



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 16, 2014
Contact: Kent Munro
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RTS No.: 10603
VanRIMS No.: 08-2000-20
Meeting Date: June 10, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse

RECOMMENDATION

- A. THAT the application by Robert Ciccozzi Architecture Inc., on behalf of Avalonna Homes Ltd., to rezone 5805 Wales Street [*PID: 005-025-567; Lot K, Block 8, District Lot 721, Plan 17155*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 0.70 to 1.20 and the height from 10.7 m (35 ft.) to 13.4 m (44 ft.) to permit a three-storey residential development comprised of 54 townhouses, eight of which include lock-off units, and to restore and rehabilitate the heritage "A" listed Avalon Dairy farmhouse, be referred to a Public Hearing, together with:
- (i) plans received March 11, 2014;
 - (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 the application, 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 the adoption of Recommendation A, the heritage designation of the Avalon Dairy farmhouse at 5805 Wales Street, which is listed in the "A" evaluation category of the Vancouver Heritage Register, as a protected heritage property, be referred to a Public Hearing together with the rezoning;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law generally in accordance with Appendix D for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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.

- E. THAT Recommendations A through D 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 bylaw 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 evaluates an application to rezone the site of the former Avalon Dairy at 5805 Wales Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to restore, rehabilitate and accept the designation of the Avalon Dairy farmhouse as protected heritage property and to permit a three-storey residential development comprised of 54 townhouses, eight of which include lock-off units. The application also proposes improvements to the existing Avalon Neighbourhood Greenway.

Staff have assessed the application and find that it directly addresses a number of significant City policies including the Victoria-Fraserview/Killarney Community Vision. The application, if approved, would provide ground-oriented, multi-family townhouse units, a highly valued form of family accommodation in Vancouver neighbourhoods, sensitively integrated into the Victoria-Fraserview/Killarney neighbourhood. The proposal would also result in the retention, refurbishment and designation of the historic Avalon Dairy farmhouse which the community has indicated is the highest priority heritage building in the area. Staff support the application, subject to the rezoning conditions outlined in Appendix B. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Heritage Policies and Guidelines (1986)
- Victoria-Fraserview/Killarney Community Vision (2002)
- Housing and Homelessness Strategy 2012 - 2021 (2011)
- Green Building Rezoning Policy (2010)
- High-Density Housing for Families with Children Guidelines (1992)
- The Mayor's Task Force on Housing Affordability - Priority Action Plan (2012).

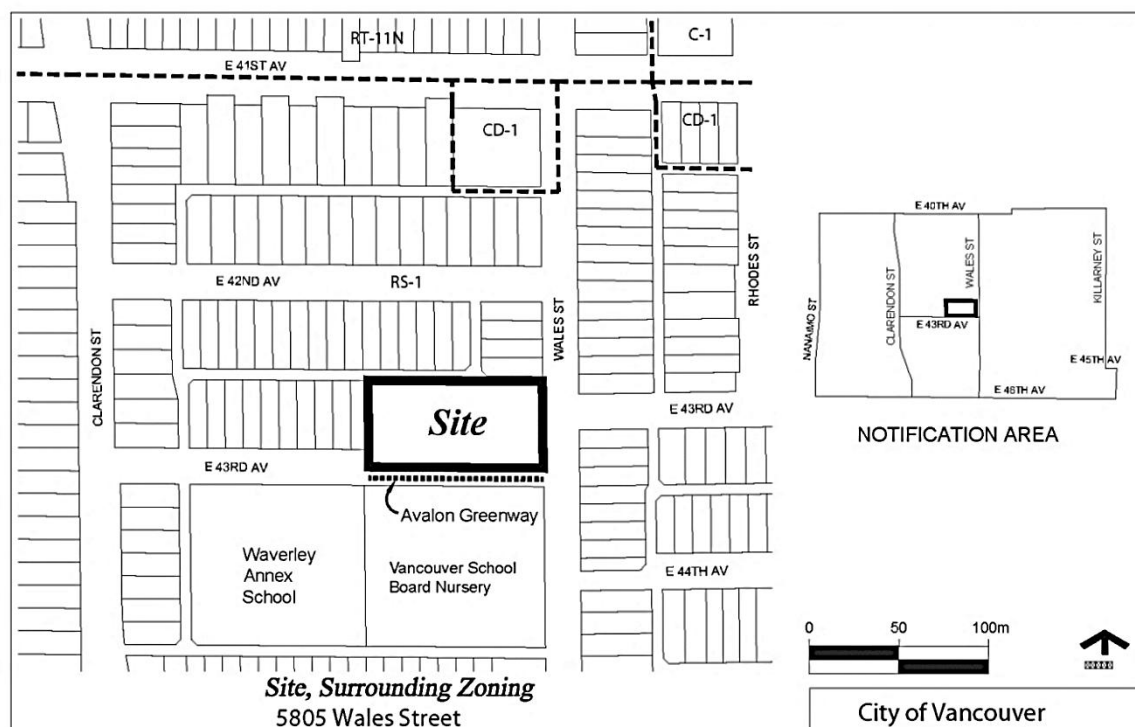
REPORT

Background/Context

1. Site and Context

This 4,723 m² (50,841 sq. ft.) site is located on the west side of Wales Street north of the Avalon Neighbourhood Greenway at 43rd Avenue (see Figure 1). The site has 48.4 m (158.9 ft.) of frontage along Wales Street and 97.5 m (320.0 ft.) of frontage along the Avalon Neighbourhood Greenway (43rd Avenue) and it is served by a lane at the rear of the site. Directly to the south across the greenway is the Vancouver School Board Nursery site. To the southwest is the Waverley Annex School. Sites to the north, east and west of the site are zoned RS-1 and are developed with detached housing. Further to the north, at Rhodes Street and 41st Avenue, there is a small C-1-zoned shopping area.

Figure 1: Site and surrounding zoning (including notification area)



2. Policy Context

Heritage Policies and Guidelines — The Avalon Dairy farmhouse is listed in the “A” evaluation category on the Vancouver Heritage Register. The City’s long-term goal is to protect, through voluntary designation, as many resources on the Vancouver Heritage Register as possible. “A”-listed buildings are of primary significance and represent the best examples of a style or type of building and/or they may be associated with a person or event of significance, or an early pattern of development.

The City recently approved a Heritage Action Plan to comprehensively respond to citizens’ and Council’s desire to encourage and support heritage conservation in Vancouver. A number of actions were identified and endorsed including a specific direction to use any available tools to conserve the City’s key heritage resources.

Victoria-Fraserview/Killarney Community Vision — In January 2002, Council endorsed the Victoria-Fraserview/Killarney (VFK) Community Vision. Direction 14.2 of the VFK Community Vision supports retaining the Avalon Dairy farmhouse. As well, Section 7 of the Community Vision supports improvements to pedestrian and cycling routes including existing and planned greenways.

Housing directions in VFK Community Vision support the development of new family-oriented housing and Direction 18.1 indicates that the community is supportive of the addition of some townhouses. The application proposes that 11 of the 63 dwelling units be two-bedroom units with 17 units having three bedrooms, thereby achieving 44% of the total units as suitable for families. A condition of approval has been added to Appendix B to ensure this unit mix is maintained in the proposal.

Housing and Homelessness Strategy and the Mayor’s Task Force on Housing Affordability — On July 28, 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. On October 4, 2012, Council directed staff to implement the action plan for the Mayor’s Task Force on Housing Affordability which supports the addition of more ground-oriented housing, three-bedroom units, and secondary rental units such as lock-off suites. This application proposes one-, two- and three-bedroom units including eight lock-off units that could be rented; these housing forms would serve to meet the needs of diverse households in the neighbourhood.

3. Application Revisions

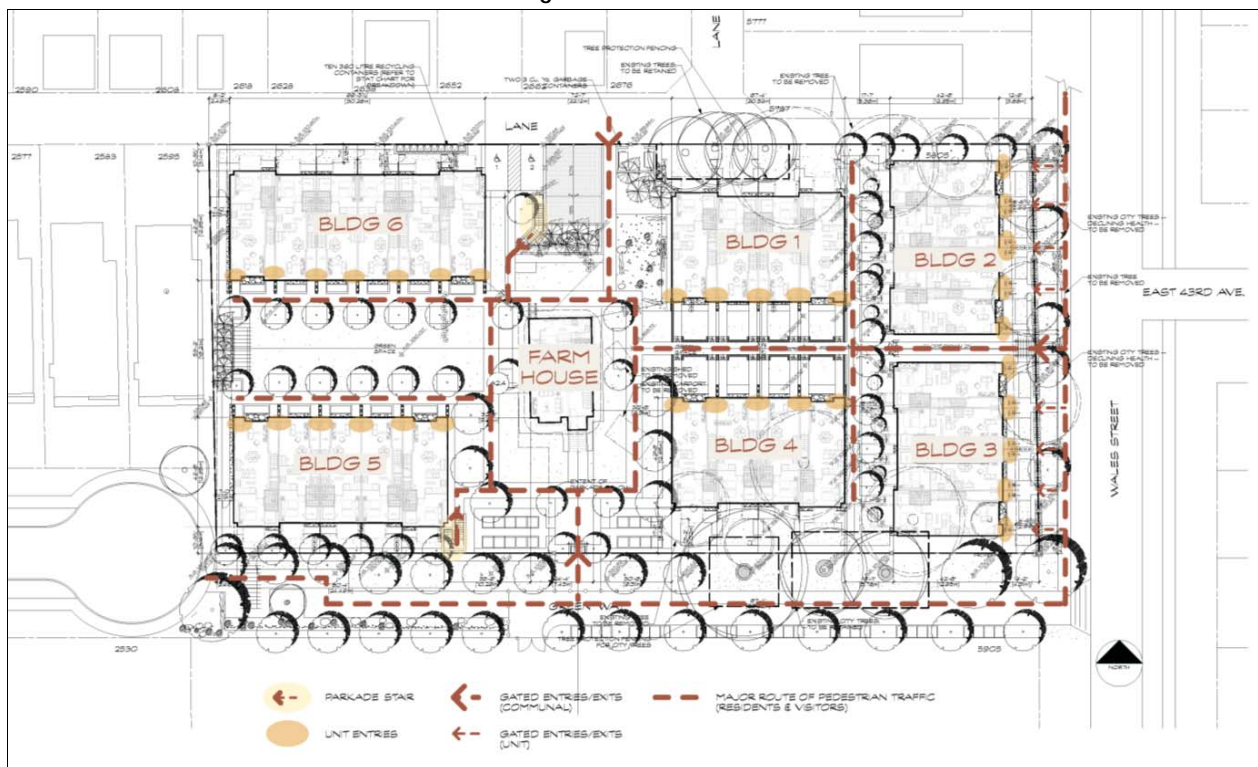
The original application was submitted in September 2012. After a City-hosted community open house held in November 2012, the application was revised in May 2013 (second version) to decrease the density and increase the number of units. In response to comments provided by the Urban Design Panel (UDP) and staff, a revised application was received in January 2014 (third version) to further reduce the density and reduce the number of units. This revised application was reviewed by the UDP again (second review) in January 2014 and was not supported. A further revision was made to the application (fourth and current version) in March 2014 to increase the amount of open space on the site and to reduce the number of primary units from 62 to 55 primary units (comprised of 54 townhouses and one unit in the farmhouse). This current version of the application was supported by the UDP in March 2014 and was presented to the community at a third open house in April 2014.

STRATEGIC ANALYSIS

1. Proposal

This application proposes to rezone 5805 Wales Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. The Avalon Dairy farmhouse (the “farmhouse”) is proposed to be retained in place and restored and rehabilitated to contain one dwelling unit and common amenity space for residents of the development. In addition to the rehabilitation of the farmhouse, six three-storey townhouse buildings are proposed (see Figure 2). Two of the townhouse buildings fronting Wales Street, Building 2 and Building 3, include eight basement lock-off units that could be rented or serve as additional living space for each of the primary units. In total, the application proposes 63 dwelling units, comprised of 54 townhouse units, eight of which include lock-off units and one dwelling unit in the rehabilitated farmhouse. The proposal is served by one level of underground parking on the westerly portion of the site, accessed from the adjacent lane to the north.

Figure 2: Site Plan



3. Density, Height and Form of Development (refer to drawings in Appendix F)

The existing farmhouse would be restored in place to maintain its prominent location on the site and to ensure its safe retention. The site planning for the six new townhouse buildings has been carefully considered to offer substantial open space around the farmhouse and to preserve most of the site's existing mature trees. The courtyards between Buildings 1 and 4, and 5 and 6, (see Figure 2) will serve as a commons for the residents, preserve views of the farmhouse from the greenway, support children's play, and provide informal gathering places. The open space between buildings also improves sun exposure for the courtyards.

Under the site's existing RS-1 zoning, the maximum allowable height is 10.7 m (35 ft.) and two and half storeys. Buildings 1, 4, 5 and 6 have a proposed height of approximately 11.3 m (37 ft.) and three storeys. Buildings 2 and 3 along Wales Street have a proposed height of approximately 13.4 m (44 ft.) and three storeys. The additional height for Buildings 2 and 3 accommodates the proposed basement lock-off suites and provides raised townhouse entries along Wales Street which serve to activate and enhance the street by having front porches and entrances facing the street. Shed dormers and gable-end roof forms have been used to reduce the perceived bulk and visual scale of the buildings with the third level appearing more like a half-storey (due to the floor area being contained largely within a roof form). Staff have assessed the additional height proposed and have confirmed that the increase in height from 10.7 m (35 ft.) to 13.4 m (44 ft.) will cast limited shadowing on adjacent sites at the spring equinox. The majority of additional shadowing projects onto the street and sidewalk along Wales Street. In some cases shadowing of the proposed buildings is not more than the shadows created by existing trees currently on the site. Staff conclude that the additional height and related shadow impacts are acceptable.

The proposed floor space ratio (FSR) of 1.2, as distributed on the site through a series of six buildings, creates a scale that is generally compatible with the neighbourhood. The amount of open space remaining on the site provides a sensitive and respectful response to the heritage house. As well, the proposed site coverage of 41% is similar to the maximum 40% site coverage permitted under RS-1 zoning.

The UDP reviewed the application on three occasions. During the course of the application review, staff worked with the applicant to make substantial changes to the proposal to improve the site planning, shadow performance, and open space design. At the most recent appearance at the UDP on March 26, 2014, the application was supported (see Appendix E).

In summary, staff conclude that the form of development, height and density have been successfully handled through this proposal for the sensitive intensification of the site in order to deliver additional ground-oriented multi-family housing and to retain and protect a significant heritage resource. Staff support the application, subject to the design development conditions noted in Appendix B, which will further improve and refine the proposal through the development permit process.

4. Transportation and Parking

Access to the underground vehicle and bicycle parking is proposed from the rear lane along the site's north boundary. Staff recommend that the proposed development meet the standards set out in the Parking By-law for parking and bicycle spaces, except that specific loading space standards are proposed to enable convenient loading for residents from their vehicles to the residential units.

The application proposes various improvements to the existing Avalon Greenway. Design development conditions are recommended in Appendix B that would further refine and improve the greenway design to better accommodate pedestrians and cyclists. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Heritage

Heritage Value — The farmhouse, located on the subject site, is listed in the “A” evaluation category on the Vancouver Heritage Register (see Figure 3). The owner of the site proposes to restore, rehabilitate and designate the farmhouse as protected heritage property.

The Avalon Dairy site is valued for its origins as a dairy operation, and as one of the longest running and last working farms in the City of Vancouver. Now based in Burnaby, the Avalon Dairy is the oldest continuously operating dairy in British Columbia.

The Avalon Dairy site is additionally valued for its longstanding ownership by the Crowley family who, from 1906 until recently, lived at and operated the Avalon Dairy from this location. The site was sold by the family in 2011. The family was very active in the community. Everett Crowley Park in the nearby Killarney neighbourhood is named after Everett Crowley who was a Parks Commissioner in the 1960s and a member of the Vancouver Board of Trade, and who worked at the dairy.

The surviving farmhouse on the site, built in 1908, is an excellent example of a modest vernacular, front-gabled house, with saddlebag dormers and simple decorative features including wooden siding and trims, crown mouldings, pointed bargeboards, and open soffits with exposed rafter-tails. The house also features original wooden sash windows, including one-over-one double-hung and multi-paned casement assemblies, and an original internal red brick chimney in the northeast corner. The grazing yard, lane trees, dairy buildings, and fencing are also historic features of the site.

Proposed Conservation Approach — While it is not possible to retain all the open areas and dairy buildings while allowing for development on the site as proposed, the farmhouse is to be retained and converted into one dwelling unit on the second and third floors and into common amenity space on the ground floor. Most of the farmhouse’s original exterior features are proposed to be retained and rehabilitated. A large open area in front of the farmhouse references the open space which once surrounded the house. Staff support the conservation proposed and conclude that it is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

The Vancouver Heritage Commission (the “Commission”) reviewed the application on July 29, 2013 (see Appendix E). The Commission did not support the application at that time, nor did the UDP, and staff recommended changes based on feedback from the Commission, UDP and the public. The revised application responds directly to the advice of the Commission and if Council were to approve the rezoning application, the proposal would be reviewed by the Commission at the development permit stage. Staff conclude that the overall form of development responds well to the farmhouse and are supportive of the proposal to leave the farmhouse in-situ. Conditions included in Appendix B will secure the protection of the exterior of the farmhouse.

Compatibility with Existing Zoning and Land Use Policies — As stated under Policy Context, the VFK Community Vision includes Direction 14.2 that supports retaining the Avalon Dairy farmhouse. As well, the Rezoning Policy in the VFK Community Vision supports consideration of site specific rezoning applications involving heritage retention.

The intent of the RS-1 Zoning District Schedule is to “... maintain the single-family residential character of the RS-1 District, but also to permit conditionally one-family dwellings with secondary suites and laneway houses. Emphasis is placed on encouraging neighbourly

development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape." The proposed conservation of the farmhouse is consistent with the RS-1 zoning applicable to surrounding lands by retaining a single-family heritage building with residential character.

Economic Viability of the Conservation Approach —The owner has offered to restore, rehabilitate and protect the farmhouse and to accept its designation as a protected heritage property. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$65,000.

Figure 3: Avalon Dairy farmhouse (circa 1908)



6. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. Applications that are either not eligible or extremely ill-suited to participate in the LEED® for new construction program can opt to achieve a minimum of BuiltGreen™ BC Gold and a minimum score of Energuide 82. The applicant submitted a preliminary BuiltGreen™ BC scorecard, which generally conforms to the Green Building Rezoning Policy, indicating that the project could attain the required points and, therefore, would be eligible for a Gold rating. A condition of rezoning in Appendix B secures the required sustainability features and performance.

Public Input

Public Notification — Prior to submitting a rezoning application, the applicant hosted two public open houses on April 2 and June 4, 2012 to discuss the proposal with the community.

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site and a total of 780 notifications were distributed within the neighbouring area on or about October 22, 2012. Subsequent notifications were sent for the second and third open houses to the same notification area.

Public Response — The first City-hosted community open house was held on November 7, 2012 with staff and the applicant team present. Approximately 135 people attended the event and 99 comment forms and emails were received (78% in favour / 10% opposed / 11% unsure).

The applicant subsequently revised the application on May 22, 2013 with a slight decrease in density from 1.24 to 1.22 FSR and an increase in the number of units from 52 to 68. The revised application was presented to the community at a second open house held on June 27, 2013. Approximately 102 people attended the event and 106 comment forms and emails were received (83% in favour / 8% opposed / 9% unsure). The revised application was subsequently reviewed by the Urban Design Panel (UDP) on July 31, 2013 and was not supported.

Following this review, the application was revised again (third version) on January 6, 2014 to further reduce the density from 1.22 to 1.20 FSR and to reduce the number of units from 68 to 62. This revised application was reviewed by UDP on January 15, 2014 and was not supported. A further revision was made to the application (fourth and current version) on March 11, 2014 to increase the amount of open space on the site and to reduce the number of primary units from 62 to 55 units (comprised of 54 townhouses and one unit in the farmhouse). This current version of the application was supported by UDP on March 26, 2014 and was presented to the community at a third open house held on April 16, 2014. Approximately 66 people attended the event and 61 comment forms and emails were received (96% in favour / 2% opposed / 2% unsure).

Comments from the public in favour of the proposal have focussed on support for retaining the farmhouse, the introduction of new family-oriented housing in the neighbourhood and the creation of new community garden plots for the community. Concerns focussed on parking and traffic impacts on adjacent lanes and on Wales Street. A more detailed public consultation summary is included in Appendix E.

Public Benefits

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

Required Public Benefits:

Development Cost Levies (DCLs) — 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 City-wide DCL rate of \$31.75/m² (\$2.95/sq. ft.). On this basis, a DCL of approximately \$179,980 is anticipated. DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year.

Public Art Program — The Public Art Program requires all new rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The proposed floor area is below this threshold, so there is no public art requirement.

Offered Public Benefits:

Heritage — The owner has offered to restore, rehabilitate and protect of the farmhouse and to accept its designation as a protected heritage property. If approved, the designation will be secured with a Heritage Designation By-law and the owner will enter into a legal agreement to secure the restoration, rehabilitation and maintenance of the farmhouse as further set out in Appendix B. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$65,000.

Community Amenity Contribution (CAC) — Within the context of the City's Financing Growth Policy, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. As this rezoning application involves a small, lower density residential site at a density that is less than 1.35 FSR and it is on a site that is less than one full City block, the application is exempt from CACs. The key public benefit that would be derived from this rezoning application is the restoration, rehabilitation and protection of the heritage farmhouse which is a highly valued community feature.

See Appendix G for a summary of the public benefits that would be achieved should this application be approved.

Financial

As noted in the section on Public Benefits, the applicant has offered the on-site restoration, rehabilitation and continued protection of the Avalon Dairy farmhouse heritage property valued at \$65,000.

The site is subject to the City-wide DCL District and it is anticipated that the application will generate approximately \$179,980 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the retention and rehabilitation of the existing farmhouse is consistent with Council's Heritage Policies and Guidelines. The proposal would provide ground-oriented multi-family housing which would increase housing choice and opportunities in the Victoria-Fraserview/Killarney community.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with draft CD-1 and Heritage Designation By-laws generally as set out in Appendix A and D, respectively. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

5805 Wales Street
DRAFT 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.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to multiple dwelling, dwelling unit and lock-off unit; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

3. The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 4 723.2 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.2.

- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area may exclude:
- (a) 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:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs, walls, or similar features;
 - (c) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) 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.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

5. The building height, measures above base surface, must not exceed 13.4 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 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.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

- 6.4 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.
- 6.5 An obstruction referred to in section 6.2 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 ().
- 6.6 A habitable room referred to in section 6.1 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.

* * * * *

5805 Wales Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended 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 Robert Ciccozzi Architecture Inc., on behalf of Avalonna Homes Ltd., and stamped "Received City Planning Department, March 11, 2014", 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 provide an elevator from the underground parking to grade.

Note to Applicant: This will provide an accessible path of travel from the below grade parking to grade. Consideration should be given to locate this sensibly, integrated with building massing, with some provision of related weather protection.

- 2. Provision of setbacks from the property line to buildings and distance between buildings across the courtyards to remain consistent with the rezoning application submission unless stated in subsequent rezoning conditions.

Note to Applicant: The proposed building setbacks submitted and shown on drawing A1.0 can be considered as minimum setbacks but could be increased if warranted by the design development process.

- 3. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the to the development permit process.

Crime Prevention Through Environmental (CPTED)

- 4. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;

- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

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

Note to Applicant: Provide a BuiltGreen™ BC scorecard confirming that the project will achieve Gold level and a minimum score of Energuide 82. Both the scorecard and description should be incorporated into the drawing set and significant BuiltGreen™ BC features detailed on the plans.

Landscape Review

6. Design development to protect healthy on-site and off-site trees (as per the survey provided) located outside building footprints wherever possible and with arborist consultation.

Note to Applicant: Further building modifications may be required to resolve conflict and ensure safety of retained City trees located close to Buildings 3 and 4, as noted in the arborist report.

7. Design development to provide universally accessible connections for pedestrians and people using wheelchairs, to all common open space areas throughout the site.
8. Design development of the landscaping within the public realm interface at the main community garden pedestrian entry and the public Avalon Greenway to provide a high-quality, welcoming public realm and offer open views to the Heritage farmhouse.
9. Design development for underground parking structures to be designed to provide maximum plant- growing depth (exceed BCLNA Landscape Standard) for landscaped planters over slab condition.

Note to Applicant: Public and private trees should be planted at grade, wherever possible, and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. Wherever possible, in the horizontal plane, soils should be contiguous to maximize soil volumes. To accommodate trees in planters near property lines, angle, notch or depress the underground parking slab to maximize planter depth (1 m across and 1.2 m downward).

10. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet, with notation.

11. Provision of a special public sidewalk paving detail over retained City trees located alongside the Greenway to the satisfaction of the City Engineer.

Note to Applicant: Refer to page 3 of the arborist report submitted by Froggers Creek Consultants, dated March 13, 2014.

12. At time of development permit application:

- (i) Provision of a fully detailed Landscape Plan illustrating proposed plant material by common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of a Tree Management Plan;

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including off-site trees and dimensioned tree protection barriers. An arborist report addendum will be necessary to further describe in greater detail, tree protection measures for protected trees located close to proposed excavation. Tree replacements can be shown on the proposed phased landscape planting plans.

- (iii) Provision of large-scale landscape sections at ¼"-0" or better, to illustrate the relationship between at-grade landscaped planters over slab condition, townhouse entries at the street and within the common courtyard, the lane interface, and special feature common areas.

Note to Applicant: The sections should include the building edge, landscape form, planter materials, tree stem, canopy and root ball, and labelled with dimensions.

- (iv) Provision of new street trees, where applicable, to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and

tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (v) Provision of large-scale architectural details at 1/2"=1'-0" or better, to illustrate proposed landscape elements including planters, paving, benches, fences/ gates, arbours and trellises.

Note to Applicant: Planter details must confirm depth of proposed planting on structures.

- (vi) Provision of an updated and detailed comprehensive ISA Certified Arborist report to outline special measures for retained trees located in close proximity to excavation, in accordance with Section 4, Protection of Trees by-law.
- (vii) Submission of written confirmation from Park Board regarding decisions for the retention/protection or removal of existing streets noted in the arborist report submitted by Froggers Creek Consultants, dated March 13, 2014.

Urban Agriculture

- 13. Design development to the raised bed community garden plots to ensure that *Community Gardens Accessibility Guidelines* are met including heights of garden boxes, suitable surface material, etc. to ensure people of all abilities are able to conveniently use the garden plots.

Note to Applicant: For more information please see:
<http://vancouver.ca/files/cov/Community-Gardens-Accessibility-Guidelines-2011.pdf>

- 14. Garden plots must meet the *Urban Agricultural Guidelines for the Private Realm*. This includes a requirement for 30% of the residential units to have access to garden plots; provision of adequate and accessible water hook-up; and the incorporation of small-scale composting for the garden site.

Note to Applicant: For more information please see:
<http://vancouver.ca/people-programs/urban-agriculture-guidelines.aspx>

- 15. Consideration for providing a small community gathering/picnic area and a potting/work bench.

Engineering

16. Confirmation that the firefighting needs can be met from Wales Street. Should 43rd Avenue be necessary for firefighting access then a complementary access design is to be developed that incorporates the various uses intended for 43rd Avenue to the satisfaction of the General Manager of Engineering Services in consultation with the Fire Department and the Chief Building Official.
17. Sewers are to connect to Wales Street. Please note this storm drain connects directly to Still Creek, care must be taken at all stages of development to ensure none of the sanitary waste is discharged to the storm system.
18. Provision of information signage on the site about the Avalon Greenway and the history of the Avalon Dairy farm to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.
19. Design development to integrate the existing public art entitled *'til the cows come home* into the greenway design.
20. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:
 - (i) Provision of an improved plan showing the column locations within the parking level and design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross-falls.
 - (ii) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main parkade ramp.
 - (iii) Provision of a 0.6 m (2 ft.) setback for the 2 ft. long parking columns from the end of the stall to improve maneuvering.
 - (iv) Remove the chamfer on the outside corner of the ramp to provide two-way traffic flow.
 - (v) Show, on the landscape and site plans, all of the existing vehicle entry and exit access points to the adjacent VSB nursery site.
 - (vi) Clarification of the garbage and recycling provisions and confirmation of pickup operations that do not rely upon public property for storage of garbage bins for an extended period of time.
 - (vii) Deletion of the proposed bio-swale on 43rd Avenue due to maintenance concerns.
 - (viii) Removal of the proposed hedge on public property.

- (ix) Removal of the trees, landscape and garden plots along the south edge of the 43rd Avenue.
- (x) Removal of the proposed pre-cast concrete pavers on public property.
- (xi) Revision of the bollard layout to reduce the number and better define the areas.
- (xii) Modify the design of the main access to the site from the driveway portion of 43rd Avenue to include vehicle access and a turnaround function for vehicles. The current design offers no way to turn around and access Wales Street safely.

Housing Policy

21. That the proposed unit mix including 11 two-bedroom units and 17 three-bedroom units be included in the Development Permit drawings

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

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

Engineering

1. Provision of a statutory right of way to accommodate a Public Bike Share (PBS) Station. The PBS Station includes the following design and siting criteria:
 - (i) Size: At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.
 - (ii) Location: The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street.
 - (iii) Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

- (iv) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - (v) Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
2. Provision of a statutory right of way on the site (near the south edge) to accommodate a public sidewalk should the greenway design not be able to accommodate an on-street sidewalk.

Note to Applicant: The intention is to preserve the grove of existing trees located near the south edge of the site.

3. Provision of a Services Agreement to detail the on-site 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 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.
 - (ii) Provision of improvements to 43rd Avenue between the cul-de-sac and Wales Street to provide improved pedestrian and cycling connections, including improvements to the Avalon Neighbourhood Greenway. Work is to include new bicycle facilities, sidewalks, greenways lighting, landscaping, pavement, curbing and other improvements as may be required.

Note to Applicant: All greenways improvements are to be designed to the satisfaction of the General Manager of Engineering Services and in a manner that meets maintenance standards set by the City.

- (iii) Provision of an improved access road (widening and/or repaving) to the Vancouver School Board (VSB) property at 5905 Wales Street to the south should the final greenway design on 43rd Avenue require it.

Note to Applicant: A letter of confirmation from the VSB is required stating that the proposed changes to 43rd Avenue, from Wales Street to the existing cul-de-sac, do not restrict access to their site.

- (iv) Provision of improved drainage on 43rd Avenue. There is currently no storm sewer on 43rd Avenue adjacent the site. If street improvements require collection and drainage of storm water, then a storm spur may be required to provide drainage of 43rd Avenue.
 - (v) Provision of improvements to Wales Street, along the site frontage. The improvements are to include:
 - a. new concrete sidewalks (minimum width 1.8 m),
 - b. a grass front boulevard (minimum 1.2 m),
 - c. concrete curb and gutter,
 - d. curb bulges at both legs of 43rd Avenue,
 - e. street trees, and
 - f. street and pedestrian lighting improvements and pavement to the centre-line of the street including all utility relocations, drainage improvements, and adjustments to accommodate the street design.
 - (vi) Removal of the existing wood utility pole on Wales Street. The applicant is asked to make arrangements for removal of this existing wood pole fronting the site on Wales Street and to provide confirmation from the affected utility companies that removal is possible.
 - (vii) Provision of speed humps in the lanes adjacent the site, subject to neighborhood review.
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 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.

Heritage

5. Enter into a legal agreement for the restoration, rehabilitation and long-term maintenance of the heritage building at 5805 Wales Street. The agreement is to be completed and registered in the Land Titles Offices (LTO) to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the CD-1 By-law.

Note to Applicant: The agreement must be signed by the owner, and any party with a registered interest on title. The purpose of the agreement is to secure the protection of the heritage building during and after construction and its rehabilitation in a timely manner, to allow for the City to place a commemorative plaque on the site or farmhouse, and for related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

Soils

6. If applicable:
- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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.

* * * * *

5805 Wales Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

Add the CD-1 to Schedule C of the Parking By-law with the following provisions as Parking Requirements:

- Class A loading spaces are required at a rate of 0.01 spaces per dwelling unit up to and including 300 units, and at a rate of 0.008 spaces per dwelling unit for any number of units over 300.
- A minimum of 1 Class B loading space is required.

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete PID 005-025-567; Lot K, Block 8, District Lot 721, Plan 17155 from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

5805 Wales Street
DRAFT HERITAGE DESIGNATION 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.

1. Council considers that the real property described as:

Structure and exterior	587 West King Edward Avenue	PID: 005-025-567
envelope of the improvements	Vancouver, BC	LOT K
and exterior building materials		BLOCK 8
of heritage building		DISTRICT LOT 721
		PLAN 17155

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

* * * * *

5805 Wales Street
ADDITIONAL INFORMATION

Vancouver Heritage Commission (July 29, 2013)

5805 Wales Street - former Avalon Dairy
Rezoning Application
VHR 'A'

Applicant: Hywel Jones, Hywel Jones Architect
Donald Luxton, Donald Luxton & Associates

Staff: Marco D'Agostini, Senior Heritage Planner
Michelle McGuire, Rezoning Planner
Timothy Potter, Development Planner

Issues:

- (i) Conservation Plan;
- (ii) Proposed form of development and its compatibility with the heritage building

Staff and the applicants reviewed the application and responded to questions.

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Orville Lim

THAT the Vancouver Heritage Commission does not support the rezoning application for 5805 Wales Street, the former Avalon Dairy, and recommends that, while there is support for the density and number of units, further design development be given to siting and massing of the proposed infill buildings to allow for greater open space and greater visibility to be created for the heritage farm house; and

FURTHER THAT the Commission reserves its support for the Heritage Conservation Plan and requests that further design development be presented to the Commission at the Development Permit stage, including the floor plates and subdivision plan for the heritage farm house plus exterior details/material choices for the proposed new buildings.

CARRIED UNANIMOUSLY

Urban Design Panel (March 26, 2014 - Third Review)

EVALUATION: SUPPORT (10-0)

- **Introduction:** Michelle McGuire, Rezoning Planner, explained that this was the third review by the Panel for the rezoning application. The second review was in January. The site is made up of one large parcel at Wales Street and East 43rd Avenue, the former Avalon Dairy site. It contains the farmhouse listed as a Category "A" building on the Heritage Register. The heritage farmhouse is currently not protected. The site is fairly large with a total area of approximately 50,000 square feet, just over one acre. It is currently zoned RS-1 and under that zoning it could be subdivided into approximately 10 lots with approximately w8 dwelling units including secondary suites and laneway houses.

Ms. McGuire noted that the site fronts onto the Avalon Greenway along East 43rd Avenue and directly across is the Vancouver School Board Nursery and Waverly Annex Elementary School just to the southeast. She also mentioned that surrounding the development is primarily single family homes. Ms. McGuire mentioned that the rezoning application proposed to rezone the site from RS-1 to CD-1 and includes the restoration and designation of the heritage "A" listed farmhouse to be removed and converted into one dwelling unit on the second and third floors with an amenity space on the first level. The proposal includes 54 residential units in six 3-storey townhouse buildings along with upgrading to the Avalon Greenway and new community garden plots.

Ms. McGuire described the changes since the previous submission that includes the reduction of the number of townhouse buildings from seven to six; reduction in the above grade floor area with the introduction of eight basement suite units and the addition of amenity space in the first level retrofitted farmhouse. She also noted that since the site is located within the Victoria-Fraserview/ Killarney Community Vision area, the relevant policy supports heritage retention projects and specifically retention of the Avalon Dairy. The proposal also includes 73 underground and two street-level parking spaces as well as 75 bicycle spaces. Ms. McGuire added that the proposal needs to meet the Green Building Policy for Rezoning using Built Green - Gold certification with a minimum Energuide 82 rating.

Tim Potter, Development Planner, mentioned that the former Avalon Dairy site is zoned for primarily single family residential and includes laneway houses. As well the RS-1 zone does not have provision to facilitate the retention of heritage resources. The existing building is an "A" listed building currently on the Vancouver Heritage Register. Mr. Potter mentioned that the many trees on the site will be retained however there are some that will be removed to accommodate the proposal.

Advice from the Panel on this application is sought on the following:
In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice was sought on the following questions:

1. On the last appearance at the panel requested design development to occur to achieve the following:
 - a) Design development to create a more clear hierarchy of open space;
 - b) Design development to improve shadow impacts in the northwest corner;

- c) Design development to improve the placement of buildings and site planning overall;
- d) Consider adding an indoor amenity space for the benefit of the project and community;
- e) Design development to add an elevator in the parking garage;
- f) Design development to reduce density on the site;
- g) Consider removing trees in south to improve the viability of the garden plots;
- h) Consider improving the sustainability strategy.

Please comment on the success in addressing the above noted concerns.

2. Please comment on the updated site planning and building placement and in particular the building separation between the townhouse blocks as well as the separation between the proposed townhouse buildings and the existing Heritage House.
3. Please comment on the success of the updated Landscape Plan.
4. Please provide any preliminary advice on materials, expression, and massing refinement for the applicant that could be carried forward in design development through the Development Permit process.

Ms. McGuire and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned that they have responded to the concerns from the last review. They have reoriented the buildings to create more open spaces through the site and improved visibility from Wales Street to the heritage home. As well they removed one building and added basement suites which reduced the visible density on the site. The lower units have locked off access with separate access off the back through a patio. The entries to the townhouse buildings are off the greens making a real sense of wayfinding through the site and as well there are no entries facing the heritage home. The parking ramp was moved to allow for more openings on both sides of the ramp and access to the garbage and recycling area.

Rod Maruyama, Landscape Architect, described the landscaping plans and mentioned the organization of the spaces had been improved with the farm house sitting as a focal element. They are trying to bring a more pastoral look to the landscape and have cleaned up the circulation spaces. They have reduced the urban agriculture plots and have located them in sunny places. The plan is to keep most of the existing trees with some being removed for the placement of the buildings.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve accessibility for handicapped persons;
 - Design development to add outdoor space for the indoor amenity;
 - Consider adding rain cover over the exterior stairs;
 - Design development to simplify the townhouse expression and colour palette.

- **Related Commentary:** The Panel supported the proposal and thought there was an obvious improvement from the last review.

The Panel supported removing some of the density and redistributing some of the mass and thought the site planning and building placement was successful. They thought the lock-off units were a great addition and would be a good mortgage helper for the larger units. The Panel liked the amount of open space the new design provided and the connectivity through the site but had concerns regarding the lack of accessibility for people who are handicapped.

Most of the Panel thought the amenity space could be improved and were concerned that there wasn't any handicap access and little physical connection to the courtyard. As well they thought the applicant needed to think about how the units connected to the courtyard. One Panel member suggested adding more outdoor space at grade for the units.

The Panel supported the landscape plans noting an increased legibility in the hierarchy of spaces. One Panel member suggested that around the heritage house the trees could be a little more formal in their design. Some Panel members thought the entry through the two units on Wales Street seemed a little tight. As well they wanted to see weather protection over the external stairs. Several Panel members thought the amenity room needed an outdoor space. As well they thought the children's play area seemed a bit constructed and too far away from the farm house and not central to the amenity space.

Regarding the amenity space, a number of Panel members thought the farm house should be a community space. A couple of Panel members suggested a reducing the amount of dark colours on the buildings. As well the Panel thought the materials and expression of the townhouses should be simplified.

- **Applicant's Response:** Mr. Ciccozzi thanked the Panel for their comments and said they could simplify the form and the colour palette as well as creating simpler forms for the townhouses. He said they tried to individualize the entries for each of the townhouse buildings. He added that adding an elevator from the parking would solve a lot of problems. As well they could connect the indoor amenity to an outdoor space.

Urban Design Panel (January 15, 2014 - Second Review)

EVALUATION: NON-SUPPORT (0-7)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a second review by the Panel for a rezoning application for the former Avalon Dairy site. The site is a large parcel between Wales Street and East 43rd Avenue. The site contains the farmhouse which is a listed Category A building on the Heritage Register which is currently not protected. The site is currently zoned RS-1 and under that zoning it could be subdivided into approximately 10 lots with approximately 28 dwelling units including secondary suites and laneway houses. The site fronts the Avalon Greenway along East 43rd Avenue and is directly across from the Vancouver School Board Nursery and the Waverly Annex Elementary School. Ms. McGuire noted that the surrounding development is primarily single family homes. She explained that the rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of 61 dwelling units within seven 3-storey stacked townhouse buildings and the retention of the heritage farmhouse that will be retrofitted with bike storage and one dwelling unit. As well the proposal includes upgrading the Avalon Greenway and adding new community garden plots. Ms. McGuire mentioned that in terms of the relevant policy, the site is located within the Victoria-Fraserview/Killarney Community Vision area. The vision contains directions that support heritage retention projects and specifically retention of the Avalon Dairy.

Tim Potter, Development Planner, further described the proposal noting that the site is zoned primarily single family residential and is eligible for .6 FSR and building heights of 31 feet. As well laneway houses are permissible up to 20 feet. He mentioned that the RS-1 zone does not have any provision for the retention of heritage resources. The existing building is an "A" listed building currently on the Vancouver Heritage Register. Parking is accessed at the rear of the site from the lane. Mr. Potter added that many trees on the site will be retained however there are some that will be removed to accommodate the proposal. The proposal will retain the existing heritage house as well as the construction of seven small townhouse blocks. As well the proposal includes the enhancement of the Greenway east of the cul de sac at East 43rd Avenue and the construction of below grade parking on the westerly portion of the site.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice was sought on the following questions:

1. How well has the revised scheme addressed the previous Panel's comment with respect to the following identified concerns:
 - Increasing open space on the site overall and in proximity to the heritage house;
 - Improving upon the shadow performance on the site;
 - Improving wayfinding and clarity of pedestrian movement.
3. Comments on the success of the landscape design of the open spaces on the site.
4. Comments on the updated site planning and building placement and in particular the building separation between the townhouse blocks located at the northwest corner of the site having regard for shadow performance, livability

and landscape potential (note: proposed separation is shown at 19 feet exclusive of projections).

Ms. McGuire and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned that they had worked hard to provide more space around the existing farmhouse. They went to more of a townhouse design and tried to have a smaller footprint which also helped to address the wayfinding. He said they drew from the existing farmhouse with elements and materials and reincorporated that into the new design. The architecture is a stacked townhome design with lower flats and then 2-storey units above. He added that they wanted to maximize the rear yards and have room for pedestrians. Mr. Ciccozzi described the architecture noting the dormers, gabled entry ways and a rail fence around the perimeter of the site to keep in character with the heritage house. He added that they introduced colours that were similar to the farmhouse as well.

Rod Maruyama, Landscape Architect, described the landscaping for the proposal. He mentioned that they have opened up the courtyard with some lawn and some paving. The greenway has been kept mostly the way it was in the previous review but they have added more urban gardening in front of the heritage house. The rest of the landscape has some pockets for outdoor patios and walkways that connect to the back and front of the units. On the lane there are series of existing trees that will be kept but some trees will be removed because of the development.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to create a more clear hierarchy of open space;
 - Design development to improve shadow impacts in the northwest corner;
 - Design development to improve the placement of buildings and site planning overall;
 - Consider adding an indoor amenity space for the benefit of the project and community;
 - Design development to add an elevator in the parking garage;
 - Design development to reduce density on the site;
 - Consider removing trees in south to improve the viability of the garden plots;
 - Consider improving the sustainability strategy.
- **Related Commentary:** The Panel did not support the proposal and thought that although some parts of the design had been improved in terms of creating more open space, there remained concerns about the overall site planning and the relationship of the buildings to the heritage house.

The Panel said they were disappointed with the submission since the applicant hadn't shown how the current proposal responded to the previous concerns raised by staff and the Panel. They noted that there was some improvement in the open space as well as the use and disposition of the space but there was still room for further improvement. Although they found the shadow impacts were improved there was some concern regarding the separation between buildings six and seven. One Panel member

mentioned that the 19 feet between these buildings was tight and uncomfortable. As well they felt that the wayfinding could be improved through signage and a site map for visitors to locate the different buildings.

Most of the Panel thought it was a shame to use the heritage building as a residence and since there wasn't any amenity space being provided, thought this would be the appropriate location for one. . They also felt that the farmhouse should be made special. As well they noted that the scale of the new buildings needed to be adjusted so that it wasn't reproducing the same scale as the farmhouse. The Panel were disappointed that there wasn't an elevator in the underground noting that it would be difficult for handicapped persons to use the parking.

For the most part the Panel felt that there was too much density on the site and that it was causing little breathing space between the buildings and the farmhouse. Several Panel members suggested removing two to four units to make the design workable. Some Panel members thought the building's front doors should face the commons as this would enliven this space. As well they wanted to see wider paths between the buildings. One Panel member noted that the curving paths that overlap at the front entrances create little landscape pockets that seem out of place. As well it was mentioned that the southern row of trees seems to be one row too many and will make the garden plots unsuccessful. Regarding sustainability, it was noted that the proposal does not seem to be meeting any targets for Built Green.

- **Applicant's Response:** Mr. Ciccozzi thanked the Panel and agreed that for the most part they had some good comments especially regarding the site orientations. He mentioned that their big challenge was the density and they have tried hard to make it work and still provide lots of open space. He added that if the client is open to losing some density they might be able to adjust the design. As well he explained that they didn't want to incur the cost of an elevator into the parking garage but agreed that one was needed.

Urban Design Panel (July 31, 2013 - First Review)

EVALUATION: NON-SUPPORT (0-7)

- **Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application for a large parcel at Wales Street and East 43rd Avenue. The site contains the former Avalon Dairy, including its original farmhouse listed as Category A on the Heritage Register although the farmhouse is not currently protected. The site is just over one acre and under the current zoning could be subdivided into approximately ten lots with twenty-eight dwelling units including secondary suites and laneway houses. Ms. McGuire noted the context of the surrounding area is primarily single family homes. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of 65 dwelling units with nine 3-storey stacked townhouse buildings and the retention of the heritage farmhouse that will be retrofitted with three dwelling units. The proposal also includes upgrading the Avalon Greenway and new community garden plots. As well the proposal will include parking for 75 vehicles and 75 parking stalls for bicycles.

Tim Potter, Development Planner, further described the proposal noting that East 43rd Avenue forms a cul-de-sac which leads to the greenway. The farmhouse is not protected in

the base zoning. The point of access is located to the L-shaped laneway to minimize some of the traffic impacts to the adjacent neighbours. The principle idea was to plan the site that included the farmhouse by way of bringing a cluster of pavilions which lend themselves to a scale that is larger but in the spirit of the zoning. The 3-storeys have been expressed in gable and pitched form roofs to respect the prevailing context in the single family homes. The parking garages are under the townhouses and the existing mature trees will be retained.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice was sought on the following questions:

- Given the importance of open space on the site for the greenway, pathways and gathering spaces, is the open space and overall site planning for the proposal successful?
- Is the programming and use of the open space of the landscape design supportable?
- Is the suspended "bridge" massing element with regard to their effect on open space, entries and concerns for CPTED supportable?
- Is the height, density, and overall form of development for this site successful and supportable?

Ms. McGuire and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Hywell Jones, Architect, further described the proposal and mentioned that the neighbourhood is made up of two and three storey residential homes. He explained that the neighbourhood doesn't want to see heights of more than two or three storeys on the site. He said they distributed the buildings as stacked townhouses with eight units as the neighbours didn't want to see rowhouses. He described the architecture and the unit layouts noting that there are eighteen three bedroom units for families. Mr. Jones mentioned that they looked at increasing the height for more open space on the site but felt it was a poor trade-off. He noted that everyone who lives in the development will have access to a gardening plot and the extra ones will be rented by the neighbours. A community area is planned for the base of the farmhouse to store gardening accessories.

Rod Maruyama, Landscape Architect, described the landscape plans and said that the urban agriculture is the driving force of the landscape and dealing with the greenway connection. They wanted to create spaces that are unique with walkways and trellises as well as fruit trees and other edible landscape.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to increase the open space on the site;
 - Design development to reduce the amount of shadowing on the site;
 - Design development to improve the wayfinding across the site;
 - Design development to the buildings to express a clearer hierarchy of the forms.

- **Related Commentary:** The Panel did not support the proposal but thought it was a wonderful opportunity to preserve the heritage farmhouse while adding new residential units.

The Panel supported the revitalization of the heritage farmhouse with the addition of housing as they thought it was a good fit for the neighbourhood. However there were a number of concerns regarding the open space and thought it did not reflect what the site was originally. They were also concerned with the amount of shadowing across the site. One Panel member noted that the internal spaces would be dark and uncomfortable.

The Panel also was concerned with the way finding across the site. They thought it was confusing between the public and private spaces as it was not clear how pedestrians would access the site. One Panel member noted that the distribution of unit entrances on all sides of the buildings didn't offer a clear hierarchy.

Although the Panel supported the urban agriculture plots in front of the farmhouse, they thought the space didn't work very well as the area needed to have more open space for it to be successful. Most of the Panel thought the location for the farmhouse should stay in its present location, however a number of Panel members suggested that relocating the house to another part of the site would provide greater flexibility in the planning of the property. The planning of the site and design should celebrate the farmhouse and the former use of the property.

The Panel also had some concerns regarding the bridging elements and the porches. While the porches successfully reduce solar gain they restrict the open spaces. The panel felt the density number as proposed seemed appropriate for the site due to the massing it appeared far too dense. The applicant and staff may need to reconsider the distribution of the density and the massing to arrive at built form that supports and addresses the Panel's concerns. As part of this review an increase in building heights should be considered.

The Panel supported the number of family units being proposed but felt the size and configuration of the play areas seemed constricted. They also thought the greenway seemed unresolved. One Panel member suggested that the landscaping should have a more heritage expression in order to better reflect the history of the site.

- **Applicant's Response:** Hywel Jones thanked the Panel for their good comments especially about improving the wayfinding across the site.

PUBLIC CONSULTATION SUMMARY

Public Notification: A rezoning information sign was installed on the site on October 22, 2012. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

November 7, 2012 Community Open House

A community open house was held from 5 - 8 pm on November 7, 2012, at the First Lutheran Church at 5745 Wales Street. A notice of rezoning application was mailed to 779 surrounding property owners on October 22, 2012. Staff, the applicant team, and a total of approximately 135 people attended the Open House.

Comments in **support** of the application included:

New housing types -Support for the unit mix and housing types proposed.

Heritage retention - Support for the proposal to retain the farmhouse. Come felt the history of the site should be further celebrated in some way.

Green space/Greenway - Support for improving the existing greenway and the inclusion of open green space on the site.

Community Garden proposal - Support for the introduction of community garden plots for the neighbourhood.

Miscellaneous - Commentary that the proposal should provide more trees (including more fruit trees), a common amenity space, benches, a playground, beehives, a picnic area and a connection to existing bikeway.

Comments **opposing** the application cited the following concerns

Density and Height - Concern about the proposed increase in density and height and the potential negative effects including shadowing and increased traffic and parking impacts.

Parking and Traffic - Concern regarding existing and potential parking and traffic impacts in adjacent lane and on Wales Street. Concern that not enough parking was being provided and that there would be a spillover effect on local streets.

Greenway - Concern about the future maintenance of the Avalon Greenway.

Miscellaneous - Commentary that the site should be converted into a tourist attraction or public site for neighbourhood events and gathering.

June 27, 2013 Community Open House

A community open house was held from 5-8 pm on June 27, 2013, at the Dr. George M. Weir Elementary Gymnasium at 2900 East 44th Avenue. A notice of rezoning application was mailed to 819 surrounding property owners on June 13, 2013. Staff, the applicant team, and a total of approximately 102 people attended the Open House.

Comments from those in **support** of the application:

Support for the Project - Most comments received simply expressed support for project and that this type of development is appropriate and desirable both for the neighbourhood and for Vancouver.

Affordability and Housing - The proposal was seen as a means of creating affordable housing units in the city through increased supply, with units appropriate for both young families and for seniors hoping to age in place.

Landscaping- The preservation of the grounds was seen as positive, with the desire expressed for more than trees but also bushes, shrubs, fruit-bearing varieties, and lawn space for children to play.

Heritage Preservation - There was support for preservation of the farmhouse, with a suggestion to retain some of the old fence and a suggestion to use the building as a museum.

Design - The proposal was viewed as a good fit for the neighbourhood, though one felt the stacked townhouses were 'overbearing'. Several mentioned that greater density would have been acceptable, particularly if it included larger units.

Parking and Traffic - Concern that Wales Street could be overwhelmed with traffic or the local area could see a lot of overflow parking. There was support for the parking ramp location off the lane, a desire to locate garage vents away from windows, and desire for a 'country lane' near the site.

Miscellaneous -

- Request that any CAC for the site to be allocated to the proposed Killarney senior centre.
- Suggestion to add a water feature or incorporate nearby natural spring.

Comments from those **opposing** the application cited the following concerns:

Parking and Traffic - Concern about traffic congestion and parking impacts and the suggestion that more parking stalls were needed in the building, and that the parking ramp should not be off the lane but off of Wales Street. Concern about potential speeding and poor visibility in the lane.

Density and Height - Concern that the proposal is too dense for the area, that the FSR and height of the buildings is too high.

Views - Concern about the potential loss of mountain views.

Miscellaneous -

- Support for the preservation of the farmhouse.
- Concern that the farmhouse does not merit preservation.
- Better public outreach and effort to inform is needed.

Comments from those either **unsure or unspecified** regarding the application held the following concerns:

Parking - Concern that the laneway parking ramp arrangement would lead to vehicle conflicts. More general concerns for traffic flow and safety were voiced by two commenters.

Commons and Public Realm- Suggestion that the public and communal space related to the proposal should ensure that bicycles and pedestrians both have a comfortable space to use. Suggestion that more community rooms are needed in the project, and that using raised garden beds would allow disabled access to a garden plot.

April 16, 2014 Community Open House

A community open house was held from 5 - 8 pm on April 16, 2014, at Dr. George M. Weir Elementary at 2900 East 44th Avenue. A total of 773 notifications were distributed within the neighbouring area on or about April 2, 2014. Staff, the applicant team, and a total of approximately 66 people attended the Open House.

Comments from those in **support** of the application:

Affordability and Increased Density - Support for the project because it was seen that it is relatively affordability and offers alternative housing choices. This project was viewed as a good way to increase much needed density, providing options for seniors, young families and new immigrants.

Design - Support for the design, describing it as attractive, modern, and well suited to the area.

Heritage Retention - Support for the proposed retention and renovation of the existing farmhouse.

Location - Support for the location with the site seen as optimal for increased density.

Miscellaneous -

- Small house sizes, looks to be an affordable development for small families.
- Noise impacts of construction and increased density need to be mitigated.

Comments from those **opposing** the application cited the following concerns:

Parking and Traffic - Concern regarding existing and potential parking and traffic impacts in adjacent lane and on Wales Street. Concern that not enough parking was being provided and that there would be a spillover effect on local streets.

Comments from those either **unsure or unspecified** regarding the application held the following concerns:

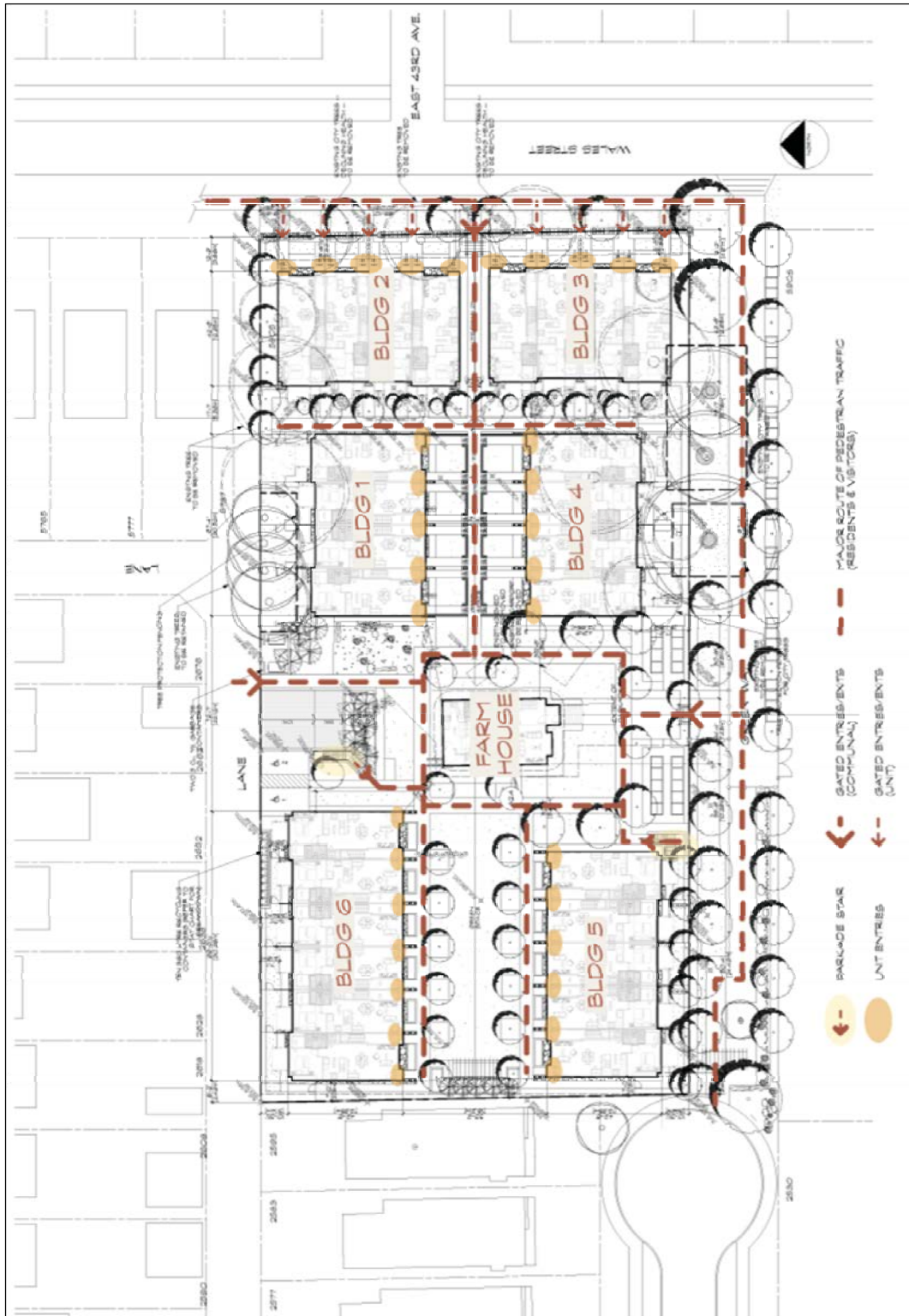
Miscellaneous -

- Concern that there was not enough parking on the site.
- Concern that the height of the buildings will have negative shadow effects.
- Concern regarding the greenway and suggestion that it needs to be retained during the construction phase.
- Concern about safety in the parking areas.

* * * * *

5805 Wales Street
FORM OF DEVELOPMENT

Site Plan



Elevations

West (Wales Streetscape) Elevation

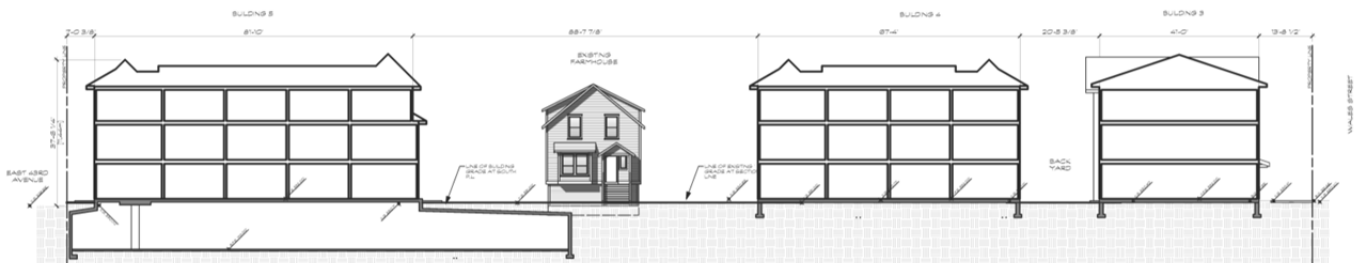


South (43rd Avenue/Avalon Greenway) Elevation

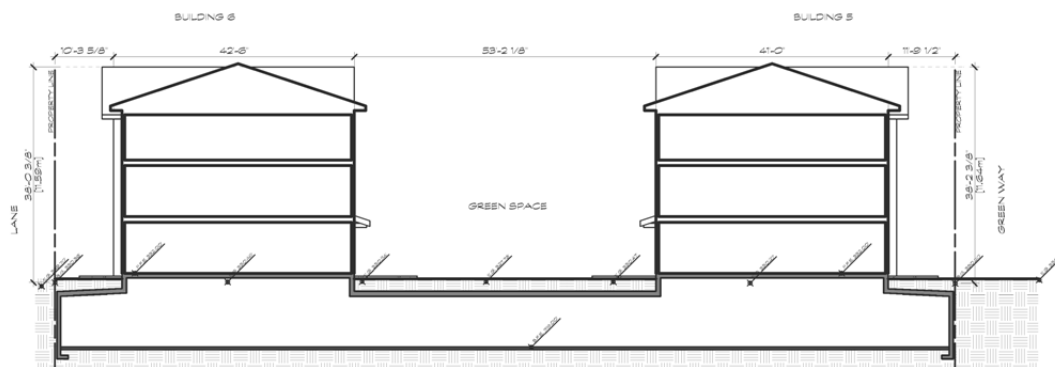


Sections

North/South Section



East/West Section



5805 Wales Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development of 63 dwelling units that includes the restoration into one dwelling unit and designation of the Avalon Dairy farmhouse at 5805 Wales Street and development of 54 townhouses, eight of which include lock-off units.

Public Benefit Summary:

The project would restore and protect the "A" listed heritage building at 5805 Wales Street and would generate a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 4,723.2 m ² / 50,842 sq. ft.)	0.70	1.20
Floor Area (sq. ft.)	35,589	61,010
Land Use	One-family dwelling	Multiple dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$104,988	\$179,980
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		\$65,000
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$104,988	\$244,980

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).
Note: The Applicant is also required to provide improvements to the existing Avalon Greenway.

5805 Wales Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5805 Wales Street
Legal Description	PID: 005-025-567; Lot K, Block 8, District Lot 721, Plan 17155
Developer	Avalonna Homes Ltd.
Architect	Robert Ciccozzi Architecture Inc.
Property Owner	Avalonna Homes Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	4,723.2 m ² (50,842 sq. ft.)	4,723.2 m ² (50,842 sq. ft.)
USES	One-family Dwelling	Multiple Dwelling, Lock-off Unit, Dwelling Unit
FLOOR AREA	3,306.2 m ² (35,589 sq. ft.)	5,667.8 m ² (61,010 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	1.20 FSR
HEIGHT	10.7 m (35 ft.)	13.4 m (44 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law