



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: January 6, 2015  
Contact: Susan Haid  
Contact No.: 604.871.6431  
RTS No.: 10759  
VanRIMS No.: 08-2000-20  
Meeting Date: January 20, 2015

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 6070-6090 Oak Street

**RECOMMENDATION**

- A. THAT the application by Listraor Development Corp. to rezone 6070-6090 Oak Street [*Lot 9 and Amended Lot 10 (see 442324L) Block 1 of Block 1008, District Lot 526, Plan 10897; PIDs 009-247-173 and 009-247-688 respectively*] both from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 1.00 to permit the development of two three-storey residential buildings, containing a total of 12 dwelling units, to be referred to a Public Hearing together with:
- (i) plans prepared by Raymond Letkeman Architecture Inc., received April 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, subject to conditions contained in Appendix B.
- B. 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.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and

expenditure of funds or incurred 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 two lots located at 6070-6090 Oak Street from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit development of two three-storey townhouse buildings containing a total of 12 dwelling units all over one level of underground parking. The site is located within the area of the Oakridge Langara Policy Statement (the “OLPS”), approved by Council July 25, 1995.

Staff have assessed the application and conclude that it meets the intent of the Oakridge Langara Policy Statement. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council Policies for this site include:

- Oakridge Langara Policy Statement (1995, last amended 1998).
- Green Buildings Policy for Rezoning (2009, last amended 2014).
- High-Density Housing for Families with Children Guidelines (1992).

### ***REPORT***

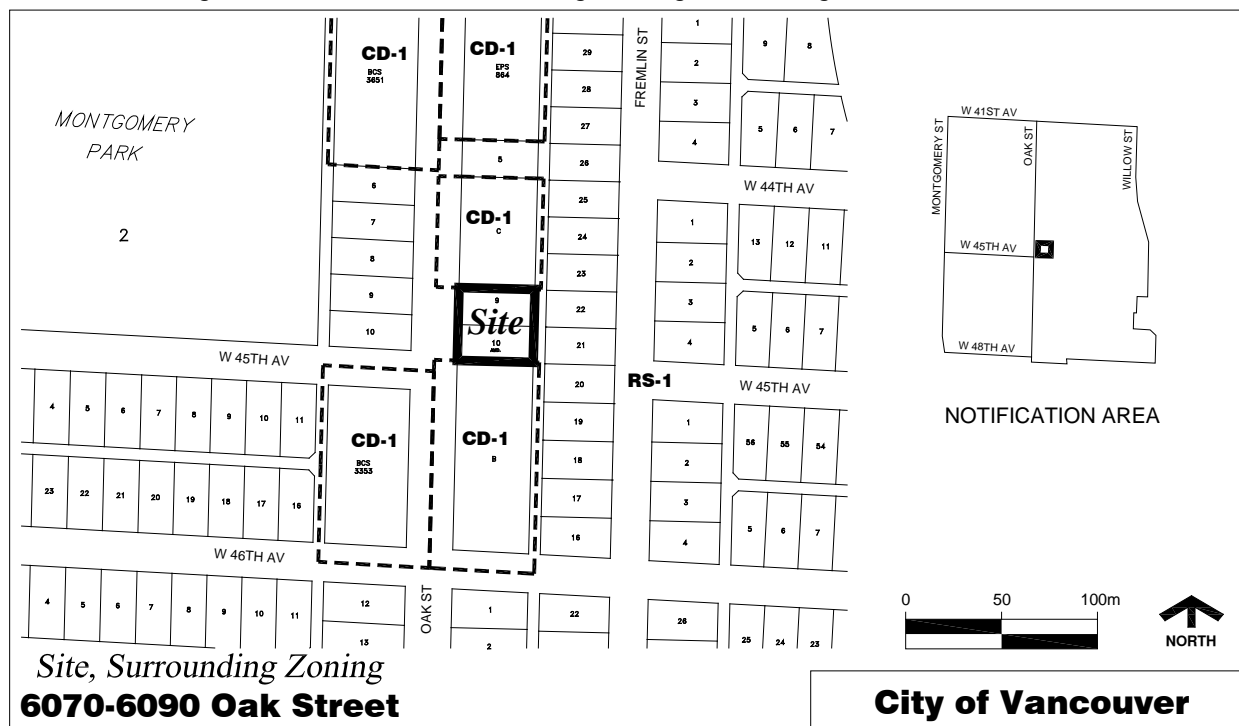
#### ***Background/Context***

##### **1. Site and Context**

The subject site is located mid-block on Oak Street between 43rd Avenue and 46th Avenue (see figure 1). The site is comprised of two legal parcels and has 37.8 m (124 ft.) of frontage along Oak Street. There is a 1.83 m (6 ft.) easement along the southern property line for a sewer main. The site is currently developed with two single-family houses, as are the properties across the lane to the east. In 2012, the properties to the north and south of the subject site were rezoned to CD-1 and redeveloped with townhouses in accordance with the

Oakridge Langara Policy Statement. The site is located on a major arterial with north-south bus service, and is 350 m or about a four-minute walk to east-west bus service on 41st Avenue, which connects to the Canada Line Station at Oakridge Centre.

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

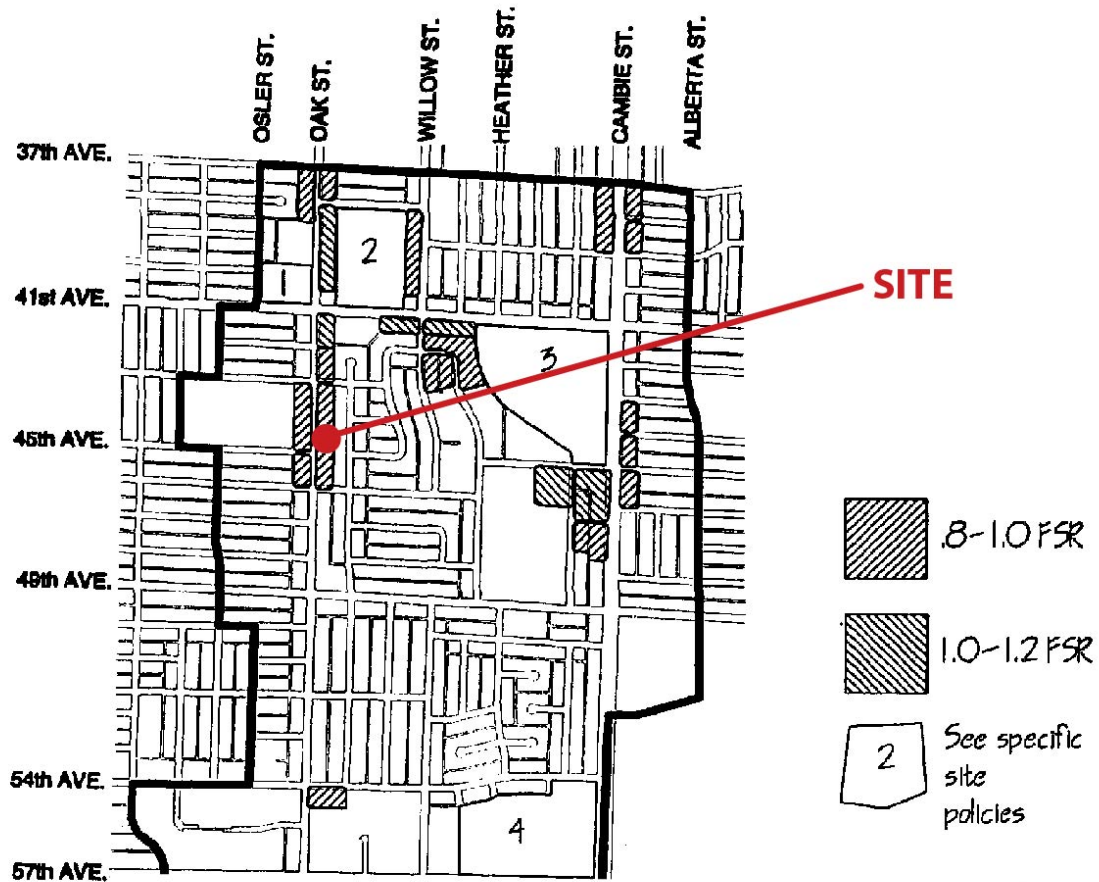


## 2. Policy Context

On July 25, 1995, Council adopted the Oakridge Langara Policy Statement. The OLPS sets directions for residential location and density; for residential mix and affordability; and for built form, height and character.

For this site, the OLPS supports stacked townhouse developments with a density range of 0.8 to 1.0 floor space ratio (FSR) and a provision for an increase of up to 20% to achieve City-desired public benefits (see figure 2). Sub-section 4.2 ensures that children are allowed in all market developments and that the City's family housing guidelines are followed. The maximum building height in the OLPS for the subject site is 9.14 m (30 ft.), as illustrated on Figure 14 of the OLPS.

Figure 2: OLPS Figure 4 - Proposed residential use and density



## Strategic Analysis

### 1. Proposal

The applicant proposes to rezone two lots located at 6070-6090 Oak Street from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow two three-storey buildings comprised of a total of 12 dwelling units, including ten three-bedroom units and two two-bedroom units, over one level of underground parking accessed from the rear lane (see Figure 3). The application proposes a density of 1.00 FSR and a building height of 10.7 m (35.1 ft.).

Figure 3: Site / Landscape Plan



## 2. Land Use and Density

The proposed residential land use and density are generally consistent with the Oakridge Langara Policy Statement. Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density of 1.00 FSR is appropriate on this site, subject to the design conditions noted in Appendix B.

### **3. Form of Development (refer to drawings in Appendix E)**

The application proposes two three-storey townhouse buildings, one fronting Oak Street and one located at the lane, separated by a common courtyard. Parking is underground and accessed from the lane.

The proposal is consistent with the built form and character policies within the Oakridge Langara Policy Statement. The townhouse configuration provides a compact, fine grained form of development with individual front entries and a small-scale residential character consistent with the expectations of the OLPS. Setbacks at the front and rear of the third storey further assist in providing a scale transition to neighbouring single-family development.

The OLPS recommends that buildings in this area be limited in height to 9.18 m (30 ft.), which was the outright height limit for the surrounding single-family RS-1 District at the time of the policy statement. Currently, the RS-1 District has an outright height limit of 9.5 m (34.4 ft.) and a discretionary height limit of 10.7 m (35.1 ft.). Row house developments have been approved along the Oak Street corridor, including the adjacent sites, with heights up to 10.7 m (35.1 ft.) in order to accommodate roof forms and vertical elements such as chimneys. Based on past practice, the Director of Planning would consider heights up to 10.7 m (35.1 ft.) to be supportable consistent with the prevailing context.

The Urban Design Panel reviewed and supported this application on July 2, 2014. Staff concluded that the design responds well to the expected character of the area as set forth in the Oakridge Langara Policy Statement and supported the proposed form of development, subject to the conditions outlined in Appendix B.

### **4. Transportation and Parking**

Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp off the rear lane at the northeast corner of the site. The application proposes 21 parking spaces and 22 bicycle storage spaces, which would be provided in accordance with the Parking By-law. 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. Environmental Sustainability**

The applicant proposes a wide range of features to achieve the required Gold rating in the Built Green™ home program (100 points required/112 points proposed) and a minimum score of Energuide 82, which meets the requirement set out in the City's Green Buildings Policy for Rezoning applications received prior to June 25, 2014. The applicant is proposing air source heat pumps for heating and cooling, installation of low-flow plumbing, durable roofing materials, and the use of third party certified sustainable harvested wood.

### ***Public Input***

**Public Notification** — The City of Vancouver Rezoning 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 512 notifications were distributed within the neighbouring area on or about June 12, 2014. A community open house was held on June 26, 2014 with staff and the applicant team present who discussed the proposal with the six people who attended. Staff received one comment form response and three phone calls. All concerns raised were related to properties in the notification area however were not specific to this application.

### ***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** — Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the Citywide DCL rate of \$32.18/m<sup>2</sup> (\$2.99/sq. ft.). On this basis, a DCL of approximately \$48,196 is anticipated. DCLs are payable at building permit issuance and are subject to an 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 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. As the proposed floor area is below the minimum threshold set out in the policy, no public art contribution will arise from this application.

#### **Offered Public Benefits:**

**Community Amenity Contribution (CAC)** — For this site, the OLPS identifies an FSR range (0.8-1.0) with potential for an increase of up to 20% (“density bonus”) to encourage the provision of City-desired public benefits. Development proposals that fall within the permitted FSR range are not anticipated to offer a CAC. Accordingly, this proposal at 1.00 FSR, if approved, will not result in a CAC as it does not seek any additional density beyond the permitted FSR range. A public benefits summary is provided in Appendix F.

### ***FINANCIAL IMPLICATIONS***

As noted in the section on Public Benefits, there is no Community Amenity Contribution (CAC) associated with this rezoning. The Citywide DCL District rate applies to this site and it is anticipated that this project will generate approximately \$48,196 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 application is consistent with the Oakridge Langara Policy Statement with regard to land use, density and form.

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

\* \* \* \* \*



6070-6090 Oak Street  
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**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) Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

**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 1,497.7 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any deductions.
- 4.2 The floor space ratio for all uses must not exceed 1.00.

- 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 must exclude:
- (a) open residential balconies or sun decks and other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusion must not exceed 8% of permitted floor area;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (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 minimum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area 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 the 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. Building height, measured from base surface, must not exceed 10.7 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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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 unobstructed view is not less than 3.7 m.
- 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 m<sup>2</sup>.

#### Acoustics

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

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

\* \* \* \* \*

6070-6090 Oak Street  
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for 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 Raymond Letkeman Architects Inc. and stamped "Received Planning Department, April 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:

**Design Development**

- 1. Design development to provide a clearer distinction between the public and private realm at the front entries along Oak Street.

Note to Applicant: This may be achieved by providing an elevated main floor and entry and/or a more robust fence detail. The fence should not be entirely solid, but should incorporate transparent panels to provide views through and contribute to pedestrian visual interest. Fence height at the front yard is limited to 4 ft.

- 2. Design development to provide improved animation and articulation of the lane edge by providing entries to the patios at the rear units.

Note to Applicant: The rear patio walls should be further articulated to add visual interest and a sense of scale. At-grade landscaping and planters should continue to be incorporated into the wall design. A section and elevation detail should be provided to illustrate the lane entry and wall treatment for a typical townhouse module.

- 3. Design development to the semi-private courtyard to provide improved opportunities for social interaction and informal children's play.

Note to Applicant: This may be achieved by creating areas of special interest and focus along common pathways as part of the overall landscape design.

### Crime Prevention through Environmental Design (CPTED)

4. Design development in response 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 BuiltGreen BC Gold™ with a source of Energuide 82.

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

### Housing Policy

6. That the proposed unit mix including 10 three-bedroom units and 2 two-bedroom units be included in the Development Permit drawings.

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

### Landscape

7. Site utilities and vents located on private property and integrate them discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: Every effort should be made to screen PMT transformers that are open to the lane with lockable gates (further coordination with BC Hydro is required).

8. Provision of high efficiency irrigation for all planted areas and individual hose bibs for all patios and common areas greater than 100 sq. ft.
9. Provision of adequate soil depths for all planted areas.

Note to Applicant: Soil depths should meet or exceed BCLNA Landscape Standard.

10. Provision of a detailed Landscape Plan illustrating 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.

11. Provision of large-scale landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the lane interface, common areas and upper levels.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball.

12. Provision of new street trees, to be provided adjacent to the development site.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. 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.*"

## Engineering

13. Relocate the metal fence, shown over the west property lines on pages SK.01.03 and L2, which is to be inside the property line.
14. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: 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 design elevations on both sides of the ramp at all breakpoints and within the parking area to be able to calculate slopes and cross-falls. Provision of elevations on section drawings is required.
- (ii) The security gate is recommended to be relocated to the top of the parkade ramp.

(iii) The minimum vertical clearance required for the parking ramp and parking area is 2 m (6.6 ft.) and should be noted on plans.

(iv) Provision of a 2 ft. column setback from the end of the stall.

Note to Applicant: A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space.

(v) Number all parking stalls.

(vi) Provision of class A bicycle spaces for units J and J1.

Note to Applicant: A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

Note to Applicant: Disability parking requires a relaxation as none are shown. If disability spaces are required, 2.3 m of vertical clearance shall be provided.

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

##### Engineering

1. Consolidation of Lot 9 and Amended Lot 10 (See 442324L), Block I of Block 1008, DL 526, Plan 10897 to create a single parcel.
2. Replacement of utility SRW agreement 338982M and an increase in width of the SRW to form an ultimate width of 2.0 m (6.56 ft.). Deletion of the encroaching stairs and retaining walls within the proposed SRW area is required.
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 is provided:
  - (i) Provision of a 2.0 m wide concrete sidewalk adjacent to the Oak Street frontage of the site.
  - (ii) Provision of street trees adjacent to the site where space permits.

- (iii) 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.
  - (iv) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
- 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.

#### Soils

- 5. If applicable:
  - (i) Submit a site profile to 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 Planning, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, including all dedicated lands, 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.

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6070-6090 Oak Street  
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lot 9, Block I of Block 1008, District Lot 526, Plan 10897 and Amended Lot 10 (See 442324L) Block I of Block 1008, District Lot 526; PIDs 009-247-173 and 009-247-688 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

6070-6090 Oak Street  
ADDITIONAL INFORMATION

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this rezoning application on July 2, 2014. The application was supported 6-0.

**EVALUATION: SUPPORT (6-0)**

**Introduction:** Kirsten Robinson, Rezoning Planner, introduced the proposal and for a rezoning application made up of two parcels and located on the east side of Oak Street between West 43<sup>rd</sup> and 46<sup>th</sup> Avenues. The proposal is being considered under the Oakridge Langara Policy Statement that contemplates stacked townhouse developments with building heights up to 30 feet. The site is located near Montgomery Park and Osler Elementary School. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of two 3-storey buildings over one level of underground parking. The proposal includes 12 market townhouse units and parking for 21 vehicles.

Marie Linehan, Development Planner, further described the proposal and noted that the site depth is larger on this section of Oak Street which allows for a larger courtyard depth of about 35 feet. The lane in this case is also lower than the street so the parkade is fully below grade. The context is also different in that courtyard row house developments have been approved and are under construction on either side. There is a six foot easement at the at the south property line and on the adjacent lot. The adjacent development has a row of townhouses with patios facing the side yard. The policy statement allows for 3-storeys with a height limit of 30 feet. For the adjacent sites and for others in the area, Planning has considered a 35 foot height limit for 3-storey townhouse developments and would do so in this case. Ms. Linehan mentioned that the height envelope angles down towards the lane. The height is compliant as viewed from the front with small wedges of the roof encroaching due to the angled height envelope.

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

- Overall proposal and urban design relative to the Oakridge Langara Policy Statement.
- The relationship of the proposal to each of the four site edges in terms of built form and landscaping.
- Building character relative to the Policy Statement and emerging character of the area.
- Architectural expression and differentiation of the proposals.
- Amount and design of open space on site.

Ms. Robinson and Ms. Linehan took questions from the Panel.

**Applicant's Introductory Comments:** Raymond Letkeman, Architect, further described the proposal and noted that the townhouse units will be accessed directly from Oak Street or from the courtyard. The rear building is two and one half storeys while the Oak Street facing units are three and one half storeys. He described the material palette noting the use of brick

and hardi panel. The units on Oak Street provide level entry. Mr. Letkeman added that the proposal was designed to accomplish a BC Built Green gold Certification.

Gerry Eckford, Landscape Architect, described the landscaping plans and noted the cedar privacy hedge and metal fences that separate the townhouses from Oak Street. A double row of street trees are also planned along Oak Street. There will be raised planters in the courtyard and small trees in the lane along with planters and hedging.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Consider adding steps to the patio area along Oak Street;
- Consider adding windows on the end walls;
- Consider adding a shared amenity space in the courtyard;
- Consider improving the colour palette.

**Related Commentary:** The Panel supported the proposal and thought it was a good topology for the neighbourhood.

The Panel thought the height variation wasn't a factor but thought the patio areas on Oak Street should be raised above the sidewalk. They felt it was important to have a demarcation between what is public and what is private space. As well they wanted to see landscaping and fencing to further mark the private areas.

At the lane wall, some of the Panel members wanted it to respond to the rhythm of the units. As well they thought there was an opportunity for larger windows on the end walls.

Some Panel members wanted to see a shared amenity space in the courtyard and would like to see the lane have some planting at grade. One Panel member thought the easement was an opportunity for access to the units by putting a pathway there.

A couple of Panel members thought the colour palette could be improved but thought the proposed materials were a good choice.

**Applicant's Response:** Mr. Letkeman said he appreciated the comments.

## **PUBLIC CONSULTATION SUMMARY**

### **Public Notification**

A rezoning information sign was installed on the site on June 9, 2014. A community open house was held on Thursday, June 26, 2014. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

### June 26, 2014 Community Open House

A community open house was held from 5:00-8:00 pm on 26 June, 2014 at the Unity Spiritual Centre at 5840 Oak Street. A total of 512 notifications were distributed within the neighbouring area on or about June 12, 2014. Staff, the applicant team, and a total of 6 people attended the Open House.

### Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the 26 June 2014 open house, a total of 0 comment sheets were submitted from individuals.
- A total of 0 letters, e-mails, and online comment forms were submitted from individuals and 1 phone call was received (approximately 0% in favour/0% opposed/1% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/ Maybe
1. Do you support the proposed redevelopment of this site?	0 (0%)	0 (0%)	1 (100%)

There were no comments submitted either in **SUPPORT** or **OPPOSED** to the proposal.

Comments were received from those who were **UNCERTAIN** or **UNSPECIFIED** about the proposal including questions related to redevelopment opportunities on adjacent sites, and a general concern about remainder properties along Oak Street.

6070-6090 Oak Street  
FORM OF DEVELOPMENT

Site / Landscape Plan







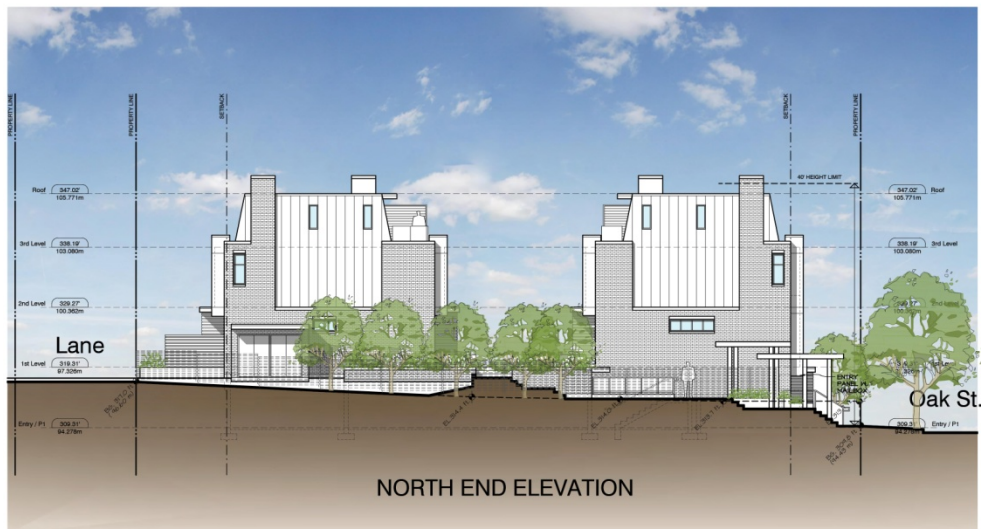


EAST LANE ELEVATION



EAST COURTYARD ELEVATION





6070-6090 Oak Street  
PUBLIC BENEFITS SUMMARY

Project Summary:

Project Summary:

Three-storey townhouses at a floor space ratio (FSR) of 1.00 containing 12 dwelling units.

Public Benefit Summary:

The project would generate approximately \$48,196 in DCLs.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,497.7 m <sup>2</sup> or 16,121 sq.ft.)	0.70	1.00
Buildable Floor Space (sq. ft.)	1,048.4 m <sup>2</sup> (11,285 sq. ft.)	1,497.7 m <sup>2</sup> (16,121 sq. ft.)
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	33,738	48,196
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		33,738	48,196

\* 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%).

6070-6090-5450 Oak Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	6070-6090 Oak Street
Legal Descriptions	Lot 9, Block I of Block 1008, District Lot 526, Plan 10897 and Amended Lot 10 (See 442324L) Block I of Block 1008, District Lot 526; PIDs 009-247-173 and 009-247-688 respectively
Developer	Listraor Development Corp.
Architect	Raymond Letkeman Architects Inc.
Property Owners	Listraor (West 38th) Homes Ltd.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,497.7 m <sup>2</sup> (16,121 sq. ft.)	1,497.7 m <sup>2</sup> (16,121 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	1,048.4 m <sup>2</sup> (11,285 sq. ft.)	1,497.7 m <sup>2</sup> (16,121 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	1.00 FSR
HEIGHT	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law