



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 3, 2012
Contact: Kent Munro
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RTS No.: 9768
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: 6010-6050 Oak Street

RECOMMENDATION

- A. THAT the application by Yamamoto Architecture Inc., on behalf of 0880041 B.C. Ltd., to rezone 6010-6050 Oak Street (*Lots 6, 7 and 8, Block 1 of Block 1008 District Lot 526 Plan 10897; PIDs: 004-755-022, 009-247-114, and 009-247-149 respectively*) from RS-1 (Residential Single-Family) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.7 to 1.2 to permit a rowhouse development, be referred to a Public Hearing, together with:
- (i) plans received December 23, 2011;
 - (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 resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 report assesses an application to rezone 6010-6050 Oak Street from RS-1 (Residential Single-Family) District to CD-1 (Comprehensive Development) District to permit a multiple-dwelling development with 19 strata-titled rowhouse units and 9 lock-off units at a floor space ratio (FSR) of 1.2. The site is located within an area identified in the Oakridge Langara Policy Statement where rezoning to this use and density is supported. 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, and is consistent with the Final Report from the Mayor's Task Force on Housing Affordability's goal of increasing the supply and diversity of housing. Staff recommend that the application be referred to a Public Hearing and be approved with the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Oakridge Langara Policy Statement (1995).
- Oakridge/Langara Density Policy (1995).
- Oakridge/Langara Public Benefits Strategy (1996).
- Green Building Policy for Rezoning (2010).
- Housing and Homelessness Strategy 2012-2021 (2011).
- Final Report from the Mayor's Task Force on Housing Affordability (2012).
- High-Density Housing for Families with Children Guidelines (1992).

REPORT

Background/Context

This report assesses an application to rezone 6010-6050 Oak Street from RS-1 (Residential Single-Family) District to CD-1 (Comprehensive Development) District to permit a multiple-dwelling rowhouse development. Proposed are a total of 19 residential rowhouse units in four buildings over one level of shared underground parking that is accessed from the

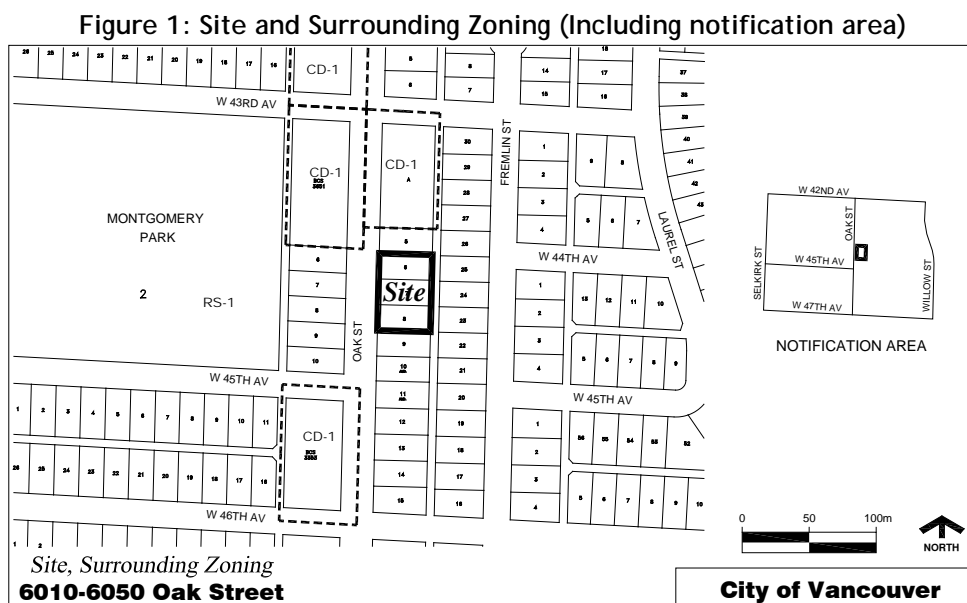
lane. Nine of the rowhouse units would contain lock-off units (a smaller dwelling unit within a larger principal dwelling unit which have shared internal access). It is the applicant’s intent that this development be strata-titled with common areas such as the underground parking and the above-grade outdoor amenity areas being common property. The proposed density is at a floor space ratio (FSR) of 1.2 (an increase from the current RS-1 limit of up to 0.7 FSR, plus up to an additional 0.125 FSR for a laneway house). The proposed maximum building height is 37.5 feet (an increase from the RS-1 conditional height limit of 35.1 feet). The site is within a “high-priority sub-area” of the Oakridge Langara Policy Statement (OLPS) which is identified for rezoning to a rowhouse form. By providing lock-off units, the proposed development would also contribute to strategic directions outlined in Vancouver’s Housing and Homelessness Strategy.

1. Site and Context

The site is comprised of three residential lots, with a total site area of 2 283 m² (24,574 sq. ft.) located on the east side of Oak Street between 43rd and 45th Avenues. Montgomery Park is located nearby and to the west of the proposed rezoning site, and immediately west of the park is Sir William Osler Elementary School.

The existing and proposed rowhouse developments in this OLPS sub-area are intended to serve as a transition between the commercial, institutional and higher density residential uses located around Oak Street and 41st Avenue, and the lower-density neighbourhood south of 46th Avenue.

Several single-family lots are located to the south of the proposed rezoning site. One single-family lot is located to the north, followed by an existing multiple-family development. Staff have concluded that this application, if approved, will not preclude future options for redevelopment of adjacent sites.



2. Policy Context

Oakridge Langara Policy Statement: On July 25, 1995, Council adopted the Oakridge Langara Policy Statement (OLPS). The proposed rezoning site is located in a sub-area designated within the OLPS as a high priority for rezoning to multiple dwelling use.

Housing and Homelessness Strategy 2012-2021: On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes “strategic directions to increase the supply of affordable housing” and to “encourage a housing mix across all neighbourhoods that enhances quality of life.”

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. This application’s proposal for lock-off units is also in keeping with the Task Force’s action item to expand opportunities for secondary suites, particularly within rowhouse developments.

Strategic Analysis

3. Land Use and Housing

The proposed multiple dwelling use in a rowhouse form is consistent with what the Oakridge Langara Policy Statement (OLPS) anticipates for this neighbourhood sub-area, and it is similar to other rowhouse developments that have been built under the OLPS. Additionally, the nine lock-off units are supported by staff, as the units have the potential to provide rental accommodation and a measure of affordability within the development. This would be only the second of approximately a dozen rowhouse developments in the OLPS that provide lock-off units. The lock-off units cannot be strata-titled separately from their associated primary dwelling units.

4. Density

The current RS-1 zoning permits a floor space ratio (FSR) of up to 0.7 FSR for a house/secondary suite, and up to an additional 0.125 FSR for a laneway house.

Section 3.2 of the Oakridge Langara Policy Statement suggests a density range of 0.8 to 1.0 floor space ratio (FSR), with the ability to achieve an increase of up to 20% “bonus density” (for a total of 1.2 FSR) for the provision of City-desired public benefits (the public benefits that would be achieved are outlined in the “Public Benefits” section below). The applicant proposes a density of 1.2 FSR; this results in a total floor area of 2 740 m² (29,489 sq. ft.). Staff are supportive of the 20% “bonus density” being achieved at this location. The public benefits that would be achieved from this application are described in the public benefits section below.

5. Form of Development and Height *(refer to architectural drawings in Appendix E)*

The application proposes to develop four buildings - two buildings fronting Oak Street containing a total of ten rowhouse units; and two buildings fronting the lane with a total of nine rowhouse units. Each of the rowhouse units fronting the lane will contain a lock-off unit. There will be a total of 19 primary units and nine lock-off units). The buildings are arranged to provide a central courtyard and there is a pronounced pedestrian entryway between the two buildings that face Oak Street. Parking is underground and is accessed from the lane. The proposed siting of the various forms helps to retain views into and through the site. The rowhouses on the lane present doorways to the lane and the change in grade from the front to the back of the site reduces the apparent height of the rear rowhouse units.

The OLPS recommends that buildings be limited in height to 9.18 m (30 ft.); however, other nearby developments have heights up to 10.7 m (35.1 ft.) to accommodate the pitched roof forms that are encouraged in the OLPS. A height of 10.7 m (35.1 ft.) is consistent with the achievable building height limit in the neighbouring lands that are zoned RS-1. New developments should be sited to retain views of the sky and through the property. Finally, new buildings should create a landscaped setback from Oak Street to allow the "greenscape" feeling of these streets to continue.

The application proposes to retain a large mature pine tree that exists on the Oak Street frontage. To achieve the retention of this significant tree, both the rowhouses and underground parkade have been set back from the tree, resulting in a 9.75 m (32 ft.) wide opening between the two rowhouse buildings that front on Oak Street, which serves as a welcoming entry into the development's central courtyard. Given the scale of the tree and the width of the opening between the buildings, the application proposes that the rowhouse units on either side of the entryway be expressed as three-storey elements with a height for these units of about 11.43 m (37.5 ft.). Staff support this design approach because the entryway provides a prominent amenity (views through the site) that also helps to highlight and preserve the significant tree. It is also noted that shadow studies submitted indicate that there is no impact on the neighbouring properties from these higher building portions, which are only located towards the centre of the site.

Staff commend the applicant for retaining the mature pine tree, and note that its retention will help add some visual relief to a streetscape this is notably lacking in mature trees.

Around the perimeter of the proposed development, building heights are lower in order to create a better transition to existing neighbouring development. Staff consider this gesture to be a "neighbourly" approach to the interface between new and existing developments.

The application proposes some additional height in limited locations to allow for rooftop access ways, each having a pitched roof. As the roof decks are set back from the site periphery, shadow and overlook are not of concern. Staff support the increased height for these limited areas provided that the lane-fronting buildings otherwise meet the 9.15 m (30 ft.) height limit.

The application also proposes a setback from Oak Street of 3.36 m (11 ft.) to the building wall, which is less than the minimum setback established in other recent rezonings in the area. Nearby projects have setbacks off of Oak Street in the range of 3.66 m (12 ft.) to 5.69

m (18.67 ft.). City street boulevards in this block are insufficient in width to accommodate street trees. Staff recommend that the main wall of the building be generally set back 4.8 m (15.75 feet) from Oak Street, with limited portions set back at 3.66 m (12 ft.) to provide more space for public realm landscaping along Oak Street, which will result in a more substantial buffer between the arterial road and the residential units.

6. Transportation - Circulation, Parking and Loading

The proposed vehicle parking and bicycle spaces meet the requirements of the Parking By-law, with 25 vehicle parking spaces (including one disabled space) and 24 "class A" bicycle storage spaces provided in a below-grade parkade accessed by a ramp from the rear lane. All 19 of the primary units would have their own private entries to the underground parking.

Transit service to the site is provided by major bus routes on Oak Street, 41st Avenue (three blocks north), and 49th Avenue (4½ blocks south). The Oakridge-41st Avenue Canada Line station is located approximately 1.2 km to the northeast, and the Langara-49th Avenue Canada Line station is located approximately 1.3 km to the southeast.

Local street bikeways exist 1½ blocks to the south (46th Avenue), three blocks to the east (Willow Street), and seven blocks to the north (37th Avenue).

7. Environmental Sustainability

The applicant has submitted a Built Green checklist and has committed to certifying each dwelling unit at the Platinum level (140 points required, 154 points proposed). The relevant City policy, the Green Buildings Policy for Rezoning, requires only a Gold level of design (115 points). The applicant is to be commended on both the rating level and certification, and staff recommend a condition of approval to support this achievement at each stage of permitting.

Proposed building features include recycled and locally-manufactured materials, resource-efficient and low-emitting materials, low-flow toilets, a heat recovery ventilator system, and the use of passive design features as suggested in the City of Vancouver's Passive Design Toolkit.

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

8. Public Input

Notification of Application: On February 4, 2012, a rezoning application information sign was erected on the site and on February 13, 2012, a rezoning notification postcard was mailed to nearby property owners, to the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Housing Vision Committee, and to the Oakridge Residents' Group. Architectural plans and information regarding the application were posted on the City of Vancouver's website, and was also available to view at the Rezoning Centre's public counter at the City Hall East Wing.

Community Open House: A community open house was held on May 31, 2012 at the Jewish Community Centre (950 West 41st Avenue), with City staff and the applicant team in attendance. A notification postcard regarding the open house was mailed on May 17, 2012 to

nearby property owners, to the Arbutus Ridge/Kerrisdale/ Shaughnessy (ARKS) Community Vision Committee, to the Oakridge Resident's Group, and to the 11 members of the public who had expressed an interest in the application. Six members of the public attended the open house; none of the available feedback forms were filled out. One member of the public expressed concerns with an existing rowhouse development west of Oak Street, particularly the level of traffic in the lane used by residents to access underground parking.

Public Input and Feedback: Since notification of the formal rezoning process, 13 comments from members of the public (in addition to a property owner to the north of the rezoning site) regarding the proposal were received by email and from an online comment form on the City's website.

The majority of the public comments addressed how the proposed rezoning would affect the neighbouring property to the north, which is a single lot at 5990 Oak Street. Comments expressed concerns that isolating the property between two rowhouse developments could limit 5990 Oak Street's ability to be redeveloped in the future. Privacy/quality-of-life aspects were also mentioned, as was the appropriateness of two rowhouse developments neighbouring a single-family house (particularly in its current form as a single-storey building, or "bungalow"). One comment praised the overall concept of adding density to the area.

Staff believe that the recommended design conditions (as contained in Appendix B), which will be addressed at the development permit stage, will address concerns regarding the ability of 5990 Oak Street to be redeveloped in the future.

Feedback From Adjacent Property Owner: An adjacent property owner to the north (5990 Oak Street) expressed concern regarding the potential impact of their property being isolated between two rowhouse developments, should this application be approved. This neighbor also expressed concerns about a possible increase in local demand for on-street vehicle parking, as well as potential negative consequences of increased residential density (such as noise, loitering and garbage). Additionally, the neighbouring property owner expressed concern that the redevelopment potential of their single-lot property would be diminished by being located between two rowhouse developments.

As a result of concerns about property isolation, City staff strongly encouraged the rezoning applicant to consolidate the property at 5990 Oak Street into their rezoning application. However, the two parties (the property owners at 5990 Oak Street and the rezoning applicants of 6010-6050 Oak Street) were not able to reach to an agreement regarding the sale of the property.

Staff have considered and assessed the development potential of a single lot to determine whether it would still have a reasonable potential for redevelopment should this application be approved.

The applicant of this rezoning proposal has submitted to City staff five redevelopment scenarios for the single lot at 5990 Oak Street. The five redevelopment scenarios, four of which assume a rezoning, are:

- Two strata-titled rowhouse buildings, each with three units, for a total of six dwelling units, with underground parking accessed from the lane, at a floor space ratio (FSR) of 1.0;
- One strata-titled fourplex with parking off the lane, at an FSR of 1.0;

- Two strata-titled duplexes with two additional units integrated into the parking structure, for a total of six dwelling units, at an FSR of 1.0;
- Two free-standing infill homes facing Oak Street and a strata-titled duplex facing the lane, at an FSR of 1.0;
- One large single-family house that includes a secondary suite, as well as garage and laneway house facing the lane, at an FSR of approximately 0.792 (this latter option would not require a rezoning, and could be achieved under the existing RS-1 District Schedule zoning).

Upon review of these five scenarios, staff have concluded that each one is a reasonably viable redevelopment scenario that could achieve the allowable density inherent in the property's existing zoning (up to 0.7 FSR for a house/secondary suite, and up to an additional 0.125 FSR for a laneway house) or up to 1.0 FSR through rezoning to CD-1 (the Oakridge Langara Policy Statement suggests an FSR of 0.8 to 1.0 FSR for this area). As such, it is staff's view that approval of the proposed rezoning at 6010-6050 Oak Street would not unreasonably preclude redevelopment of the single lot at 5990 Oak Street to its potential.

9. Public Benefits

Oakridge-Langara has area-specific policies for Development Cost Levies (DCLs) and Community Amenity Contributions (CACs), as specified in the Oakridge/Langara Density Policy.

Development Cost Levy (DCL): DCLs collected from development help pay for facilities made necessary by growth, including parks, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposed rezoning site is located within the Oakridge-Langara DCL district, which has a rate (effective September 30, 2012) for developments of 1.2 FSR or less of \$32.23 per square metre (\$2.99 per square foot), to be paid when the building permit is issued. For this development, a DCL payment of approximately \$88,300 would be applicable. DCL 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 Contribution (CAC): The Oakridge-Langara Density Policy provides opportunities on certain small and medium sized sites for an increase of up to 20% in density ("density bonus") to encourage the provision of public benefits. Rezoning projects eligible for a 20% density bonus may provide in kind amenities, or cash contributions.

The contribution amount due is based on the increase in land value attributable to the net increase in density. This is calculated by multiplying the estimated market land value (per buildable sq.ft.) by the floor area of the bonus density. Stated as a formula it is as follows:

$$\text{Contribution} = \text{market land value (in \$/buildable sq. ft.)} \times \text{bonus floor area (in sq. ft.)}$$

Real Estate Services estimates that market land values for similarly zoned sites are currently in the region of \$200 per buildable sq.ft. As such, the CAC calculation would be: \$200 per buildable sq. ft. x 4,900 sq. ft. (bonus floor area) = \$980,000 contribution.

For this application, the owner has offered a cash CAC of \$980,000. Staff recommend that this offer be accepted, recommend that \$900,000 be allocated to the Affordable Housing

Reserve, and recommend that \$80,000 be allocated to traffic-calming measures (see Appendix B, condition (c)(6)).

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant will contribute \$980,000 to the City as a Community Amenity Contribution, with \$900,000 allocated to the Affordable Housing Reserve and \$80,000 to traffic-calming measures in the neighbourhood.

The site is subject to the Oakridge-Langara DCL and it is anticipated that the applicant will pay approximately \$88,300 in DCLs.

CONCLUSION

Staff conclude that the application is consistent with the Oakridge Langara Policy Statement in terms of achieving a compatible, livable, and ground-oriented rowhouse development in this high-priority sub-area for rezoning. The General Manager of Planning and Development Services recommends that the application be referred to a Public Hearing together with a draft CD-1 By-law, generally as shown in Appendix A, and that the application be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development shown in architectural drawings included as Appendix E.

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6010-6050 Oak Street
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.

Definitions

The definitions in the Zoning and Development By-law apply to this by-law except that:

- “Lock-off Unit” means a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.
- “Principal Dwelling Unit with Lock-off Unit” means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit.

Uses

- Dwelling Use, limited to Multiple Dwelling and to Principal Dwelling Unit with Lock-off Unit;
- Accessory Uses customarily ancillary to any of the uses listed in this section;

Floor area and Density

- Maximum floor space ratio of 1.2;
- The number of principal dwelling units must not exceed 19;
- The number of lock-off units must not exceed 9;
- For the purpose of computing floor space ratio, the site is deemed to be 2 282.98 m², being the site size at time of application for rezoning, prior to any dedications;
- Computation of floor space ratio must include:
 - all floors, including earthen floor, 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 space ratio must exclude:
 - open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the

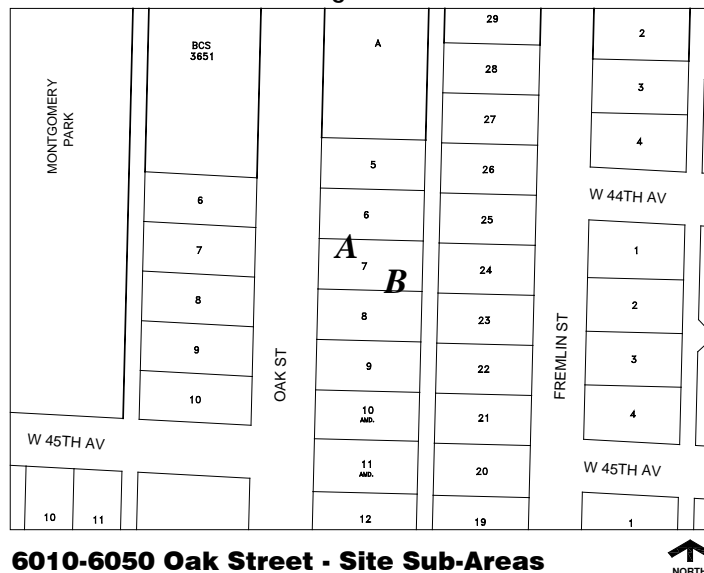
foregoing, except that the total area of all exclusions must not exceed 8% of the permitted residential floor area;

- 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 and the maximum exclusion for heating and mechanical equipment shall not exceed 1.4 m² in each principal dwelling unit;
- areas of undeveloped floors located:
 - above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
 - adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- all residential storage space below base surface;

Sub-areas

- The site is to consist of 2 sub-areas approximately as illustrated in Figure 1, solely for the purpose of height calculation.

Figure 1



Height

- The maximum building height, measured above base surface, must not exceed:
 - 11.43 m in Sub-area A, and
 - 9.15 m in Sub-area B, except that the Director of Planning may permit limited portions of the roof, roof access, guards or similar features for

the rear (east) half of the site to be excluded from this limit up to a maximum of 1.53 m, if the Director of Planning first considers:

- the effects on public and private views, shadowing, privacy, and noise impacts, and
- all applicable policies and guidelines adopted by Council.

Setbacks

- Setbacks must be at least:
 - 4.8 m from the west property line;
 - 3.6 m from the east property line; and
 - 2.4 m from the north and south property lines,
- Despite section X.X [*previous sub-section*], the Director of Planning may permit certain portions of the building to project up to 1.14 m into the required setbacks, if:
 - the Director of Planning first considers all applicable policies and guidelines adopted by Council; and
 - those portions of the building which project into the required setbacks are:
 - balconies, eaves, bays or similar features which measure no more than 7.3 m in height or width, or
 - located below the first storey facing Oak Street, or
 - designed to meet required building energy goals, required by Council approved policies and guidelines.

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 8.2 must be horizontally from the centre of the bottom of each window.
- If:
 - the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - 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 8.2 means:
 - any part of the same building including permitted projections; or

- the largest building permitted under the zoning on any site adjoining CD-1 (---).
- A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - 10% or less of the total floor area of the dwelling unit, or
 - 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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6010-6050 Oak 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 Yamamoto Architecture Inc., and stamped "Received City Planning Department, December 23, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

1. Provision of a front setback to the main floor of the building of at least 4.8 m (15.75 feet) and more substantial landscaping between Oak Street and the residential units;

Note to Applicant: Intent is to provide a more substantial buffer to this arterial road way, and allow more substantial planting including additional trees, given the narrow boulevard and sidewalk on this part of Oak Street. If floor area is relocated, it should be sited away from nearby neighbours. The general articulation of the Oak Street façade should be maintained.
2. Design development to continue the built features and expression of the Oak Street and courtyard sides of the building to the other sides of the building, especially the lane;

Note to Applicant: Intent is to continue the design quality around the development, particularly a more varied roof line with lower elements, and vertical elements similar to those on Oak Street. Materials such as cedar screens and siding should be continued on the lane side. Reduce the extent of exposed concrete and horizontal slab bands. Response should reflect commentary from the Urban Design Panel.
3. Design development to ensure that no part of the east building extends above 30 feet where it affects sunlight or daylight access to the rear yards of neighbouring development;

Note to Applicant: There should be no incremental effect as compared to a 30 foot tall building. Higher elements are acceptable if located away from the edges of the site.

4. Design development to improve privacy and reduce overlook from the windows and roof decks nearest to residential neighbours;

Note to Applicant: For windows, this can be accomplished by the use of high sills or obscuring glazing. Rooftop guards should be of obscuring glass, in combination with planters.

5. Design development to reduce the visual prominence of any concrete walls facing to adjacent properties;

Note to Applicant: Intent is to create a more gradual transition to existing development at a lower scale. This can be accomplished by revising the height, cladding, and landscaping around these elements.

Landscape

6. At time of development permit application, provision of:

(i) Design development to expand programming to include opportunities for children's play. The site is oriented to families and should provide programming for play, or connections to parkland, playgrounds or open play;

(ii) Design development to expand programming and include opportunities for shared gardening in the common outdoor open space;

Note to Applicant: Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

(iii) Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;

(iv) Design development to improve presentation to the neighbourhood by breaking up the perimeter fence/gate expression to a more character compatible design and allow for planting buffer in front of it, oriented to the street and lane. Suggest introducing a second material in keeping with the architecture and/or jogging the fence by sections, interspersed with planting beds;

- (v) Provision of a revised arborist report to give methods of safe retention and protection of the front entry retained pine tree, in context with the proposed site plan and underground parkade. Report to include a dimensioned tree protection plan overlaid on the site plan;
- (vi) 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.
- (vii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical 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;
- (viii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street.

Note to applicant: : The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.
- (ix) Provision of tree protection barriers for all retained trees, supported by recommended safe distances to excavation as referenced on the Arborist Report, specifically for each tree.
- (x) Provision of a letter of assurance for arborist supervision of tree relocation and other construction activities, dated and signed by both owner and arborist.
- (xi) 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;
- (xii) 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.

Crime Prevention Through Environmental Design (CPTED)

- 7. Design development to respond to CPTED principles, having particular regard for theft and security in the underground parking, break and enter, and mischief and vandalism, such as graffiti;

Note to Applicant: Provide a strategy that identifies the particular risks that may arise on this site and identifies specific features to mitigate them beyond the minimum requirements of the building code. Show on the plans where these features should be located, and provide an indicative design for them, especially around the parking and pedestrian entries. Provide a lighting design that avoids glare to nearby residents.

Engineering

8. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering.

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- a. Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints to be able to calculate slopes and cross falls.
 - b. Provision of a 20' (6 m) wide security gate at the parking entrance.
 - c. Provision of a bicycle wheel ramp for the stairs at the north end of the building from the parking level. This is to provide bicycle access from the parking level to Oak Street.
9. Should construction result in the need to replace the City sidewalk in front of the site, then the sidewalk width standards of the day would apply, a 6-foot wide or wider walk would be sought, space permitting.
10. Sewer connections are to be directed to Oak Street and not the lane east of Oak Street. Please contact Sewers Design to establish exact sewer locations and elevations.
11. The legal description on page A1.0 should be amended to reflect Block I, rather than Block 1.

Sustainability - Green Building

12. Compliance with all of the following conditions must be demonstrated at each stage of permitting:
- (i) The project must be certified under Built Green® 2011 as Platinum; and;
 - (ii) The project must achieve an EnerGuide for New Houses (EGNH) rating of 82 or higher;

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. The EGNH audit report ("P-file") must be submitted prior to issuance of Development Permit.

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 General Manager of Planning and Development Services, 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:

Lock-off Units

1. Make arrangements to the satisfaction of the General Manager of Planning and Development Services and the Director of Legal Services, to ensure that the number of strata lots in the strata plan is limited to the approved number of principal dwelling units.

Engineering

2. Consolidation of Lots 6, 7 and 8, Block I of Block 1008, District Lot 526, Plan 10897 to create a single parcel.
3. Provision of a site 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 are provided.
 - (i) Provision of street trees adjacent the site where space permits.
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.

Community Amenity Contribution (CAC)

6. Pay to the City, prior to the enactment of the rezoning by-law, the Community Amenity Contribution of \$980,000;

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.

* * * * *

6010-6050 Oak Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete PIDs: 004-755-022, 009-247-114, and 009-247-149 (Lots 6, 7 & 8, all of 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.

* * * * *

6010-6050 Oak Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this application on March 21, 2012, and supported (9-0) the proposed use, density and form of development.

Introduction: Devon Rowcliffe, Rezoning Planner, introduced the proposal for the 6000 block of Oak Street between West 44th and West 45th Avenues. He described the policy for the area noting that the site is in a "High Priority Sub-Area" and calls for multi-family residential. Under the Green Buildings Policy for Rezonings, the applicant is required to meet LEED™ Gold with a minimum of 63 points or Built Green BC Gold. The proposal also needs to have community amenity contributions in the form of childcare facilities, non-market housing or park acquisition and development.

Paul Cheng, Development Planner, further described the proposal noting that the site is on the east side of Oak Street with 189 feet of frontage. Mr. Cheng described the context for the area. There have been a number of rezonings in the area to create more substantial new multiple dwellings in keeping with the typical row-housing topology. The proposal is for 19 rowhouse units in four buildings with shared underground parking for 26 parking spaces access from the lane. It will be three to four storeys high with flat roofs and a contemporary expression. There is access to the roof gardens. Mr. Cheng noted that there is a substantial grade change across the site from Oak Street down to the lane. He also noted that the tandem parking spaces were not accepted by Engineering Services and will now be used for storage. The parkade has been designed to preserve a significant conifer tree in the middle of the streetscape.

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

- Is the proposed streetscape design including tree retention successful in incorporating the proposed height into this context?
- Are the different edge conditions well resolved considering the proposed landscape design, setbacks, lane entries, side yards and parkade structure?
- Is the scale and overlook to nearby houses appropriately handled?
- Is the landscape design sufficient in terms of providing a staggered wall/fence buffer along busy Oak Street?

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

Applicant's Introductory Comments: Taizo Yamamoto, Architect, further described the proposal noting that there are a few constraints with the site. He said they are trying to take advantage of the site by using the extra height that they have at the back to develop a new type of unit with a lock-in suite for a potential rental unit for each of the rear units. This would allow for more affordable housing stock within the area. At the front of the site they are trying to create enough space to preserve the tree and to have a larger element in the streetscape. As well they want to break up

the somewhat relentless rhythm of the streetwall that had been established by the existing rowhouse development along the street. Mr. Yamamoto said they are asking for some additional height in the centre of the site as they feel it works with the larger scale streetscape and especially with the scale of the tree. He added that are trying to introduce a contemporary solution that would be counter point to the traditional Tudor style that is happening in the area.

Meredith Mitchell, Landscape Architect, described the landscape plans noting the large pine tree that they wanted to use as a feature with the architecture. To create more of an entry they created a water feature for some sound to buffer the traffic noise and to make the entry more welcoming. There are existing trees on the perimeter which will be retained. Individual entries have been created along the street frontage with gates. There are a series of planters in the internal space with two different heights to separate it from the semi-public walkway. There is also a good size amenity with a seating area. On the lane side there are small patios with individual yard entries and fencing and a gate. There are also street trees running along the lane.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Further design development on the lane expression;
- Improve design of the gate/fence expression;
- Consider eliminating the pedestrian connection through the site.

Related Commentary: The Panel supported the proposal and liked the contemporary approach to the design.

The Panel supported the form and density and thought the proposal was well resolved and was a good approach with the addition of the rental units off the lane. The Panel supported the height; however, one Panel member suggested creating another step in the façade or reducing the mass, as the height is not typical of the area.

Several Panel members thought the lane expression seemed to have lost some of the strength in the design and should improve. The Panel thought the same amount of care should be taken on the lane as with the front expression and that it should transition better to the neighbours across the lane.

The Panel supported the landscape plans but felt the gate/fence expression could be broken up. They supported retaining the large tree and thought it was a good idea. Several Panel members didn't understand why there was a pedestrian connection on either side of the building and suggested removing them. One Panel member was concerned with the pine tree and thought the project was inside the critical root zone and suggested the applicant check it again. One Panel member thought that the central amenity needed to be moved more to the center of the space to get more sun.

Considering there is a lot of noise on Oak Street, one Panel member thought more should be done at the entry with the water feature and suggested it be moved further

in otherwise it will be drowned out by the vehicle noise. One Panel member suggested there was an opportunity to integrate some public art as well.

Regarding sustainability, some of the Panel thought the sustainability strategy could be improved as there wasn't anything innovative in the design. A couple of Panel members would like to have had the Built Green score card in the package. One Panel member suggested adding operable windows for natural ventilation as high volume areas and as well solar shading on the west façade.

Applicant's Response: Mr. Yamamoto said he appreciated the Panel comments and that they will continue developing the project.

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 By-law Specialist

The Building By-law Specialist reviewed the rezoning application and did not note any Building By-law issues.

5. Public Input and Feedback

Since notification of the formal rezoning process, 14 comments from members of the public regarding the proposal were received by email and from an online comment form on the City's website.

- 3 comments received were from people who live in the Oakridge neighbourhood,
- 1 comment was received from the ARKS Community Vision Housing Committee,
- 9 comments were received from people who live outside of the Oakridge area (including 2 from other municipalities), and
- 1 comment was received from a person who did not state their address.

The majority of the comments expressed concerns regarding the isolation of a single property to the north, particularly its ability to be redeveloped; privacy/quality of life aspects; and/or the appropriateness of two rowhouse developments neighbouring a single lot, particularly in its current form as a single-storey building. One comment referred to "tall blank walls" at the rear of the property, and concerns regarding a perceived lack of side yard and rear yard setbacks. One comment praised the general idea of increased density in the neighbourhood, while one comment criticized the general idea of increased density in the neighbourhood.

6. Comments – Applicant

The applicant was provided with a draft copy of this report on September 28, 2012, and was satisfied with its contents.

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6010-6050 Oak Street
PROPOSED FORM OF DEVELOPMENT



Figure 1: Perspective Studies

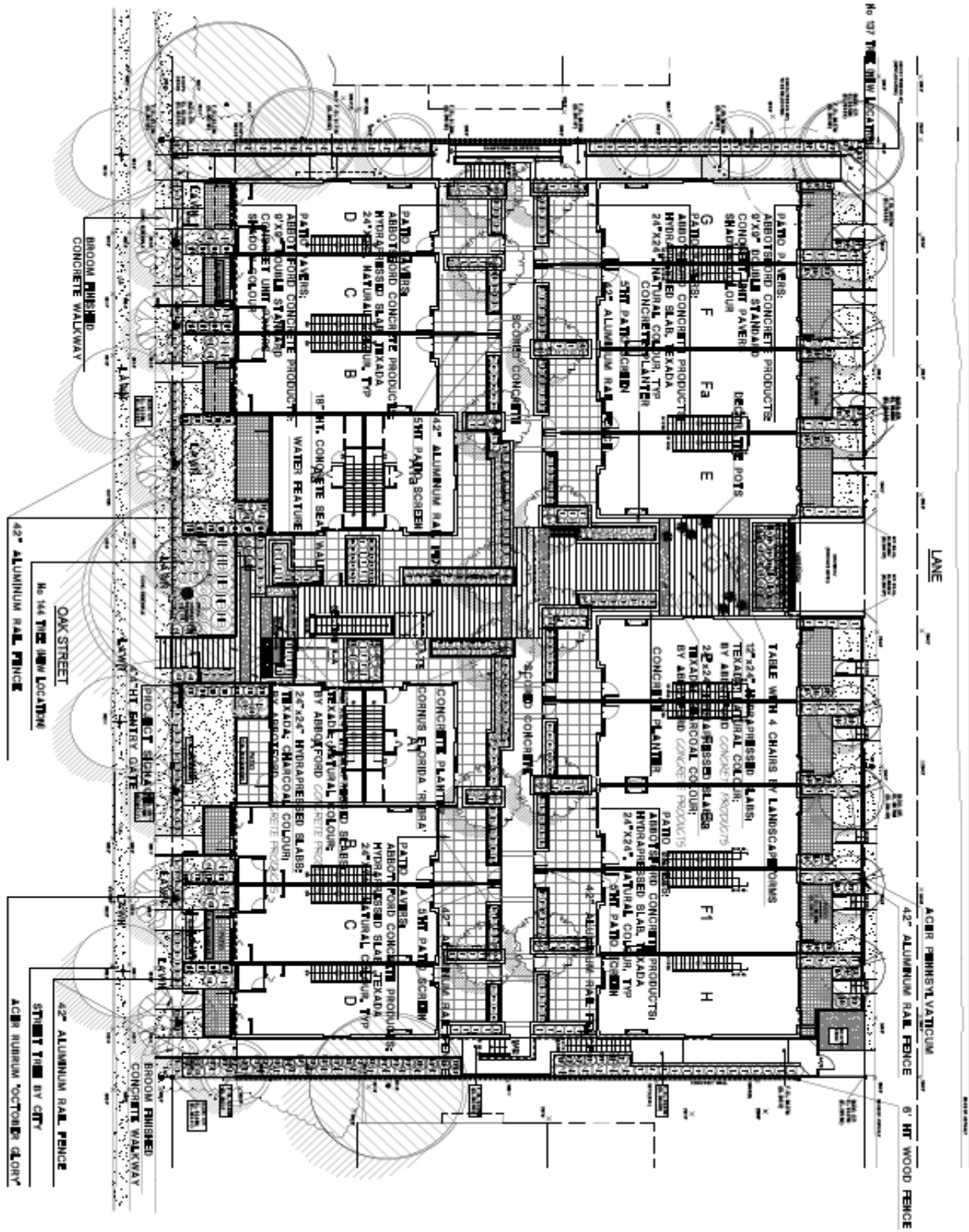


Figure 2: Site Plan

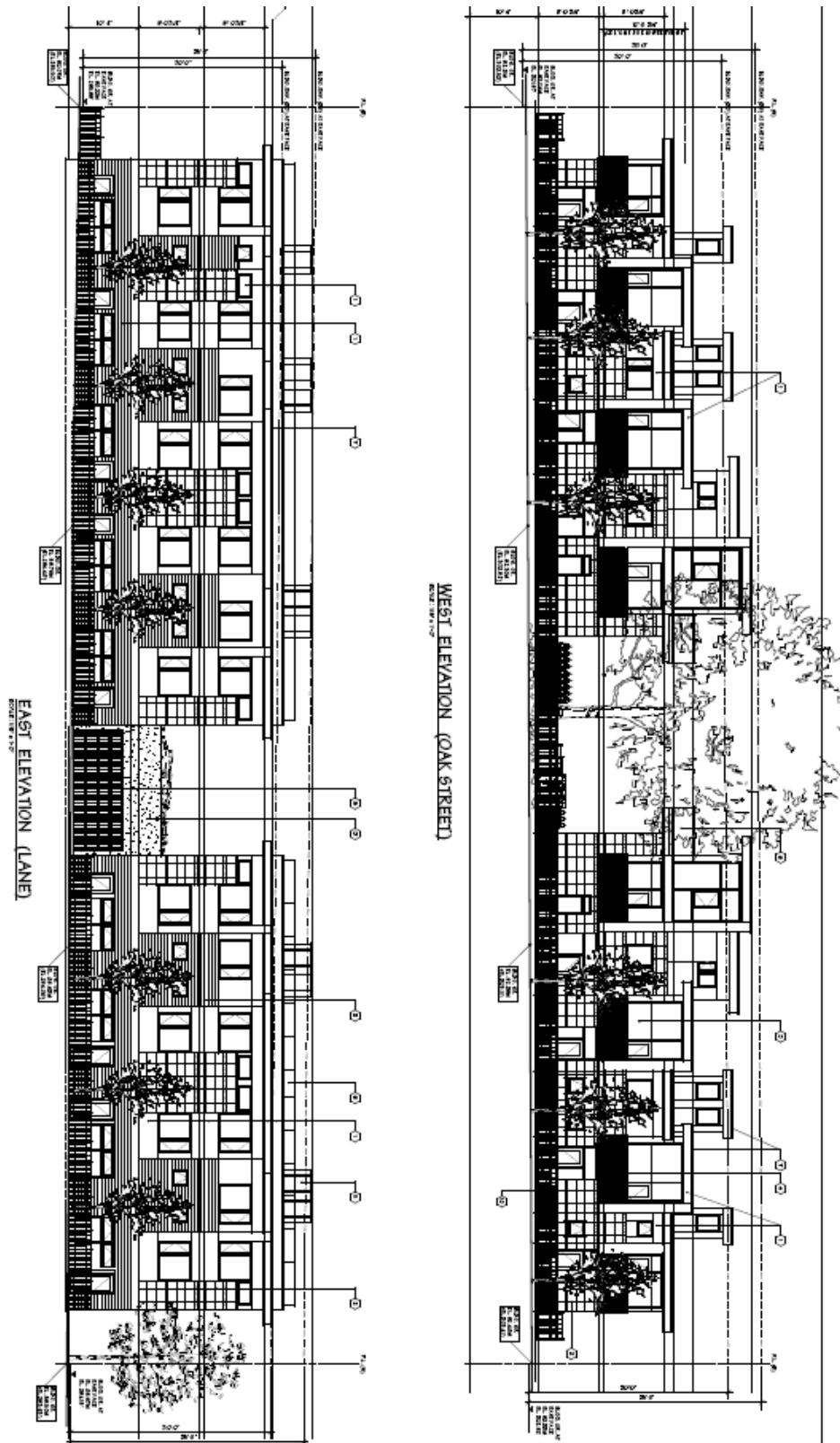


Figure 3: Proposed West (Oak Street) and East Elevations

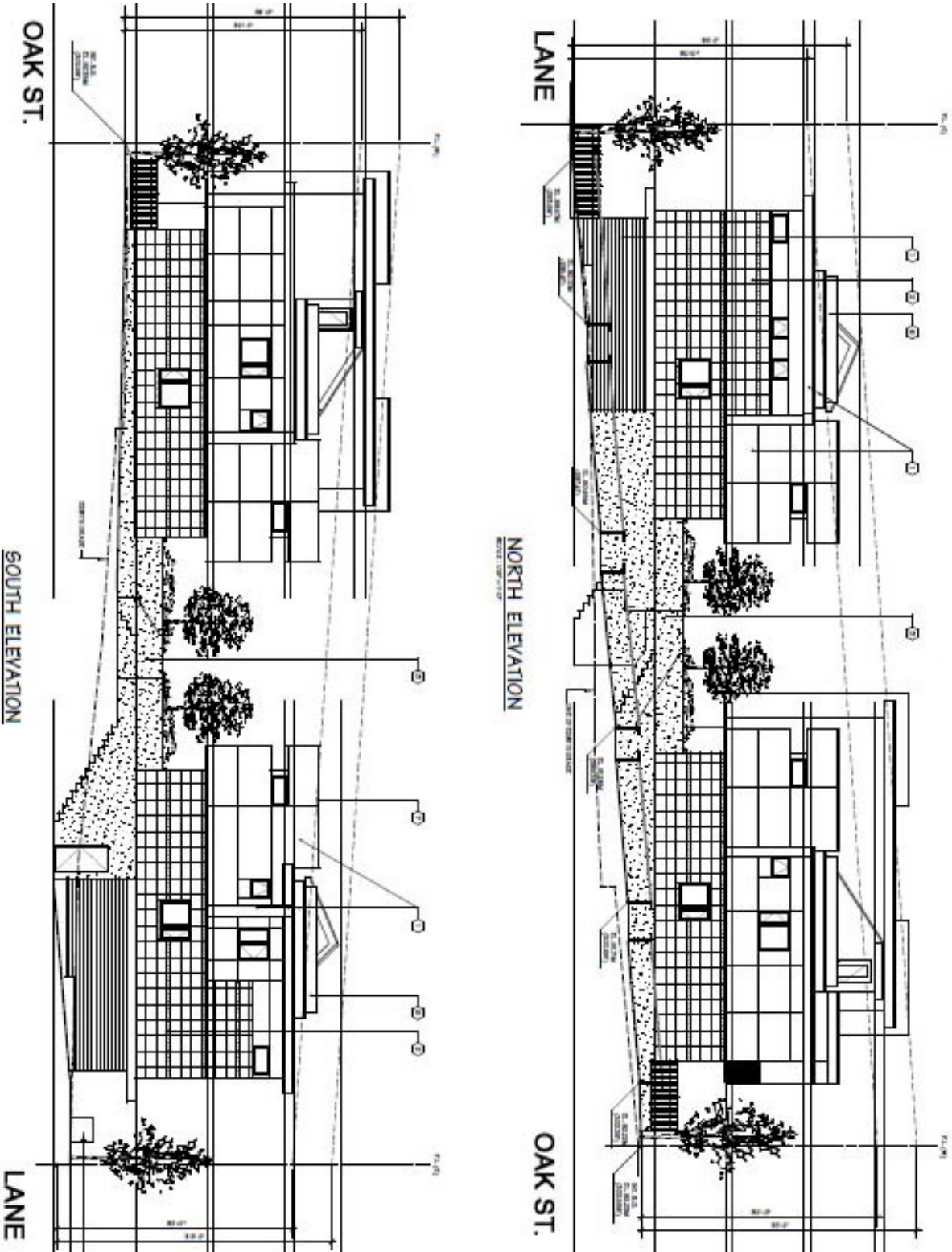


Figure 4: Proposed North and South Elevations

6010-6050 Oak Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Multiple-family dwelling with a rowhouse form, consisting of 19 primary units and 9 lock-off units.

Public Benefit Summary:

The application would generate Development Cost Levies (DCLs) as well as a contribution to the Affordable Housing Fund and to local traffic-calming measures.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 24,574 sq. ft. / 2,282.98 m ²)	up to 0.7 FSR	1.2 FSR
Buildable Floor Space	14,744 sq. ft.	29,489 sq. ft.
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)		
	DCL (Oakridge/Langara) *	\$44,148	\$88,297
	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)		\$900,000
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other - Local Traffic-Calming Measures		\$80,000
TOTAL VALUE OF PUBLIC BENEFITS		\$44,148	\$1,068,297

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

* 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.

6010-6050 Oak Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	6010-6050 Oak Street
Legal Description	Lots 6, 7 and 8, all of Block I of Block 1008 District Lot 526 Plan 10897; PIDs: 004-755-022, 009-247-114 and 009-247-149 respectively
Applicant/Architect	Yamamoto Architecture Inc.
Property Owner/Developer	Jim Hsu, 0880041 B.C. Ltd.

SITE STATISTICS

Site Area	24,574 sq. ft. (2,282.98 m ²)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different)
Zoning	RS-1	CD-1	
Uses	Single-Family Residential	Multiple Dwelling	
Max. Floor Space Ratio	up to 0.7	1.2	
Maximum Floor Area	14,744.4 sq. ft. (1,369.8 m ²)	29,488.7 sq. ft. (2,739.59 m ²)	
Max. Height	35.1 ft. (10.7 m) - conditional	37.5 ft. (11.43 m)	35 ft. (10.67 m), except that the Director of Planning may permit protrusions up to an additional 5 ft. (1.52 m)
Parking	3	26	
Bicycle Spaces	0	24 (Class A)	
Western Building Setback (fronting Oak Street)		11.28 ft. (3.44 m)	15.75 ft.* (4.8 m*)
Eastern Building Setback (facing rear lane)		12.08 ft. (3.64 m)	11.81 ft.* (3.6 m*)
Northern Building Setback		7.88 ft. (2.40 m)	7.87 ft.* (2.4 m*)
Southern Building Setback		7.88 ft. (2.40 m)	7.87 ft.* (2.4 m*)

* Except that the Director of Planning may permit a portion of the building that is limited in extent to 23.95 ft. (7.3 m) or less to project up to 3.94 ft. (1.2 m) into the required setback.