

SUMMARY AND RECOMMENDATION

6. REZONING: 7249 Cypress Street

Summary: To rezone 7249 Cypress Street from RS-6 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit five three-storey townhouses and one commercial-retail unit with a residential unit above. A floor space ratio (FSR) of 1.2 and a building height of 10.7 m (35.1 ft.) are proposed.

Applicant: The Airey Group

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 The Airey Group, on behalf of 7249 Cypress Development Corp., to rezone 7249 Cypress Street [*PID 011-076-241; Lot 10 of Lot M, Block 11, District Lot 325A, Plan 5761*], from RS-6 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 0.7 to 1.2 to permit development of a three-storey building containing five townhouses and one commercial retail unit with a residential unit above, generally as presented in Appendix A of the Policy Report dated July 9, 2013, entitled "CD-1 Rezoning - 7249 Cypress Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Matrix Architecture, on behalf of the Airey Group, and stamped "Received City Planning Department, February 18, 2013", 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:

Urban Design

1. Design development to the townhouse building to create a more compatible relationship to the existing residential streetscape.

Note to Applicant: This can be achieved by reducing the height or massing of the north unit and treating the north wall to minimize exposed concrete and create architectural interest. The central townhouses can be shifted to create a more significant step to the south unit, similar to that to the north unit.

2. Design development to the west elevation to create a softer transition to East Boulevard.

Note to Applicant: This can be achieved by ensuring retaining walls do not exceed 1 m in height, and are located so that there is adequate space on site for layered planting in front of the retaining walls. Retaining walls should be treated with a high quality finish such as stone or brick.

3. Design development to better integrate pedestrian and vehicular access to the underground parking.

Note to Applicant: The stairs would ideally be enclosed within the buildings structure. The north stair must be located at least 1.5 m from the north property line. Concrete walls around the vehicle access should be minimized and where required be treated with high quality material and screened with landscape. The parking access visible from East Boulevard should be treated with high quality paving such as brick or concrete pavers.

4. Provision of additional information on the elevation drawings, indicating window size and location on the reflected elevations of the neighbouring building.

5. Design development to integrate utilities into the building, wherever possible. Identification on the site plan of building servicing requirements, including BC Hydro requirements.

Note to Applicant: Any required BC Hydro servicing box should be located on the East Boulevard side and within the subject site, and be well integrated into the site plan, and screened with landscape where possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened with landscaping. Avoid the awkward placement of utilities (pad-mounted transformers, Vista junctions boxes, underground venting) in the public realm or visible to primary walkways and entrances.

6. Provision of high quality windows and exterior finish materials compatible with the residential context.

Note to Applicant: The proposed brick and wood exterior cladding, and wood, and steel trims must be listed on the elevations and keyed to the drawings.

Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regard for:

- (i) theft and security in the underground parking; and
- (ii) mischief and vandalism, such as graffiti.

Note to Applicant: As with any development, the applicant must consider and design against uncommon but potential risks such as the perceived safety of underground parking areas, mischief and vandalism.

Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features to mitigate them. Show on the plans where these features should be located, and provide an indicative design for them. Of particular interest are the underground parking ramp and breezeway areas. Any lighting strategy should ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.

Landscape

- 8. Design development to maximize the retention of trees.

Note to Applicant: The arborist report submitted with the rezoning application indicates the retention of existing street trees along Cypress Street and the 1.9' Hemlock tree located on the neighbouring site to the north. Detailed plans at the development permit stage will need to demonstrate due care and attention to avoid encroachments into the critical root zones. Any tree on a shared property line will need to be safely retained. Where a 'shared tree' is in conflict with an excavation, a neighbour consent letter should accompany the application.

- 9. Design development to explore opportunities for enhancing the public realm treatment at street level to provide high-quality landscaping and amenities to encourage positive social interaction in consultation with the General Manager of Planning and Development Services and to the satisfaction of the General Manager of Engineering Services by incorporating street furnishings such as permanent benches, waste receptacles and bike racks for public use.
- 10. Design development of the commercial patio at the southernmost tip of the site to provide a simplified open space to feature a large caliper deciduous tree located on private property within a permeable paving surround.
- 11. Provision of separate gated entries to the rear private patios on East Boulevard.
- 12. Provision of best current practices for managing water conservation including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching (to be illustrated on the Landscape Plan).

Note to Applicant: Proposed plantings should be consistent with the City of Vancouver Water Wise Landscape Guidelines.

13. Provision of hose bibs for all private patios greater than 9.29 m² (100 sq. ft.), for hand watering.
14. Provision of maximum plant growing medium depth (to exceed British Columbia Landscaping and Nursery Association (BCLNA) standards) for all planted areas on structures.
15. At time of development permit application, provision of:
 - (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum of 1:100 metric or 1/8" imperial scale.
 - (ii) Large scale (1:50 metric or 1/4" imperial scale) partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane edges; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), and other landscape features, as applicable.

Engineering

16. The following are to be addressed at the development application stage.
 - (i) A canopy application is required. Canopies must be fully demountable and drained to the building's internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).
 - (ii) Correct the legal description on page A1.1 to read "Lot 10 of Lot M, Block 11, DL 325A, Plan 5761".
 - (iii) Clarify garbage pick-up operations for both residential and commercial uses. Pick-up operations should not rely on use of public property for storage of garbage bins. Confirmation that a waste hauler can access and pick up from the location shown on the plans is required.
 - (iv) Any landscaping proposed on public property is to meet the Boulevard Gardening Guidelines. Please amend the landscape plan to reflect the guidelines and submit a copy to Engineering for review.

Sustainability - Green Building

17. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving

Gold certification under LEED® Canada for Homes with a minimum of twelve energy and atmosphere points.

Note to Applicant: Provide a LEED® Canada for Homes checklist confirming that the project will achieve Gold level and a detailed written description of how the minimum target points will be achieved. Both checklist and description should be incorporated into the drawing set and significant LEED® features detailed on the plans.

18. Applicants are strongly encouraged to provide a deconstruction strategy for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill. A deconstruction strategy may be submitted at the time of development permit application.

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

Engineering

1. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of concrete curb and gutter, widened sidewalk to 1.8 m and pavement to centerline on East Boulevard adjacent the site.
 - (ii) Provision of widened sidewalk to 1.8 m on Cypress Street adjacent the site.
 - (iii) Provision of street trees adjacent to the site where space permits.
 - (iv) Provision of improved curb ramps at the Cypress Street, West 57th Avenue, East Boulevard intersection (three curb ramps will be required).
2. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

3. 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 with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Contribution toward Community Gardens

4. Pay the amount of \$48,000 to the City, prior to enactment of the CD-1 By-law, as a contribution toward community garden improvements and/or new community gardens within the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) area, to the satisfaction of the Director of Social Policy, and on terms and conditions satisfactory to the Director of Legal Services.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to assign regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigned Schedule "B" (C-1)], generally as set out in Appendix C of the Policy Report dated July 9, 2013, entitled "CD-1 Rezoning - 7249 Cypress Street", be approved.
- C. THAT, at the time of enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated July 9, 2013, entitled "CD-1 Rezoning - 7249 Cypress Street".

- D. THAT Recommendations A through C 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 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 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 - 7249 Cypress Street)