Pay the amount of \$25,000 to the City, prior to enactment of the CD-1 By-law, as a contribution to the Affordable Housing Reserve, on terms and conditions satisfactory to the Director of Legal Services.

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 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 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 May 23, 2012, entitled "CD-1 Rezoning: 3212 East Boulevard".
- 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 presented in Appendix C of the Policy Report dated May 23, 2012, entitled "CD-1 Rezoning: 3212 East Boulevard".

(RZ - 3212 East Boulevard)