

SUMMARY AND RECOMMENDATION

3. REZONING: 6010-6050 Oak Street

Summary: To rezone 6010-6050 Oak Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is for a multiple-dwelling development with 19 rowhouse units and nine lock-off units. The application comprises four buildings, each at three to four storeys, with a maximum height of 11.4 metres (37.5 feet), and underground parking. The proposed total floor area is 2 739.6 square metres (29,488.7 square feet) and the proposed floor space ratio is 1.2.

Applicant: Taizo Yamamoto, Yamamoto Architecture Inc.

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Policy Report dated October 3, 2012, entitled "CD-1 Rezoning: 6010-6050 Oak Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc., and stamped "Received City Planning Department, December 23, 2011", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, 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 to 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.

- 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.

(RZ - 6010-6050 Oak Street)