

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 2, 2012
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9760
VanRIMS No.: 08-2000-20
Meeting Date: October 16, 2012

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning - 6110-6170 Oak Street and 975 West 46th Avenue

RECOMMENDATION

- A. THAT the application by Listraor Development Corporation on behalf of Listraor (West 46th) Homes Ltd., to rezone 6110-6170 Oak Street (Amended Lot 11 (See 442324L) and Lots 12 to 14, all of Block I of Block 1008 District Lot 526, Plan 10897, PID: 009-274-718, 009-247-220, 002-247-238 and 009-247-262, respectively) and 975 West 46th Avenue (PID: 009-247-271, Lot 15, Block I of Block 1008 District Lot 526 Plan 10897) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.6 to 1.0 to permit a rowhouse development, be referred to a Public Hearing, together with:
- (i) plans prepared by Merrick Architects, received February 20, 2012;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services 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 approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix C; and

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 and B be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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 and that 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 report assesses an application to rezone 6110-6170 Oak Street and 975 West 46th Avenue from RS-1 (Single Family Residential) District to CD-1 (Comprehensive Development) District, to permit a rowhouse development for a total of 33 residential units as shown in Appendix D. The site is located within the Oakridge Langara Policy Statement area and rezoning to this use and density is anticipated by that Policy Statement. Staff have assessed the application and find that it meets the intent of the Oakridge Langara Policy Statement (OPLS). Staff support the application, subject to the design development conditions and rezoning enactment conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Oakridge Langara Policy Statement (1995)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)

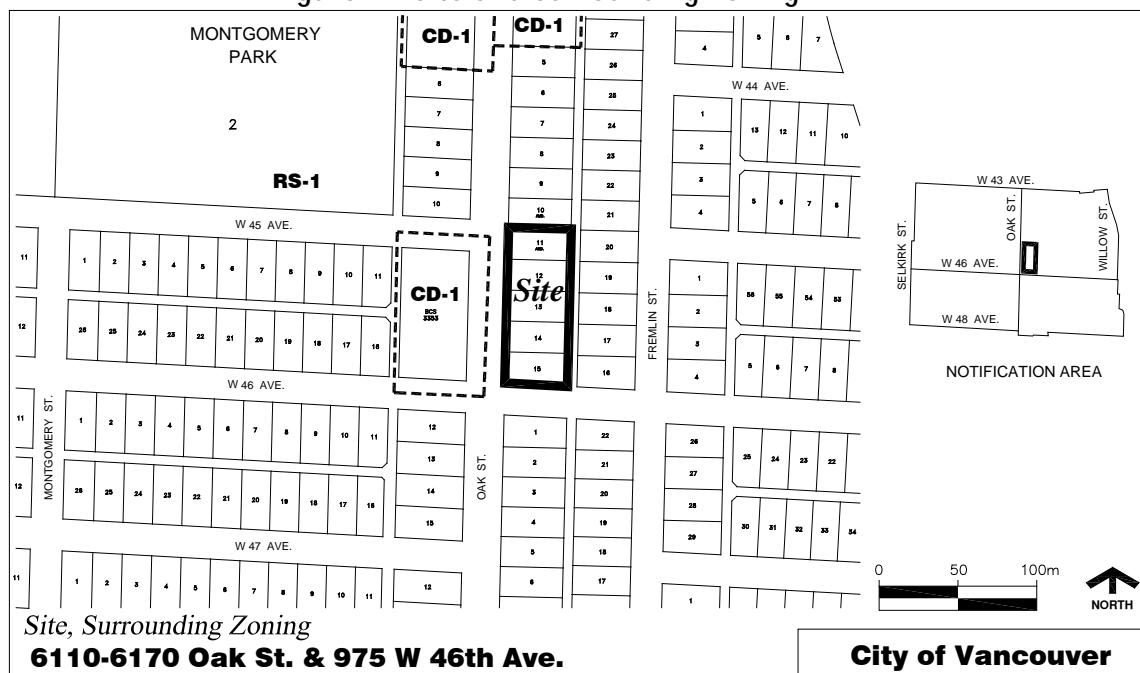
REPORT

Proposal

The application proposes a total of 33 residential rowhouse units in six three-storey buildings over one level of shared underground parking that is accessed from the lane. It is the applicant's intent that this development be strata-titled with common areas such as the underground parking and the above grade outdoor amenity areas being common property. The majority of the units are 3-bedroom with floor areas between 120 and 130 m² (1,300 and 1,400 sq. ft.), thus enhancing the attractiveness to families with children. The maximum permitted density would increase from 0.6 to 1.0 FSR.

Background/Context

Figure 1 - Site and Surrounding Zoning



Strategic Analysis

Site and Context

This 3 915.3 m² (42,144 sq. ft.) site is comprised of five residential lots with 98.2 m (322.28 ft.) of frontage along the east side of Oak Street and 39.6 m (130 ft.) of frontage on West 46th Avenue. The site is currently developed with detached houses, as are the surrounding properties to the north, across the lane to the east and across the street to the south. The property to the west, across Oak Street, was rezoned to CD-1 in 2007 and redeveloped with three-storey rowhouses. The site has excellent access to transit, schools, shopping, parks and recreational facilities.

Policy Context: Final Report from the Mayor's Task Force on Housing Affordability

On October 4, 2012, Council endorsed the Final Report from the Mayor's Task Force on Housing Affordability. The proposed rezoning is consistent with the Task Force's goal of increasing the supply and diversity of housing.

Land Use and Density

The primary Council policy that guides rezoning proposals for this site is the Oakridge Langara Policy Statement (1995). This site is identified as high priority sub-area for multi-family housing at densities of 0.8 to 1.0 FSR. Additional density up to 20% above 1.0 FSR can be considered if "City desired public benefits" are provided. The rowhouse proposal conforms to the use policies of the Policy Statement and since the density proposed does not exceed 1.0 FSR, the public benefits requirement does not apply.

Height and Form of Development (note plans in Appendix D)

In response to the Oakridge Langara Policy Statement, the proposed buildings are designed to have a small-scale residential ambience which is expressed through individual entries and the use of traditional materials including brick and wood. The overall architectural character borrows from nearby contemporary buildings, particularly the brick cladding and chimneys found on many of the existing homes in the area.

The west and south buildings have individual unit entries facing on to Oak Street and West 46th Avenue respectively. The units in the north and east buildings have individual entries that are accessed from central private courtyards. Pedestrian connections from these landscaped internal courtyards are proposed from Oak Street, the lane and the parking garage below. Most units also have private entries into the underground parking.

The OLPS sets a building height maximum for this sub-area at 9.2 m (30 ft.). Currently, the surrounding RS-1 district has an outright height limit of 9.5 m (31 ft.) and a discretionary limit of 10.7 m (35 ft.). This application proposes a maximum building height of 10.7 m (35 ft.), which is necessary to accommodate the brick columns and chimneys which extend vertically above the prevailing rooflines and that delineate the individual units. The upper storey of each rowhouse building steps back to provide a transition in height to the neighbouring single family homes. The main mass of the proposed buildings is generally consistent with the existing height limits in the vicinity and a 10.7 m (35 ft.) maximum height is consistent with the discretionary height limit in the adjacent RS-1 zone. Accordingly, the height proposed is considered to be in keeping with the prevailing context.

The buildings provide an interface with the streets, lane, and the south property line with varied landscape approaches. Particular attention has been paid to the Oak Street landscape as this block is identified in the OLPS as a potential high volume pedestrian area where high-quality pedestrian amenity is sought. The existing Oak Street frontage is distinguished by several large trees of diverse species. An arborist study was conducted, and detailed review has concluded that none of the trees can be safely retained due to site topography and required services. Improvement to the proposed landscape plan will be made to increase the diversity and size of proposed trees along the street frontages to help retain the existing character. [See Appendix B items (b) 2, (b) 12, (b) 14 and (b) 16.]

It is noted that City staff are also reviewing a rezoning application for a similar rowhouse development at 6010-6050 Oak Street, in the same block. Should both of these applications be approved, two lots between the two sites will remain with their existing development and RS-1 zoning. Staff note that these two lots could be practically developed individually or as an assembly to a density of 1.0 FSR and, therefore, their redevelopment potential under a rezoning scenario would not be precluded by this proposed development.

A 4.5 m (15 ft.) setback is proposed at the north boundary of the site, adjacent to the existing house at 6090 Oak Street, with a landscaped edge. A side yard setback for a typical single family lot on this block would be about 2.1 m (7 ft.). The upper floor of the building adjacent to the house is stepped back to reduce visual mass.

The central courtyard provides a secure place for children and addresses the requirements of the High-Density Housing for Families with Children Guidelines (1992). Appendix B item (b) 15

requires that a flexible Child's Play Space incorporating forms for people to engage in active and passive social play be provided in this common amenity patio area.

Staff support the height and the form of development proposed, subject to conditions which seek design development to further distinguish the buildings' character at the site edges, strengthen the landscape diversity and provide a play space.

Environmental Sustainability

The applicant proposes a wide range of features to achieve the required Gold rating in the Built Green home program (100 points required/109 points proposed) and a minimum score of Energuide 82, which meets the requirement set out in the City's Green Buildings Policy for Rezoning. The applicant is proposing high efficiency heating, installation of low-flow plumbing, durable roofing materials and the use of third party certified sustainable harvested wood.

Environmental Protection staff advise that there are no site contamination concerns with this site.

Transportation - Circulation, Parking and Loading

The proposed parking satisfies the recommended parking standard, with 66 vehicle parking spaces and 64 bicycle parking spaces provided in a below-grade parkade accessed by a ramp from the rear lane. In addition, six bike parking spaces will be provided on the site at grade. A traffic study was completed for the future development. The study results show that the project traffic will be low with minimal impacts.

Transit service to the site is provided by major bus routes on Oak Street, 41st Avenue (four blocks north), and 49th Avenue (four blocks south). The Oakridge-41st Avenue Canada Line station is located approximately 1.3 km to the northeast, and the Langara-49th Avenue Canada Line station is located approximately 1.2 km to the southeast.

Local street bikeways exist on 46th Avenue, three blocks to the east (Willow Street), and eight blocks to the north (37th Avenue).

PUBLIC INPUT

Notification, Open House and Public Response

Notice of the application was sent to 375 surrounding landowners on May 2, 2012 and a Rezoning notification sign was erected on the site on May 10, 2012. There have been no written or phone comments received.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Development Cost Levies (DCLs): Development Cost Levies (DCLs) 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 area-specific Oakridge-Langara Development Cost Levy (DCL) but not the City-wide DCL. Under the September 30, 2012 Oakridge-Langara DCL rate of \$32.23 per m² (\$2.99/sq. ft.), a DCL of \$126,180 is anticipated. DCLs are payable at building permit issuance and are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Community Amenity Contribution (CAC):

As per the Oakridge Langara Public Benefits Strategy, CACs are not anticipated for development proposals at 1 FSR. Accordingly, this rezoning application, if approved, does not result in a CAC. A public benefits summary is provided in Appendix F.

Financial

As noted in the section on Public Benefits, there is no Community Amenity Contribution (CAC) associated with this rezoning. The site is within the Oakridge-Langara Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$126,180 in DCLs.

CONCLUSION

Staff have reviewed the application to rezone 6110-6170 Oak Street and 975 West 46th Avenue from RS-1 to CD-1 to permit the development of the site with rowhouses at a density of 1.0 FSR. The proposal responds appropriately to the Oakridge Langara Policy Statement which provides land use policy guidance for rezonings in this area.

Upon review and analysis, the General Manager of Planning and Development Services recommends that this proposal be referred to a Public Hearing, together with the draft CD-1 By-law contained in Appendix A and that subject to the Public Hearing, it be approved subject to the conditions contained in Appendix B, including the form of development shown in plans included in Appendix D.

* * * * *

6110-6170 Oak Street and 975 West 46th Avenue
PROPOSED 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.

Uses

Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- Dwelling Use limited to:
 - Multiple Dwelling.
- Accessory Uses customarily ancillary to any of the uses permitted in this section.

Density

- Maximum floor space ratio of 1.00 FSR.
- For the purpose of computing floor space ratio, the site is deemed to be 3 915 m² (42,144 sq. ft.) being the site size at time of application for rezoning, prior to any dedications.
- Computation of floor area must include:
 - all floors, including earthen floors, to be measured to the extreme outer limits of the building;
 - 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.
- Computation of floor area must exclude:
 - open residential balconies and sun decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the provided residential floor area;
 - porches, patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - 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; or
 - amenity areas, including recreation facilities and covered outdoor structures provided that:
 - the total area being excluded for amenity areas shall not exceed 10 percent of the permitted floor area;

- areas of undeveloped floors which are located:
 - above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- floors located at or below finished grade with a ceiling height of less than 1.2 m;
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
 - no more than 50 percent of the excluded balcony floor area may be enclosed.

Height

The building height must not exceed 10.7 m measured above base surface.

Setbacks

Setbacks must be at least:

- 4.5 m from the west property line,
- 4.5 m from the north property line,
- 4.5 m from the east property line, and
- 3.6 m from the south property line,

except that the Director of Planning may permit certain portions of the building to project into the required setbacks, if:

- (a) the Director of Planning first considers all applicable policies and guidelines adopted by Council; and
- (b) those portions of the building which project into the required setbacks are:
 - bay windows to a maximum of 0.6 m into a required setback or 0.6 m from the building face from which it projects,
 - balconies, eaves, bays or similar features designed to meet required building energy goal,
 - entry porches located at the basement or first storey provided that the porch does not project more than 2.14 m from the 1st storey wall face,
 - any cantilevered eave forming part of the porch to a maximum of 0.6 m beyond the porch,
 - a chimney or pier not more than 0.7 m wide that projects not more than 0.7 m into a required setback,
 - underground parking and storage structures fully below grade,

- on the east property line, access structures to underground parking, or
- on the east property line, Hydro and Gas utilities.

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.

Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

| Portions of dwelling units | Noise levels (Decibels) |
|----------------------------------|-------------------------|
| Bedrooms | 35 |
| Living, dining, recreation rooms | 40 |
| Kitchen, bathrooms, hallways | 45 |

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6110-6170 Oak Street and 975 West 46th Avenue
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 Merrick Architects and stamped "Received City Planning Department, February 20, 2012", subject to the following conditions, 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 the buildings to create variety and individual expression among them.

Note to Applicant: This can be achieved by varying the form at key points of the development and creating details, forms or materials that are individual to each building.

- 2. Design development to strengthen the public realm at the site edges.

Note to Applicant: This can be achieved by increasing the variety and sizes of trees proposed, particularly along Oak Street. The approach should include appropriate street trees on City property. See also Conditions (b) 11, 13 and 15.

- 3. Design development to the semi-private courtyard, creating areas of special interest and focus, providing more variety and opportunities for social interaction and informal children's play.
- 4. Provision of enlarged scale building elevations and sections illustrating key architectural elements including detailed transitions between materials reflecting the residential scale and character of the area.
- 5. Provision of a weather protected cover over all open stairs to the underground parking structure.

Note to Applicant: The stairs and the exposed parking ramp should be well integrated with the overall landscaping.

Crime Prevention Through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED having particular regard for reducing opportunities for theft in the underground parking and for reducing opportunities for graffiti on walls and solid fences at the lane.

Sustainability

7. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen BC Gold™ with a score of Energuide 82.

Note to Applicant: Provide a BuiltGreen BC checklist confirming Gold level achievement and a detailed written description of how the score of Energuide 82 will be achieved. Both checklist and description should be incorporated into the drawing set and significant Built Green features keyed to the plans.

Engineering

8. Amend the legal description on page A0.01 to read; Amended Lot 11 (See 442324L), Lots 12, 13, 14 & 15, all of Block I of Block 1008, DL 526, Plan 10897.
9. Delete the proposed back boulevard trees on 46th Avenue. Planting consistent with the boulevard planting guidelines is required.
10. Parking, loading and bicycle spaces in accordance with by-law requirements on (date of enactment of CD-1 by-law).

Landscape

11. Provision of substantial in ground replacement tree planting wherever possible.
12. Landscape plantings to ensure compatibility with built structures and long term health of tree species.

Note to Applicant: Recommend smaller tree species to be located at front yards with larger tree species on the City boulevard.

13. Provision of adequate planting medium depth within planters on structures to meet the BCSLA latest standard.
14. Design development to ensure landscape diversity by providing a balanced selection of evergreen and deciduous plant species.
15. Provision of a flexible Child's Play Space incorporating forms for people to engage in active and passive social play in the common amenity patio area.

16. Provision of new street tree planting with expanded boulevard width on Oak Street in consultation with the City Engineer and Park Board.
17. Provision of a high- efficiency automatic irrigation system specified in all common areas at all building locations and hose bibs in private patios 100 sq. ft. or greater.

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

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. Consolidation of Amended Lot 11 (See 442324L), Lots 12, 13, 14 & 15, all of Block I of Block 1008, DL 526, Plan 10897 to create a single parcel;
2. Replacement of utility SRW agreement 338981M and an increase in width of the SRW to form an ultimate width of 2.0 metres (6.56 feet);
3. 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 the applicant's expense 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 are provided:
 - a. Provision of street trees adjacent the site where space permits;
 - b. Provision of countdown timers and audible signals at the intersection of Oak Street and West 46th Avenue;
 - c. Provision of a water fountain near the corner of West 46th Avenue and Oak Street designed, constructed and installed at the applicant's expense. The fountain is to be located on public property and serviced by a separate water service connection at the applicant's expense;

Note: The City pays for water and maintenance once the fountain has been installed and accepted by the City.

- d. Provision of street improvements on West 46th Avenue adjacent the site consisting of pedestrian level lighting and improved landscaping on the public boulevards;

- e. Provision of a standard concrete lane crossing at the lane east of Oak Street on the north side of West 46th Avenue; and
- f. Provision of improved curb ramps and curb return at the north east corner of West 46th Avenue and Oak Street.

Note to applicant: Should construction result in the need to replace the city sidewalk in front of the site then sidewalk width standards of the day would apply, a 6 ft. wide or wider walk would be sought space permitting.

- 4. 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 with no reliance on public property for placement of these features. 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.
- 5. 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 applicant's 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.

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.

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6110-6170 Oak Street and 975 West 46th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

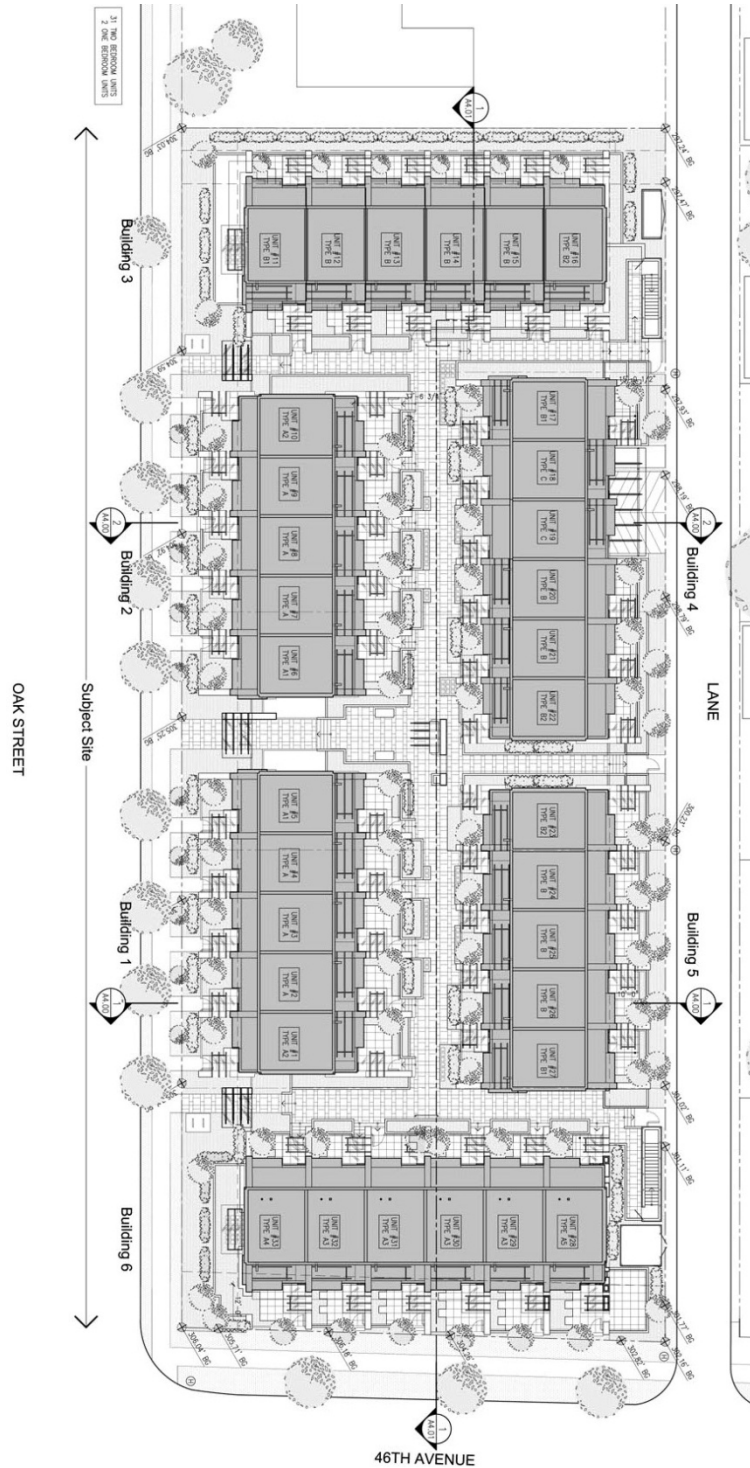
DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete (Amended Lot 11 (See 442324L) and Lots 12 to 14, all of Block I of Block 1008 District Lot 526, Plan 10897, PID: 009-274-718, 009-247-220, 002-247-238 and 009-247-262) and PID: 009-247-271, Lot 15, Block I of Block 1008 District Lot 526 Plan 10897) from the RS-1/3/3A/5/6 maps forming part of Schedule A of the Subdivision By-law.

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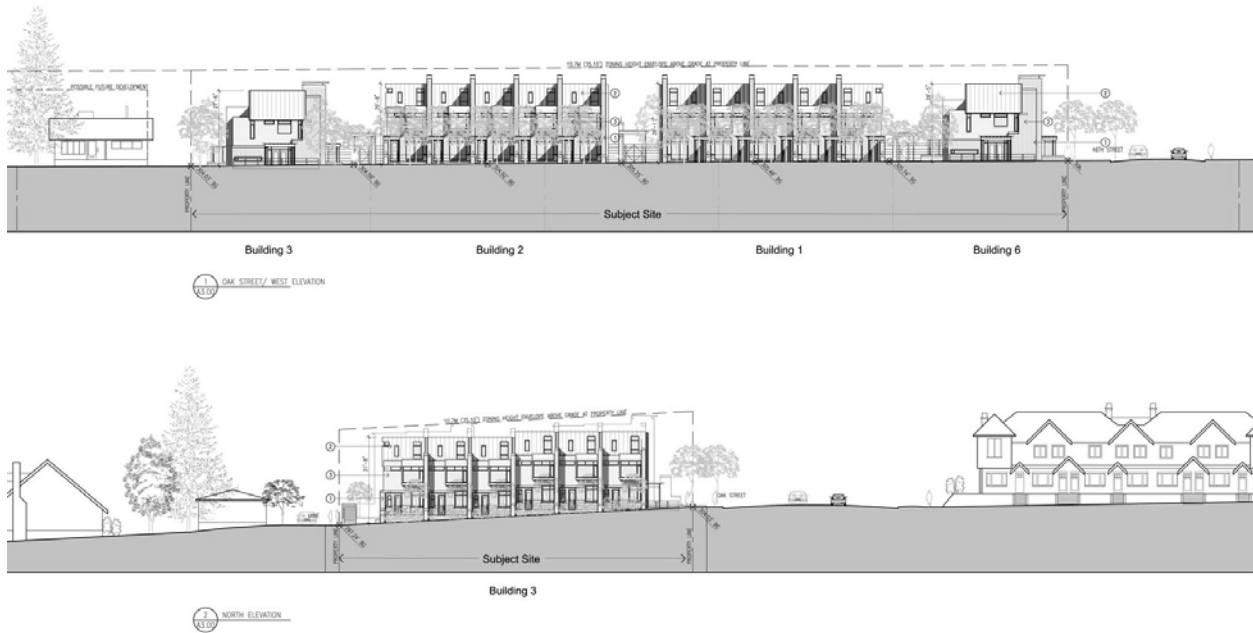
6110-6170 Oak Street and 975 West 46th Avenue
FORM OF DEVELOPMENT

Site Plan



Elevations

Oak Street Elevation - West



North Elevation

Lane Elevation - East



South Elevation - West 46th Avenue

Landscape Plan



6110-6170 Oak Street and 475 West 46th Avenue
Additional Information

Comments of the 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.

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on March 21, 2012 and supported the proposed use, density and form of development and offered the following comments:

EVALUATION: SUPPORT (7-0)

- **Introduction:** Ian Cooper, Rezoning Planner, introduced the proposal for the rezoning from Single Family (RS-1) Zoning to Comprehensive Development (CD-1) in order to increase the density and increase the maximum height. The project will contain 33 townhouse units in six buildings at the northeast corner of Oak Street and West 46th Avenue. There is an interior courtyard space with thirty-one 3-bedroom units and two 2-bedroom units. The project will be built using BC Built Green Gold sustainable design standards. Mr. Cooper described the applicable policy for the site (Oakridge Langara Policy Statement) which provides for multi-family residential including stacked townhouses and ground-oriented low-rise buildings. Also, the High-Density Housing for Families and Children Guidelines applies to the site. The key issues include building and unit design which relates to residential livability for families with children. As well the children's area need to be designed with units overlooking the area for easy supervision of the children and there are also need to be appropriate open space to meet the on-site needs of children and adults. Mr. Cooper stated that the project will be built using the Green Buildings Policy for Rezoning and requires LEED® Gold registration and to be eligible to be certified. He added that buildings that are either not eligible or extremely ill-suited to participate in the LEED® program for new construction due to form of development shall achieve a minimum of BuiltGreen™ BC Gold or LEED® for Homes Gold and minimum score of Energuide 82.

Ann McLean, Development Planner, further described the proposal noting that it is comprised of six townhouse buildings with 6 units in each of the north and south buildings; 5 units in the buildings on Oak Street; 5 and 6 units in the buildings on the lane for a total of 33 units. There is also one level of underground parking providing two stalls per unit. Most of the units will have direct access to the parking level. Ms. McLean explained that this part of Oak Street as a potential high-volume pedestrian area should have high quality pedestrian amenity such as landscaping and benches and views through the site as required in the Oakridge Langara Policy Statement. She added that the policy statement asked for a maximum height of 30 feet although similar rezonings in the area have achieved 35 feet. The proposed buildings will have flat roofs and the applicant notes the height of 35 feet at the highest point and 30 feet elsewhere on the site. The setbacks at the upper level in this form appear to perform in a similar manner to a pitched roof with regard to shadow and visual impact. There are no upper level decks proposed. There are setbacks from Oak Street and the lane and a retaining wall and planter transition on

the lane. Ms. Mclean stated that the buildings will be separated by landscaped courtyards with a central entry breezeway. Most of the units are 3-bedrooms with the exception of the two 2-storey units over the parking access, which have one bedroom and a den.

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

- On the overall proposal and urban design relative to the Oakridge Langara Policy statement;
- The relationship of the proposed buildings to each of the four site edges;
- Amount and design of open space on the site; and
- The character of the buildings with regard to the Oakridge Langara Policy Statement and the emerging character of the area.

Mr. Cooper and Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Greg Borowski, Architect, described the architecture noting although the height is higher than what is recommended in the guidelines the massing will be stepped to mitigate the height. Mr. Borowski said they designed the townhouses with a more contemporary expression based on other buildings in the neighbourhood. In terms of expression of the townhouse units they wanted to orient the decks to the side so they are away from busy Oak Street. Mr. Borowski described the proposed materials which include brick and zinc on the roof. He added that there will be a chimney element on the roof which may not be used for the fireplace but could be used as part of the sustainable strategy and used for ventilation exchange. The townhouses will have a fairly small ratio of window to wall with a lot of vegetation on the site. For solar exposure there are sun shades proposed on the units that face south and on the west side trees will help to shade the units. The project will be built under BC Built Green Gold.

Gerry Eckford, Landscape Architect, described the landscape plans noting that because of the width of Oak Street and the amount of traffic that it was appropriate to have smaller trees in the boulevard and the larger trees on the inside boulevard on private property. There are some existing trees that can't be saved but will be replaced with some significant trees at the four corners of the site. Some fruit trees will be added along the inside courtyard.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider individualizing the expression to the townhouse blocks;
 - Consider tree choices on Oak Street; and
 - Consider increasing the size of the children's play area.
- **Related Commentary:** The Panel supported the proposal and thought it achieved the goals for the rezoning.

The Panel thought the relationship with the neighbours was nicely softened with attention paid to reducing the overlook. They also thought it would fit nicely into the neighbourhood as a result of the way the roofs are articulated. A couple of Panel members wanted to see a change to the expression as it seemed unrelenting and there was an opportunity to adjust these blocks to have individual expressions. Also it was suggested that a variety of colour or materials could be used to also individualize the expression.

One Panel member had some reservations regarding the central courtyard and how it would work as a community gathering place within the complex and suggested adding seating areas. Also, it didn't look like it was wheelchair friendly. Another Panel member suggested adding a glazed element in the courtyard so the area could be used in inclement weather. While another Panel member suggested more lawn area on the West 46th Avenue private courtyards and that also the tree strategy on the boulevard needed rethinking.

A couple of Panel members had concerns regarding the addition of a children's play area noting that the area is only 35 feet wide. The site needs to be able to have that amenity and not rely on parents taking their children to the park down the street. There was also some concern regarding the street tree strategy noting that Oak Street would benefit from having significant sized trees.

The Panel commended the applicant for the sustainability strategy especially having the roofs be solar ready for future panels.

The Panel felt it was not necessary to have the proposal come back to them at the development permit stage but leave it up to the Director of Planning for decision.

- **Applicant's Response:** Mr. Borowski thanked the Panel for their comments. Mr. Eckford said that they would continue working with Engineering Services regarding the street trees on Oak Street as they don't want to see them on that street.

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on use of automobiles.

Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

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 report and understand the recommendations and conditions."

* * * * *

6110-6170 Oak Street and 975 West 46th Avenue
Summary of Public Benefits

Project Summary:

Three storey rowhouses at a floor space ratio (FSR) of 1.0

Public Benefit Summary:

The proposal would produce 33 residential rowhouse units for which an estimated DCL of \$126,180 would be payable.

| | Current Zoning | Proposed Zoning |
|---|--|--|
| Zoning District | RS-1 | CD-1 |
| FSR (site area = 3 915 m ² (42,144 sq. ft.)) | 0.6 | 1.0 |
| Buildable Floor Space (sq. ft.) | 2 349 m ² (25,285 sq. ft.) | 3 915 m ² (42,144 sq. ft.) |
| Land Use | Residential | Residential |

| Public Benefit Statistics | | Value if built under Current Zoning (\$) | Value if built under Proposed Zoning (\$) |
|---|--|--|---|
| Required* | DCL (City-wide) | | |
| | DCL (Area Specific) | \$75,708 | \$126,180 |
| | 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 | | \$75,708 | \$126,180 |

Other Benefits (non-market and/or Rental 100 components): Nil

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Oakridge Langara DCL, revenues are allocated into the following public benefit categories: Parks (63.2%); Replacement Housing (30.3%); and Transportation (6.5%). Revenue allocations differ for each of the Area Specific DCL Districts.

**6110-6170 Oak Street and 975 West 46th Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

| | |
|-------------------|--|
| Street Address | 6110-6170 Oak Street and 975 West 46th Avenue |
| Legal Description | (Amended Lot 11 (See 442324L) and Lots 12 to 14, all of Block I of Block 1008 District Lot 526, Plan 10897, PID: 009-274-718, 009-247-220, 002-247-238 and 009-247-262) and PID: 009-247-271, Lot 15, Block I of Block 1008 District Lot 526 Plan 10897) |
| Applicant | Listraor Development Corporation |
| Architect | Merrick Architecture |
| Property Owner | Listraor (West 46th) Homes Ltd. |
| Developer | Listraor (West 46th) Homes Ltd. |

SITE STATISTICS

| | GROSS | DEDICATIONS | NET |
|-----------|---------------------------------------|-------------|---------------------------------------|
| SITE AREA | 3 915 m ² (42,144 sq. ft.) | - | 3 915 m ² (42,144 sq. ft.) |

DEVELOPMENT STATISTICS

| | DEVELOPMENT PERMITTED UNDER EXISTING ZONING | PROPOSED DEVELOPMENT | RECOMMENDED DEVELOPMENT (if different than proposed) |
|------------------------|---|--|---|
| ZONING | 2 349 m ² (25,285 sq. ft.) | 3 915 m ² (42,144 sq. ft.) | |
| USES | Residential | Residential | |
| DWELLING UNITS | 5 | 33 | |
| MAX. FLOOR SPACE RATIO | 0.6 | 1.0 | |
| MAXIMUM HEIGHT | 9.5 m (31 ft.) - Conditional 10.7 m (35 ft.) | 10.7 m (35 ft.) | |
| PARKING SPACES | | 66 | |

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