



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 6, 2015
Contact: Susan Haid
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RTS No.: 10757
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: 5508-5542 Oak Street

RECOMMENDATION

A. THAT the application by Listraor (West 38th) Homes Ltd., to rezone 5508-5542 Oak Street (*Lots 6 to 8, Block 865, District Lot 526, Plan 8170; PIDs 010-258-566, 008-021-180 and 010-258-698 respectively*) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 1.20 and the building height from 10.7 m (35.1 ft.) to 13.1 m (43.0 ft.) to permit the development of three four-storey residential buildings, containing a total of 19 dwelling units, 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;

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 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 three lots located at 5508-5542 Oak Street from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit development of three four-storey townhouse buildings containing a total of 19 dwelling units all over one level of underground parking. The site is located within the area of the Oakridge Langara Policy Statement, 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).

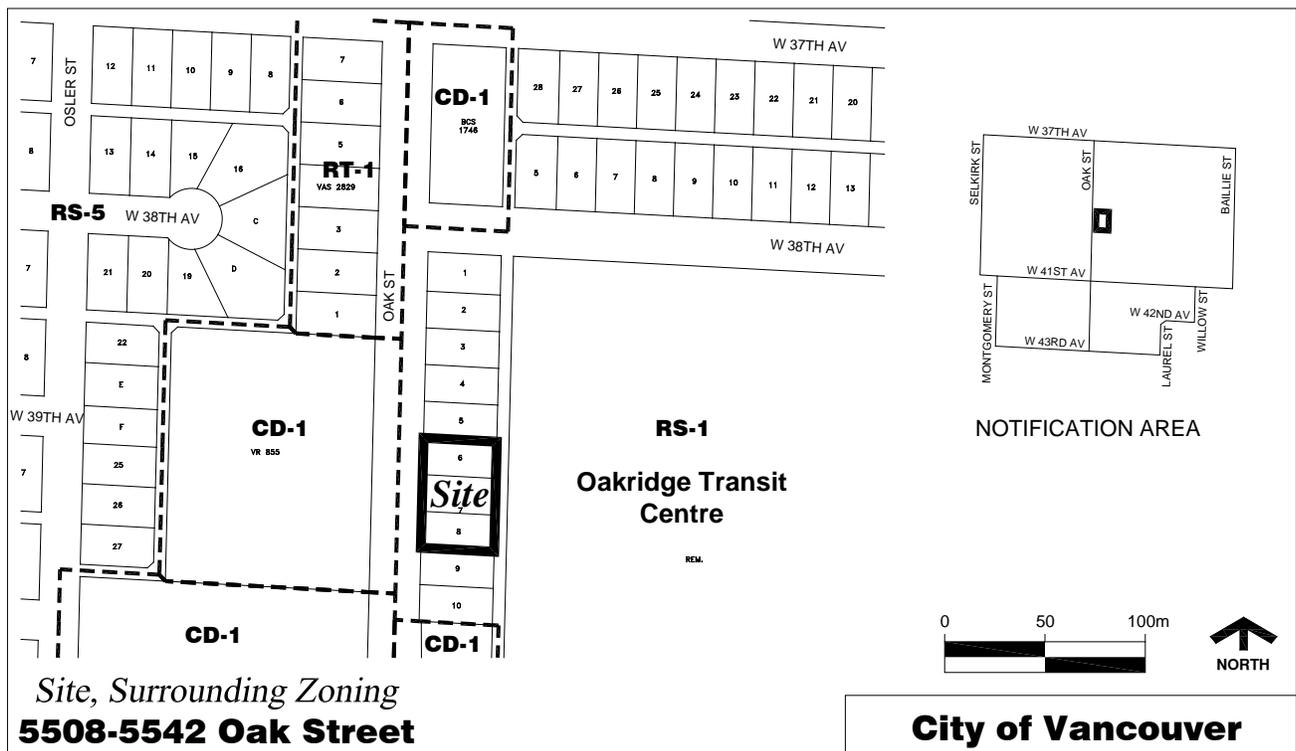
REPORT

Background/Context

1. Site and Context

The subject site is located mid-block on Oak Street between 38th Avenue and 41st Avenue (see Figure 1). The site is comprised of three legal parcels and has 54.9 m (180 ft.) of frontage along Oak Street. It is currently developed with three detached houses. The properties to the north and south are also currently developed with single-family houses. Across the lane to the east is the Oakridge Transit Centre site for which a policy planning program is underway to determine its future use. The subject site is located on a major arterial with north-south bus service and is 135 m or about a two-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)

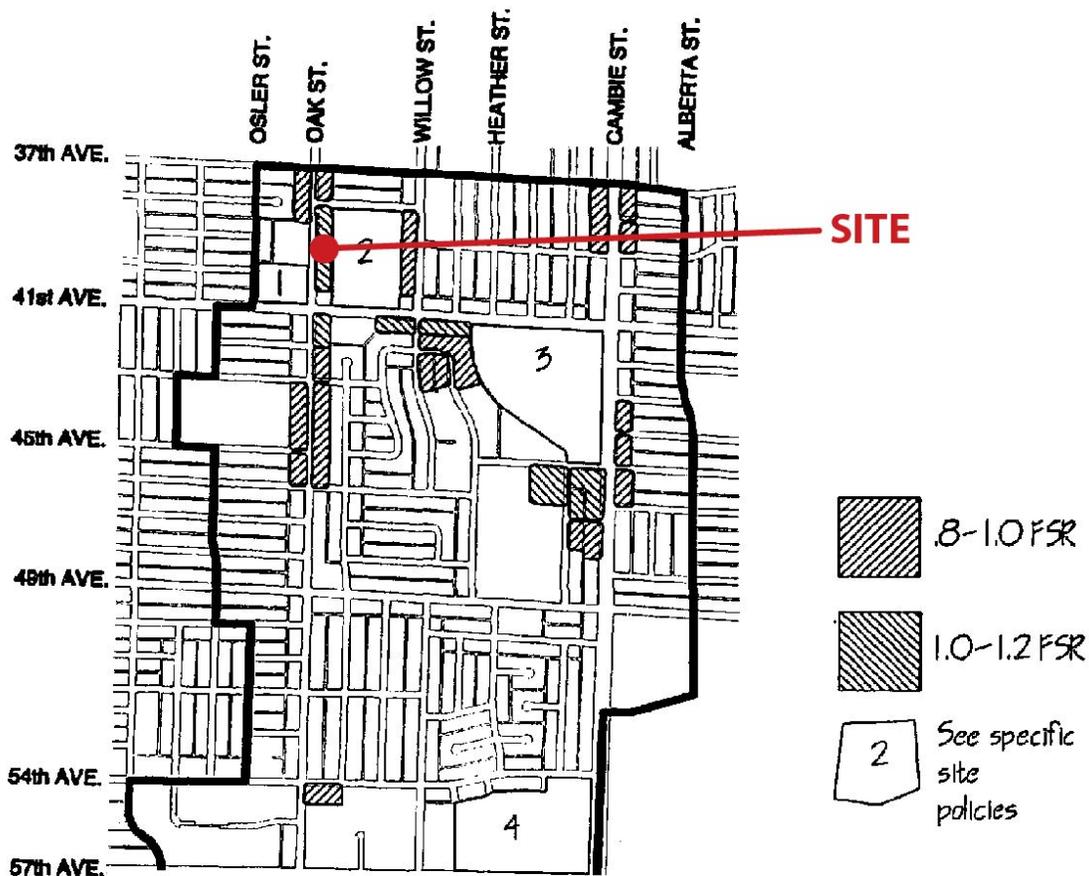


2. Policy Context

On July 25, 1995, Council adopted the Oakridge Langara Policy Statement (the “OLPS”). 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 townhouses and ground-oriented low-rise developments. A density range of 1.0 to 1.2 floor space ratio (FSR) is suggested with potential for an increase of up to a 20% for the provision of 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 12.2 m (40 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 three lots located at 5508-5542 Oak Street from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow three four-storey buildings comprised of a total of 19 dwelling units, including 17 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 1.20 FSR and a building height of 12.2 m (40 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 1.20 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)

This application proposes three four-storey townhouse buildings, two fronting Oak Street and one located at the lane, separated by a central 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 at the fourth storey further assist in providing a scale transition to neighbouring single-family development.

Due to the larger site consolidation, the width of the townhouse row is approximately 150 feet. The OLPS recommends variation in massing and architectural detail to provide visual

relief from long buildings. A 17-foot-wide break in the massing is therefore provided at the front row of townhouses with a landscaped central access path and steps to the courtyard. Staff support an overall height of 43 ft., which is 3 ft. above the recommended height of 40 ft., to provide further variation of the roof form at the rear row of townhouses, subject to consideration of its impact in terms of apparent height, massing and shadowing.

The Urban Design Panel reviewed and supported this application on July 2, 2014. Staff conclude that the design responds well to the expected character of the area as set forth in the Oakridge Langara Policy Statement and support the proposed form of development, subject to 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 southeast corner of the site. The application proposes 35 parking spaces and 36 bicycle storage spaces which will be provided in accordance with the Parking By-law.

In anticipation of the redevelopment of the Oakridge Transit Centre site, directly to the east of the subject site, a pedestrian statutory right of way would be provided along the northern property line of the consolidated site to enhance access to potential parks and amenities and to increase pedestrian permeability in the area.

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 480 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 have received a total of five comment form responses, letters and phone calls. The concerns raised were related to the timing of development and potential disturbance during construction, redevelopment opportunities on adjacent sites, and a general concern about remainder properties along Oak Street.

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/m² (\$2.99/sq. ft.). On this basis, a DCL of approximately \$77,618 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 m² (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 (1.0-1.2) 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 1.20 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 \$77,618 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.

* * * * *

5508-5542 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 2,010 m², 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 1.20.

- 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 sundecks and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all 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 m² 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 13.1 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 m².

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

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5508-5542 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 further variation in the roof form and architectural detailing to provide visual relief, particularly at the rear building.

Note to Applicant: This may be achieved by varying the roof height, introducing a distinct roof form and/or providing clerestory glazing and material/color changes to further distinguish the proposed central element at the rear building. Overall height to 43 ft. is supported to facilitate design development in this regard.

- 2. 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 feet.

- 3. 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.

4. 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)

5. 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

6. 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

7. That the proposed unit mix including 17 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

8. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.

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

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

10. Provision of adequate soil depths for all planted areas.

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

11. 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.

12. 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.

13. 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

14. Clearly show first step risers a minimum of 1'-0" back from the ultimate property line on the site and landscape plans (i.e. following the dedication along Oak Street).
15. Clearly label the dedication line on the landscape plan and ensure there are no landscaping features or encroachments other than those that meet with the boulevard landscaping guidelines shown beyond the dedication line.

16. 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 sections drawings is required.
- (ii) Engineering recommends the security gate be relocated to the top of the parkade ramp.
- (iii) Consider providing a 22 ft. wide overhead gate as a 22 ft. wide ramp is being provided.
- (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.

Note to Applicant: The location of the proposed wall-mounted bike racks, encroaching into the parking stalls, is not approvable under the Parking By-law. They should be relocated.

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.

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 Lots 6, 7 and 8, Block 865, DL 526, Plan 8170 to create a single parcel and subdivision of that site to result in the dedication of the west 2.5 feet for road purposes. Delete the structures shown within the west 2.5 feet of the site to be dedicated as road, as shown on pages SK.04.3 and SK.04.4.

2. Provision of a 6 ft. (1.82 m) wide SRW along the north boundary of the consolidated site to provide for a future pedestrian connection/pathway between Oak Street and the Oakridge Transit Centre site to the east. The SRW is to be free and clear of all structures and the walkway is to be designed to the satisfaction of the General Manger of Engineering Services in consultation with the General Manager of Planning and Development Services.
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 a new 2.0 m wide concrete sidewalk adjacent the Oak Street frontage of the site.
 - (ii) Provision of new asphalt lane paving for the lane east of Oak Street from 93 m south of 38th Avenue to 183 m south of 38th Avenue. Improvements to include drainage and speed humps where necessary. Note: Speed hump installation is subject neighbourhood notification.
 - (iii) Provision of street trees adjacent the site where space permits.
 - (iv) 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.
 - (v) 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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5508-5542 Oak Street
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 6 to 8, Block 865, District Lot 526, Plan 8170; PIDs 010-258-566, 008-021-180 and 010-258-698 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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5508-5542 Oak Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

The Urban Design Panel reviewed this rezoning application on July 2, 2014. The application was supported 5-1.

EVALUATION: SUPPORT (5-1)

Introduction: Kirsten Robinson, Rezoning Planner, introduced the proposal for a rezoning application for three parcels on the east side of Oak Street, located to the south of the previous application (5430-5450 Oak Street), between West 38th and 41st Avenues. This proposal is also being considered under the Oakridge Langara Policy Statement that contemplates stacked townhouses and ground-oriented low-rise apartments with densities ranging from 1.0 to 1.2 FSR and building heights up to 40 feet. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of three 4-storey buildings over one level of underground parking. The proposal includes 19 market townhouse units and parking for 35 vehicles.

Marie Linehan, Development Planner, further described the proposal and noted that the site is part of a three lot consolidation and as a result the courtyard is 29 feet wide. The Oakridge Langara Policy Statement seeks a break in the massing for larger lot consolidation and the applicant has provided a 17 foot break mid-site at the courtyard entry. The proposal is for a 4-storey expression on Oak Street with a height of 40 feet. A small-scale multi-family residential character is sought and a transition to the existing single family neighbourhood is expected. Ms. Linehan noted that the residential character can be achieved by locating entry doors to the street, as well as using pitched roof and other residential characteristics common to the area. As well the Plan noted that open spaces should be positively defined and public edges should be animated to add a sense of neighbourhood. The units are large family units and consideration for a children's play should be provided.

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 mentioned that the buildings are arranged around a central courtyard with the upper levels stepped back to form a sun deck. Parking is located underground along with secure bicycle storage.

Gerry Eckford, Landscape Architect, described the landscaping and noted that there is a landscape pavilion marking the main entrance from the street to the courtyard. A double row of street trees is proposed for Oak Street.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the colour palette;
- Consider opening the mid-block connection through to the lane;
- Design development to reduce the repetitiveness of the lane expression;
- Design development to improve the roof expression;
- Consider a gathering space in the courtyard;
- Design development to improve the mid-block stair.

Related Commentary: The Panel supported the proposal but found it not as successful as the previous application (5430-5450 Oak Street).

The Panel thought the stepped form was a better fit for the neighbourhood but thought the colour palette was too dark and wanted to see more contrast. As well they thought the mid-block connection was appropriate for the site but wanted to see if go through to the lane. Most of the Panel members thought the expression on the lane was too repetitive and suggested having a change in colour or other some other element. As well they suggested breaking up the roof elements to help articulate the townhouses differently. One Panel member suggested a canted or peaked roof.

The Panel supported the landscaping plans but wanted to see some opportunities for seating in the courtyard. As well they thought the access points could be improved especially the mid-block stair.

Regarding the sustainability strategy, it was suggested that the applicant look at using a heat pump for both the domestic hot water and heating the units.

Applicant's Response: Mr. Letkeman said he appreciated the comments and that they were helpful in improving the scheme. He added that they will work at breaking down the expression of the buildings.

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).

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 480 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 5 letters, online comment forms phone calls were received (approximately 0% in favour/0% opposed/100% 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%)	5 (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 the timing of development and potential disturbance during construction, redevelopment opportunities on adjacent sites, and a general concern about remainder properties along Oak Street.

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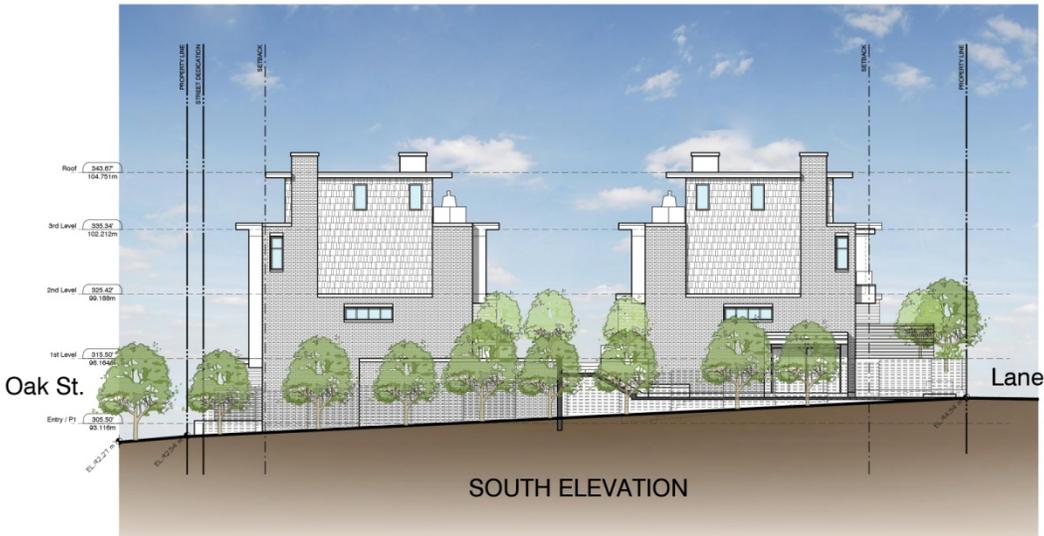
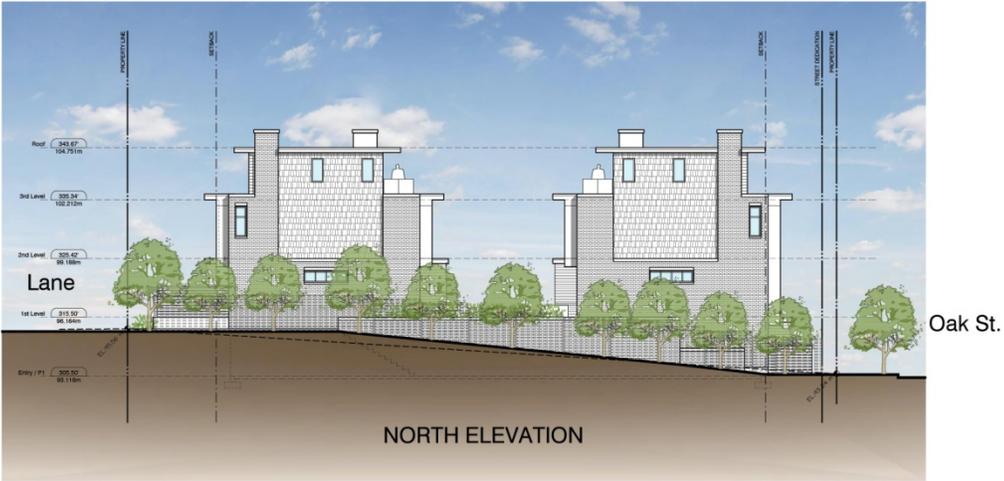
5508-5542 Oak Street
FORM OF DEVELOPMENT

Site/Landscape Plan









5508-5542 Oak Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Project Summary:

Three four-storey townhouses buildings at a floor space ratio (FSR) of 1.20 containing 19 dwelling units.

Public Benefit Summary:

The project would generate approximately \$77,618 in DCLs.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,010 m ² or 21,635 sq. ft.)	0.70	1.20
Buildable Floor Space (sq. ft.)	1,407 m ² (15,144.5 sq. ft.)	2,412 m ² (25,962 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)	45,277	77,618
	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		45,277	77,618

* 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%).

5508-5542 Oak Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5508-5542 Oak Street
Legal Descriptions	Lots 6 to 8, Block 865, District Lot 526, Plan 8170; PIDs 010-258-566, 008-021-180 and 010-258-698 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	2,010 m ² (21,635 sq. ft.)	2,010 m ² (21,635 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	1,407 m ² (15,144.5 sq. ft.)	2,412 m ² (25,962 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	1.20 FSR
HEIGHT	10.7 m (35.1 ft.)	13.1 m (43.0 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law

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