



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 3, 2016
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 11431
VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning & Development Services
SUBJECT: CD-1 Rezoning and Heritage Designation - 4976-5010 Cambie Street

RECOMMENDATION

A. THAT the application by SHIFT Architecture Inc. on behalf of Pennyfarthing Q.E. Park Properties Inc., the registered owners, to rezone: 4976-5010 Cambie Street [*Lots 5 to 7, all of Block 840, District Lot 526, Plan 8324; PIDs 002-974-258, 010-152-199, and 010-152-211, respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.46 FSR and the height from 10.7 m (35 ft.) to 23.5 m (77 ft.) to permit the development of a seven-storey residential building containing a total of 49 dwelling units, and to retain and rehabilitate the heritage Wong Residence, be referred to a Public Hearing together with:

- (i) plans prepared by SHIFT Architecture, received on August 14, 2015;
- (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 the 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; and for consideration at Public Hearing.

B. THAT subject to the approval in principle of the rezoning, the existing heritage feature, known as the "Volcanic Rock Outcropping" be added to the Vancouver Heritage Register as a landscape resource; and the existing building, known as the "Wong Residence" (the "heritage building") at 5010 Cambie Street [*PID: 010-152-211; Lot 7, Block 840, District Lot 526, Plan 8324*] be added to the Vancouver Heritage Register in the 'A' evaluation category.

- C. THAT, subject to approval in principle of the rezoning, pursuant to Sections 593 and 594 of the Vancouver Charter, Council approve the designation of both the heritage building and the Volcanic Rock Outcropping as protected heritage property;

FURTHER that the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix D for consideration at the Public Hearing.

- D. THAT, subject to the 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 to 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 and the expenditures of funds of incurring of costs is at the sole risk of the person making the expenditures or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole 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 4976-5010 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey residential building with a total of 49 dwelling units all over two levels of underground parking; and to permit on 5010 Cambie the preservation of the heritage building known as the Wong Residence and the Volcanic Rock Outcropping.

The site is located within the Cambie Village neighbourhood of the Cambie Corridor Plan. Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff supports the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the rezoning application and the designation of the heritage building and Volcanic Rock Outcropping be referred to Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to Public Hearing, along with conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Heritage Action Plan (2013)
- Heritage Policies and Guidelines (1986, last amended in 2002)
- Green Buildings Policy for Rezonings (2010, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Community Amenity Contributions Through Rezonings (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)

REPORT

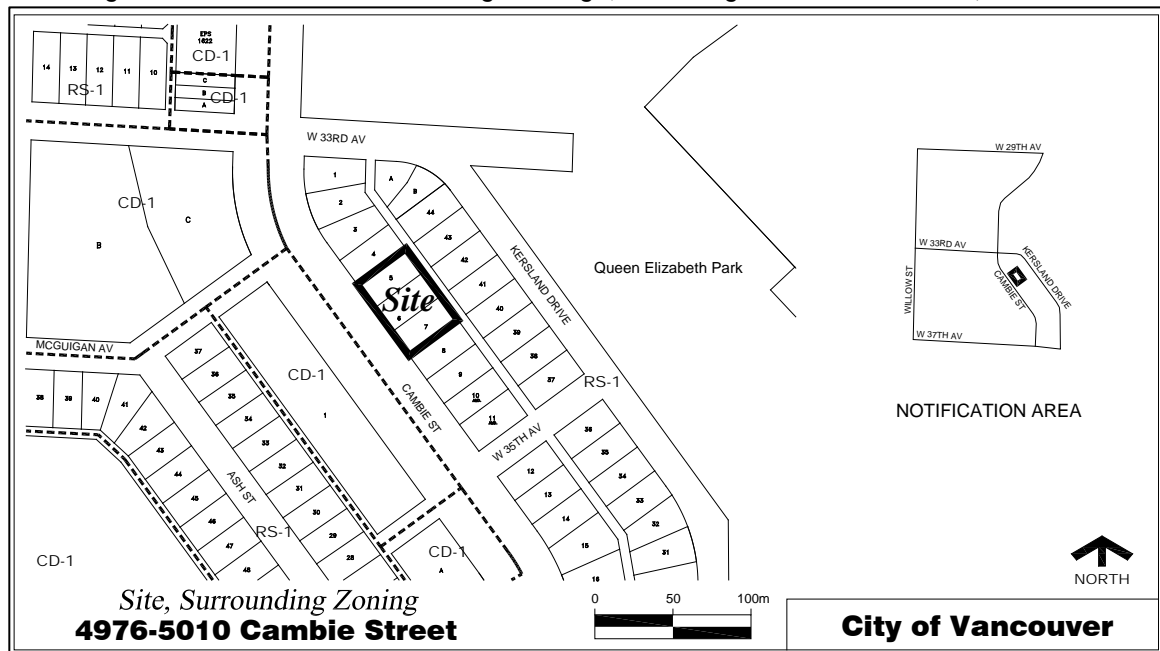
Background/Context

1. Site and Context

This 2,195 m² (23,629 sq. ft.) site is located on the east side of Cambie Street (see Figure 1) and is comprised of three lots with 57 m (187 ft.) of frontage. To the immediate north of the site, and west across Cambie Street, are a combination of six-storey mixed use and residential buildings approved under the Cambie Corridor Plan. To the east across the lane, are detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor Plan, currently underway.

The southern portion of the site includes the heritage building known as the Wong Residence, the former home of prominent Vancouver businessman and philanthropist Milton Wong and his family. Designed by Henry Lee, a Chinese-Canadian architect, and completed in 1956, the building represents a significant example of the West Coast Modern style. The landscape design was also by one of Canada's most distinguished landscape architects, Cornelia Hahn Oberlander, who chose to retain the Volcanic Rock Outcropping within the front yard. The heritage building's significance and condition has been reviewed by the Vancouver Heritage Commission and they support the addition of the building to the Vancouver Heritage Register in the 'A' evaluation category with the Volcanic Rock Outcropping as a landscape resource.

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



2. Policy Context

Cambie Corridor Plan

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan. Subsequent to a comprehensive planning process, this plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor. Section 4 of the Cambie Corridor Plan (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is within the “Queen Elizabeth” neighbourhood, located between King Edward Avenue and 39th Avenue. In this neighbourhood, mid-rise residential buildings are called for with landscaped front yard setbacks and wide sidewalks which respond to the park edge and create green buffers and edges.

For this site, subsection 4.3.3 of the Cambie Corridor Plan specifically supports residential buildings up to six storeys in height. A density range of 1.75 - 2.25 FSR is suggested in the plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Cambie Corridor Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 32 of the 49 units be two or three bedroom units, achieving 65% of the total units as suitable for families.

Heritage Policies and Guidelines

The Heritage Policies and Guidelines state that resources (including landscape features) listed on the Vancouver Heritage Register have heritage value and that such resources should be preserved where possible. The heritage building and the Volcanic Rock Outcropping are currently not listed on the Vancouver Heritage Register. It is recommended that Council add them to the Register and approve the heritage designation of both the heritage building and Volcanic Rock Outcropping which will protect them from demolition or removal, and from alterations which affect their heritage value and character.

In 2013, Council approved the Heritage Action Plan to comprehensively respond to citizens' and Council's desire to encourage and support heritage conservation in Vancouver. A number of key actions were identified and endorsed including the use of available tools (including rezonings) to conserve the City's heritage resources.

Strategic Analysis

1. Proposal

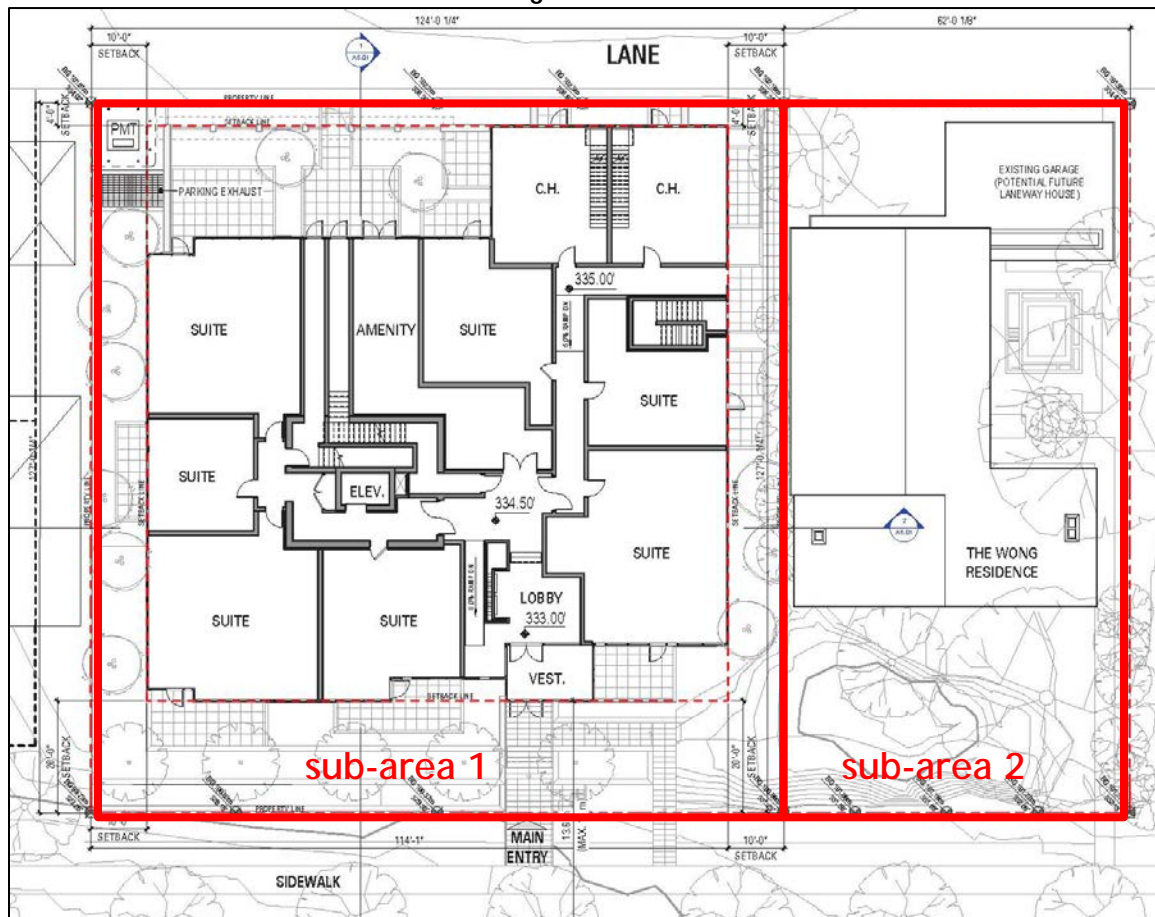
The application proposes to rezone three lots located at 4976-5010 Cambie Street from RS-1 (One-family Dwelling) District to CD-1 (Comprehensive Development) District for an overall density of 2.46 FSR. The CD-1 would contain two sub-areas which would contain a seven-storey market residential building and the heritage building as a protected heritage property (Figure 2). Separate development provisions are applied to each sub-area (see draft CD-1 By-law in Appendix A). This will allow the portion of the site accommodating the heritage building to remain as a legal parcel separate from the remainder of the development. Sub-area one includes provision for a seven storey market residential building at 4976 and 4984 Cambie Street which includes 49 dwelling units (2 studio, 15 one-bedrooms, 22 two-bedrooms, 10 three-bedrooms) and a building height of 23.5 m (77 ft.). Two levels of underground parking are proposed, accessed from the lane with a total of 54 vehicle spaces and 63 bicycle spaces.

Figure 2: Sub Area 1 Proposed Unit Types

Type	studio	1 bedroom	2 bedroom (family units)	3 bedroom (family units)	Total
Number of Units	2 (4%)	15 (31%)	22 (45%)	10 (20%)	49 (100%)

Sub-area two contains the heritage building at 5010 Cambie Street. In order to conserve the significant heritage features of the heritage building, it is proposed that it be retained on a legal parcel that is separate from the adjacent seven storey proposal which is to be strata-titled. If the heritage building were to be part of a legal parcel that is stratified, it may be difficult to conserve these heritage features due to building upgrades required by the provincial Strata Property Act. In addition to the heritage residence, the addition of a laneway home is proposed at the rear of the property within the footprint of the existing garage.

Figure 3: Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. The plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that based on the proposed built form, setbacks and massing, an overall density of 2.46 FSR is appropriate for this site subject to the design conditions in Appendix B. In this context rezoning is used as a tool to retain and designate the heritage building and Volcanic Rock Outcropping. A portion of the potential density is shifted from sub-area 2 to sub-area 1 to enable heritage retention while still achieving the overall policy objectives of the Cambie Corridor Plan.

3. Form of Development (Refer to drawings in Appendix F)

Following the principles of the Cambie Corridor Plan (the "Plan"), this site is within an area which anticipates six-storey residential buildings along Cambie Street and two-storey townhouses at the lane with an internal courtyard separating the buildings.

In sub-area one, the proposed form of development consists of a seven-storey building at the northern edge of the site which steps down to three storeys at the southern and eastern

edges to create a transition to the retained heritage building and sites across the lane, respectively.

The proposed seven-storey building exceeds the height recommendation in the Plan by one storey. However, staff support the additional height as it helps enable the retention of a significant heritage building and landscape feature which occupies a substantial portion of the site; and the proposed form of development provides a compatible transition to adjacent properties. Setbacks are provided at the perimeter of the 7th storey to reduce its' visual prominence. The low-lying form of the retained two-storey heritage building and landscape provides for a substantial amount of open space on the overall site and sufficient relief to the seven-storey building, noting that, under the Plan, a continuous six-storey form would otherwise be provided over the full development site.

In sub-area two, the heritage building sits on a single lot, consisting of one-third of the overall rezoning site, with a proposed laneway infill located at the rear lane. The heritage building will be added to the Vancouver Heritage Register and designated as protected heritage property along with the Volcanic Rock Outcropping. This designation will protect them from demolition or removal, and from alterations which affect their heritage value and character. The proposal includes the potential for a one plus partial storey laneway house at the rear lane on the site of the existing garage. A heritage review of the property determined that there is no heritage value to the existing garage and its replacement with a laneway house would not detract from the overall heritage value of the site if it is designed within the existing footprint in a manner that is compatible to the heritage building.

The Urban Design Panel reviewed and supported this proposal on November 18, 2015 (see Appendix E). Staff have concluded that the design responds well to the expected character of this area, and although the design departs from the typical form of development anticipated in the Plan, the specific response to the site is successful and supports the retention of this important heritage building. Staff support the application, subject to the design development conditions noted in Appendix B which will further improve the building design through the development permit stage.

Figure 4: Proposed massing relationship to Wong Residence



4. Heritage Designation

Milton Wong Residence: Heritage Value and Character

Completed in 1956, the heritage building is a rare example of the early West Coast Modern style in Vancouver which emphasized natural materials, access to daylight, integration with the existing landscape and forms influenced by the International Style Movement. The West Coast Modern style prevailed in the Lower Mainland between 1945 and 1970 during an era of postwar prosperity and growth. The heritage building was designed by the first Chinese-Canadian registered architect, Harry Lee, and Duncan McNab, formerly of Thompson Berwick & Pratt. The design team included one of Canada's most distinguished landscape architects, Cornelia Hahn Oberlander.

The house was built for Milton Wong and his family, who lived in it until recently. Milton Wong is recognized for his philanthropic endeavors and as an energetic community leader who contributed significant time and money toward a wide variety of charitable causes. It is proposed to add the Milton Wong Residence to the Vancouver Heritage Register in the 'A' category and designate it as protected heritage property.

Figure 5: The Milton Wong Residence



Volcanic Rock Outcropping: Heritage Value and Character

Queen Elizabeth Park is the remnant of a small volcano and composed primarily of basalt rock. Stories of the landmark exist in the oral histories of the Coastal Salish peoples. It was known as an important area for hunting. In recent times, the site was quarried before being

converted into a park. The Volcanic Rock Outcropping on the Milton Wong site was recognized by Ms. Oberlander as important in telling the geographical history of the area, and the outcropping was incorporated into the landscape plan. It remains a prominent and well known landscape feature on the site. It is proposed to add the Volcanic Rock Outcropping to the Vancouver Heritage Register as a landscape resource and to designate this rock outcropping in addition to the heritage building as protected heritage property.

Compatibility with Community Planning Objectives and Zoning

The heritage building is located in the RS-1 Zoning District within the Cambie Corridor Plan area. Heritage designation of the heritage building is supported by the general intent of the RS-1 District Schedule to maintain the single family residential character. As well, the Cambie Corridor Plan supports retention and protection of heritage resources across the Corridor.

Condition of Heritage Building and Conservation Approach

The heritage building is in good condition. The application, if approved, would achieve conservation of the entire exterior of the building. Staff support the conservation measures proposed for the building and conclude that the rehabilitation of the building is consistent with good heritage conservation practice.

Financial Support to Enable Heritage Designation and Conservation

As noted below under Public Benefits and Financial Implications, the applicant has voluntarily offered to retain and designate the heritage building and landscape feature at 5010 Cambie and has offered a cash community amenity contribution of \$2,056,285. Staff are satisfied that no additional financial support is required to enable the proposed heritage designation and conservation.

The Vancouver Heritage Commission reviewed and supported the proposal on October 26, 2015 (see Appendix E). Staff recommend design development conditions in Appendix B to improve the relationship of the seven-storey development to the heritage building. As well, conditions of enactment are proposed to designate and protect the heritage building.

5. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The applicant proposes 54 vehicle parking spaces and 63 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.

6. Environmental Sustainability

The Green Building Policy for Rezonings (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® for Home Mid-rise scorecard, which

generally conforms to the Green Building Policy for Rezonings, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. Under the Cambie Corridor Plan, all new buildings must be readily connectable to a neighbourhood energy system (NES) when available and agreements are required to ensure this. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy which identified the Cambie Corridor as one of three target areas for NES development. Conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility including immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the demolition of existing buildings on site to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

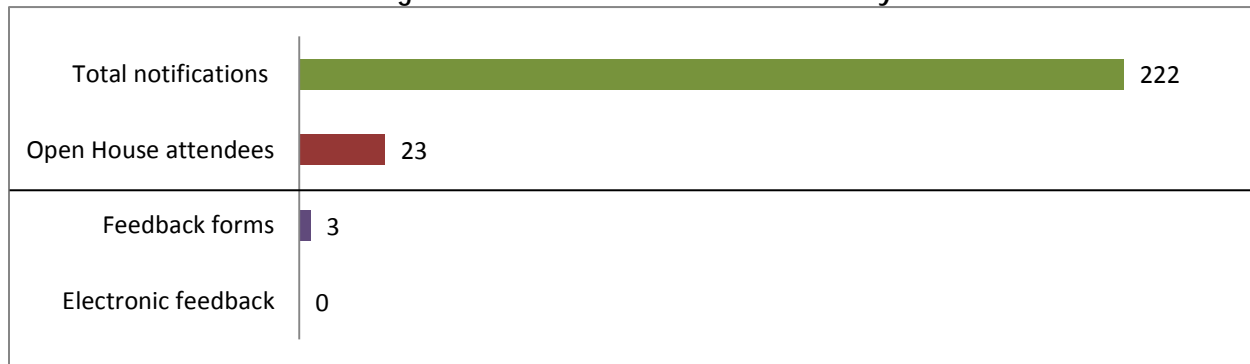
PUBLIC INPUT

Public Notification - 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. A community open house was held from 5:00-8:00 pm on October 6, 2015, at Hillcrest Community Centre. A total of 222 notifications were distributed within the neighbouring area on or about September 25, 2015. Staff, the applicant team, and a total of approximately 23 people attended the Open House.

Public Response and Comments - The City received a total of 3 responses to the notice by email and comment form; concerns were noted with respect to the application focused on the height and massing of the proposed new building as well as the future use of the heritage Wong Residence. In assessing the height and massing of the proposed building, staff support the additional height as proposed in order to preserve the important heritage resources of the Wong Residence and natural rock outcropping. As well, staff have included design conditions in Appendix B to improve the upper level massing and further improve the transition from the seven-storey building to the Wong Residence.

A letter was submitted by the Riley Park South Cambie Community Vision Implementation Group (RPSC), a local community group, requesting for the City to purchase the Wong Residence as a future location for a cultural organization. Staff considered this request within the broader context of cultural resources and identified public benefits throughout the Cambie Corridor. With the proposal to preserve the Wong Residence and a CAC allocated to amenities in and around the Cambie Corridor Plan area, staff are supportive of the public benefits package as proposed (as defined below).

Figure 6: Public Notification Summary



PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies 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. This site, other than the existing heritage building, is subject to the City-wide DCL rate which is currently \$143.27/m² (\$13.31/sq. ft.) and is applied to the proposed new floor area (54,012 sq. ft.). On this basis, a DCL of approximately \$718,900 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustments provided that it has been submitted prior to the adoption of such DCL by-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art - The Public Art Policy for Rezoned Development requires that a rezoning involving a floor area of 9,290.0 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

Public Benefits – Offered by the Applicant

Heritage Benefit – If approved, the application will secure the designation of the heritage building and Volcanic Rock Outcropping, significant heritage resources. A Conservation Plan will also ensure that, over time, the identified heritage features of both will be maintained.

Community Amenity Contribution (CAC) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to

address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For sites within the Cambie Corridor, such as this one, the Cambie Corridor Plan public benefits strategy provides direction for CAC allocations. As this application includes protection of heritage resources, it is not subject to the target rate applicable for other sites in the Cambie Corridor and a negotiated approach for the CAC was used. In addition to the proposed retention and designation of the heritage building and Volcanic Rock Outcropping at 5010 Cambie, the applicant has offered a cash CAC package of \$2,056,285 (see allocation below). Real Estate Services staff have reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

Staff recommend that this CAC be allocated as follows:

- \$1,028,142 (50% of total cash CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$1,028,143 (50% of total cash CAC package) to childcare and community facilities in and around the Cambie Corridor Plan area.

The allocations recommended are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3.

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

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered an in-kind and cash Community Amenity Contribution (CAC) comprised of:

In-kind CAC:

- Retention and designation of the heritage building and Volcanic Rock Outcropping at 5010 Cambie estimated at \$231,000.

Cash CAC to be allocated as follows:

- \$1,028,142 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$1,028,143(50%) to childcare and community facilities in and around the Cambie Corridor Plan area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$718,900 in DCLs.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and that the application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form. Staff support the application for these reasons and that it will deliver the retention and preservation of a significant heritage resource through the heritage building and Volcanic Rock Outcropping.

The Acting 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 and Heritage Designation By-law generally as set out in Appendix A and Appendix 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.

* * * * *

4976-5010 Cambie
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

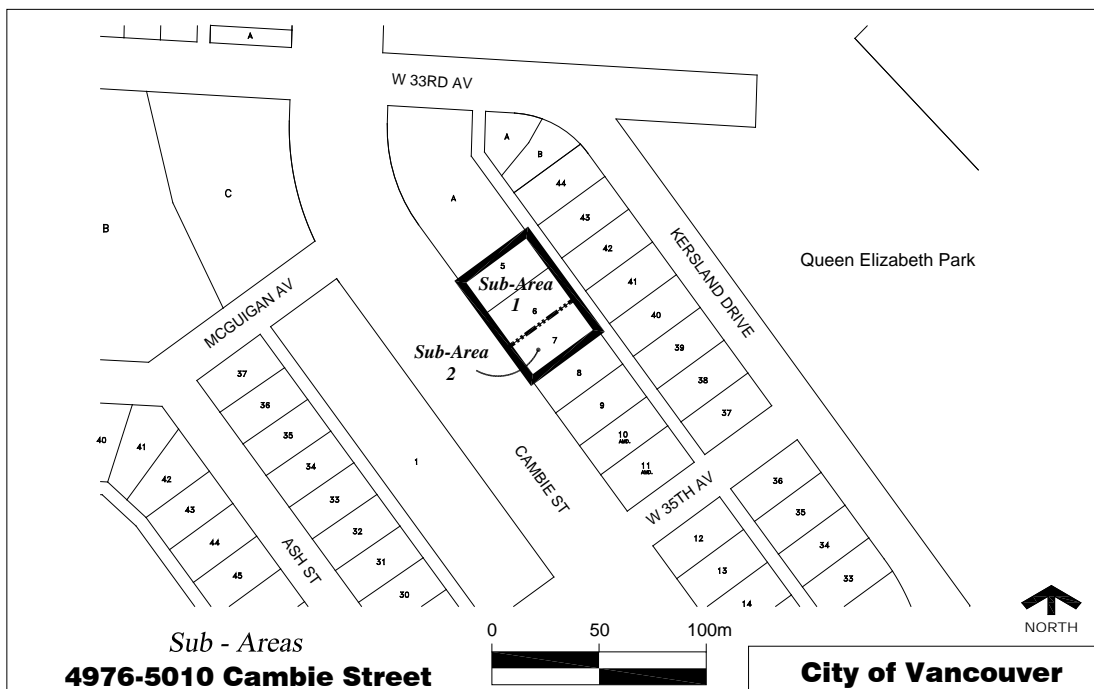
1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations and references shown on the plan marginally numbers Z-___ () attached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

Sub-Areas

2. The rezoning site is to consist of two sub-areas generally as illustrated in Figure 1, for the sole purpose of computation of floor area and allocation of maximum height and conditions of use.

Figure 1: CD-1 Sub-Areas



Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 3.2 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, Multiple Conversion Dwelling, Infill Two-Family Dwelling, Infill One-Family Dwelling, Lock-off Unit and Principal Dwelling Unit with Lock-off Unit; and
 - b) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

Conditions of Use

- 4.1 The design and layout of at least 25 % of dwelling units in sub-area 1 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, Density and Site Area

- 5.1 For the purposes of computing floor space ratio the site area of Sub-area one is 1,463m², (15,753 sq. ft.) being the site area at the time of the application for the rezoning, as evidenced by this by-law, prior to any dedications.
- 5.2 For the purposes of computing floor space ratio the site area of Sub-area two is 731m², (7,876 sq. ft.) being the site area at the time of the application for the rezoning as evidenced by this by-law, prior to any dedications.
- 5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted gross floor area and density set out in the following table:

Sub-Area	Maximum Permitted Floor Area	FSR	Site Area
1	4,924 m ² (53,012 sq. ft.)	3.37	1,463 m ² (15,753 sq. ft.)
2	475 m ² (5,115 sq. ft.)	0.65	731 m ² (7,876 sq. ft.)

- 5.4 The maximum permitted gross floor area for the site is 5,400 m² (58,127 sq. ft.).
- 5.5 The maximum permitted floor space ratio for the site is 2.46 FSR.
- 5.6 Computation of floor area must include:
- a) all floors, including earthen floors, measured to the extreme outer limits of the buildings; and
 - b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 5.7 Computation of floor area must 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 permitted floor area;
 - (ii) the balconies must not be enclosed for the life of the building;
 - 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 maximum 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 for a dwelling unit, there is to be no exclusion for any of the residential storage area above base surface for that unit.
- 5.8 Computation of floor area may exclude:
- a) amenity areas, including recreation facilities and meeting rooms, except that the total excluded area is not to exceed 10 % of the permitted floor area.
- 5.9 The use of floor area excluded under section 5.7 must not include any use other than that which justified the exclusion.

Building Height

- 6.1 In sub-area 1, building height, measured from base surface, must not exceed 23.5 m.
- 6.2 In sub-area 2, building height, measured from base surface, must not exceed 9.5 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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 the unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 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 (___).
- 7.6 A habitable room referred to in section 7.1 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

8. A development permit application will 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

* * * * *

4976-5010 Cambie
PROPOSED CONDITIONS OF APPROVALS

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.

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by SHIFT Architecture Inc., on behalf of Pennyfarthing Q.E. Park Properties Inc., and stamped "Received August 14, 2015", subject to the following conditions, provided that the Acting 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 Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to the architectural expression of the new building to better respond to the retained Wong Residence and the overall context.

Note to Applicant: At the south and east elevations, the proposed three-storey massing provides a transition to the lower massing at the Wong Residence and across the lane. The architectural treatment of the three-storey mass should emphasize this relationship, and the upper storey massing should be de-emphasized with a lighter, subsidiary expression. The three-storey massing at the lane should be shifted to the north to align with future town houses at the rezoning site to the north, and provide open space with improved solar access at the south east corner contiguous with the Wong Residence surface parking area. The west façade should express a four-storey datum line to relate to the four-storey shoulder line at the new principal building at the adjacent rezoning site to the north, and the north elevation should be developed to respond to the buildings and open space directly adjacent at the north site. The response should incorporate subtle steps in the massing, as well as further architectural design development to the façade.

- 2. Design development to mitigate the apparent height of the building by minimizing the extent of projections above the main roofline.

Note to Applicant: Stairwell penthouses are provided for both common and private roof deck access. Reduce the height of the penthouse for the common stairwell, including elevator and mechanical equipment enclosure, to the minimum required. Private access should be via angled hatches that do not exceed 1.2 m in height, or deleted. Trellises, or other built landscape features, over 1.2 m in height should be deleted. Guard rails should be set back substantially from the roof edges to reduce their prominence. The planted area should occupy a substantial portion of the overall roof, including the full

perimeter, and be in-keeping with the expectations of the Planning Administration Bulletin: 'Discretionary height Increases - Roof Mounted Energy Technologies and Green Roofs'. Common roof deck amenity should be maintained for all residents.

3. Design development to the east elevation to activate the lane, consistent with the expectations of the Cambie Corridor Plan Built Form Guidelines.

Note to Applicant: Units at the base at the lane should maintain a townhouse configuration with entries facing the lane.

4. Design development to the landscape to substantially retain the rock outcrop.

Note to Applicant: The main floor level may be lowered so that a ramp is not required or minimized. The rock outcrop should be retained in its existing form as much as possible, and not cut into.

5. Design development to provide an improved configuration and location for the amenity room.

Note to Applicant: The amenity room should be of a more functional shape and size for gatherings, and have an improved alignment and connection to the lobby entry. A small kitchen and washroom should be provided. It is recommended that the amenity room be located at the southwest corner adjacent the building entry lobby and with overlook to the rock outcrop.

6. Design development to the basement rooms for Unit CH1 to comply with the expectations of the Planning Administration Bulletin 'Bulk Storage and In-Suite Storage - Multiple Family Residential Developments.'

Note to Applicant: Habitable space is not permitted in this location as daylighting requirements cannot be met. Bulk storage rooms may be provided if reconfigured to comply with the size limitations and design parameters within the bulletin. Compliant bulk storage rooms are excluded from floor area. Stair access to in-suite bulk storage in the basement, and any required vestibule is counted in floor area.

7. Design development to the laneway house to be compatible with the Milton Wong Residence in terms of its form and character.

Note to Applicant: The laneway house should occupy the approximate footprint of the existing carport. While it need not copy the style of the Wong Residence, its' overall design should be complimentary to the Milton Wong house and site.

8. The proposed unit mix including 22 two-bedroom, 10 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.

Crime Prevention through Environmental Design (CPTED)

9. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
 - (i) theft in the underground,
 - (ii) break and enter,
 - (iii) mischief and vandalism such as graffiti, and
 - (iv) mitigate possible CPTED concerns in the parking area.

Landscape

10. Design development to the responsible retention of all trees proposed for protection in the "Tree Protection and Removal Plan" dated May 12, 2015 by DK Ltd., including any offsite trees and vegetation;

Note to Applicant: in reference to the arborist report by Florian Fisch, dated June 8, 2015. While the proposal indicates that existing trees have been retained and integrated, there may be further design requirements at the development permit stage, including arborist reporting. To optimize the root protection zone, a minimum setback distance beyond the dripline may be necessary, subject to further review. There is a row of trees or a hedge on the northerly neighbour site (i.d.# 102-106) that is in conflict with the excavation. To resolve this conflict, a written neighbor consent letter and a tree removal permit application must be submitted, or the trees/ vegetation must be retained through design development.

11. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1.0 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

12. Design development to location of utilities.

Note to Applicant: avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to

integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

13. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

14. At time of first development permit, provision of:

- (i) A detailed Landscape Plan illustrating soft and hard landscaping:

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. Where applicable, phased development should include separate landscape plans for individual buildings and adjacent open space. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) A Tree and Rock Outcrop Protection Plan:

Note to Applicant: given the size and complexity of the site, provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s), such as clearly illustrating the limit of excavation and footing design (shotcrete and vertical shoring). Tree replacements are likely best located on the proposed phased landscape plans. The rock outcrop, in its entirety, should also be illustrated and protected with protection fences.

- (iii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas;

Note to Applicant: in tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

15. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

16. Provision of the necessary supporting infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common gardening locations.

17. Provision of a partial irrigation plan:

Note to Applicant: provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 m²). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

Housing

18. Design development to ensure that a minimum of 25 % of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.

Engineering

19. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

20. Provision of a landscape plan that reflects the off-site improvements sought by this rezoning.

Note to Applicant: Please update the plan to reflect all of the proposed street work. A geometric of the Cambie curb alignment will be supplied by Engineering Services.

21. 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 automatic door openers on the doors providing access to the bicycle rooms.
- (ii) Provide an alcove for the bike room access off the parking ramp and maneuvering aisle.

- (iii) Identify the path to be used by residents to move their bikes from the bicycle rooms to the building exterior by marking the route(s) with a line and arrow onto the plans.
- (iv) Provide Class B bicycle rack(s) on private property that can comfortably hold six (6) bicycles.

Note to Applicant: the orientation of the bicycle racks shown on the ground floor landscape plan does not allow 6 bicycles to occupy the spaces.

- (v) Provision of a convex mirror at the bottom of the shared parking ramp.
 - (vi) Clarify and identify the location of the parking security gate for this site.
22. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
23. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

24. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
25. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.

26. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

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 Acting 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 5 and 6, Block 840, District Lot 526, Plan 8324 to create a single parcel.
2. Confirmation that a shared access agreement (in a form and content acceptable to the City) between this site and the development site to the north (lot 4) is fully registered in Land Titles Office and provides for the required access or, provision, modification or replacement of an agreement to allow for the proposed access arrangement. This agreement will include a Section 219 Covenant in favour of the City which provides that the agreement will not be modified or released without the City's consent.
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 applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of upgrading of the existing 250 mm diameter combined sewer that serves the site. A new 200 mm sanitary sewer and 375 mm storm sewer are required to be constructed from the existing manhole adjacent the site in the lane east of Cambie Street to the upstream manhole in the lane east of Cambie Street (approximately 57 Meters). The sewer upgrade is estimated at \$125,000 in 2016 dollars.

- (iii) Provision for future street re-construction on Cambie Street adjacent to the site to generally include the following:
 - a) new curb and gutter,
 - b) a 2.5 m wide raised protected bike lane,
 - c) a 2.13 m (7'-0") wide broom finish concrete sidewalk with saw cut joints, and
 - d) improved street and pedestrian LED lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- (iv) Provision of street trees adjacent the site where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property 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.
5. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's *Neighbourhood Energy Strategy* and the Cambie Corridor Plan that may include but are not limited to agreements which:
- (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
 - (ii) Grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and

- (iii) Grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant:

- a. Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.
- b. The Development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.
- c. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Heritage

6. The owner enters into a Heritage Restoration Covenant for the rehabilitation, registration and long-term protection of the heritage building. The agreement is to be completed and registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

7. Designation of the exterior of the heritage building as a protected heritage property and the Volcanic Rock Outcropping as protected heritage landscape resource, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council.

8. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

Soils

9. 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 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 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.

Community Amenity Contribution (CAC)

10. Pay to the City the cash component of the Community Amenity Contribution of \$2,056,285 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, the \$2,056,285 is to be allocated as follows:
 - (i) \$1,028,142 (50% of total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
 - (i) \$1,028,143 (50% of total CAC package) towards childcare and community facilities in and around the Cambie Corridor Plan area; and

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 registerable charges pursuant to 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.

* * * * *

4976-5010 Cambie
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 5 to 7, all of Block 840, District Lot 526, Plan 8324; PIDs 002-974-258, 010-152-199, and 010-152-211, respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

4976-5010 Cambie
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
envelope of the
improvements and
exterior building materials
of heritage building and
Volcanic Rock Outcropping

5010 Cambie Street, BC

PID: 010-152-211
LOT 7
BLOCK 840
DISTRICT LOT 526
PLAN 8324

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.

4976-5010 Cambie
ADDITIONAL INFORMATION

Urban Design Panel (November 18, 2015)

EVALUATION: SUPPORT (7-1)

Introduction: Graham Winterbottom, Rezoning Planner, and Marie Linehan, Development Planner, introduced the project as a proposed rezoning for a three lot assembly on the east side of Cambie Street. Of note is that this is a heritage retention project which aims to retain the significant heritage house at the southernmost lot in the assembly.

The proposal is being considered under the Cambie Corridor Plan, within the Cambie Street Queen Elizabeth Neighbourhood (section 4.3.3). The plan in this area allows for residential buildings up to six-storeys with step backs above the fourth floor, townhouses at the lane, and a density range of 1.75 - 2.25 FSR, subject to urban design performance.

Immediately north is an approved rezoning for two, six-storey, 65-unit residential buildings with townhouses on the lane and an FSR of 2.57. To the east across the lane are single family homes that are part of future planning work with Phase III of the Cambie Corridor Plan, currently underway. As part of Phase III, consideration is being given to ground oriented built form options, such as townhouses and row houses, in this area. Across Cambie Street to the west are two approved rezonings for six-storey residential buildings.

The proposed application is to rezone three, one-family dwelling lots from RS-1 to CD-1 to develop a seven-storey residential building over two lots, while preserving the single-family home.

The home is known as the Wong Residence and is a significant example of the West Coast Modern style in Vancouver. It is significant for three defining reasons:

1. It is a compelling example of West Coast modern style, designed by Harry Lee of the firm Duncan McNab, and built in 1956.
2. Landscape design was by Cornelia Oberlander, who chose to retain the volcanic basalt rock as a natural feature and buffer in the landscape design.
3. It has been the Wong family residence for two generations. Milton Wong, was one of Vancouver's most prominent and significant businessmen and philanthropists.

This design has been developed closely with staff to achieve the heritage retention, and has resulted in a proposal which departs from the recommended six-storey form of the Cambie Corridor Plan.

The proposal is for a seven-storey, singular building form. It will include 49 residential units with a floor area of 2.46 FSR over the three lots, including the Wong Residence. The Milton Wong Residence will be retained as a single-family house on its own site, with a small two storey addition at the rear to provide the option for a rental laneway house. The new seven-storey residential building will be built on the remaining two lots.

During the enquiry process for this site, the significance of the Milton Wong Residence and landscape was identified in terms of their heritage value. At the same time, staff recognized the constraints that retention of the house placed on redevelopment of the site in strict accordance with the Cambie Corridor Plan Built Form Guidelines, noting that the house occupies a substantial portion of the rezoning site, being one-third of the site assembly.

A number of options were explored and ultimately it was decided that Planning could consider a more site-specific response in this case that could depart from the prescribed six-storey Cambie Corridor massing, in order facilitate retention of the house. Specifically, a maximum height of seven-storeys with full retention of the house could be considered. For the new building the primary seven-storey building mass is oriented to Cambie with a lower mass which steps from five to three-storeys adjacent the laneway and the Milton Wong Residence.

The front yard setback is 20 ft. noting that the adjacent building to the north is at 12 ft. with an 8ft. shoulder setback, so the main mass is located to align with the shoulder setback and higher massing at the adjacent site. The front yard steps back to 30 ft. at the lower mass, to transition to 40 ft. at the Milton Wong Residence. Side yard setbacks are 10 ft. The rear yard setback to the main mass is 24 ft. and 4 ft. to a lower three-storey form. The seventh-storey is setback at all sides with setbacks ranging from 3 ft. to 6 ft.

Parking access to the new building will be through a shared driveway at the adjacent site to the north.

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

1. Does the new building height and form provide a suitable response to the retained house and the overall context?
2. Should there be further design development or shaping of the massing to respond to the adjacent approved courtyard scheme to the north?
3. Does the proposal provide an appropriate transition to the sites across the lane, currently single-family and part of Phase III?

Applicant's Introductory Comments: This is an opportunity to provide something unique along the Cambie Corridor while preserving the important heritage asset. The proposal steps down towards the Wong Residence, and pulls back from the main form of the building in-line with the step at the fifth level on the neighbouring site. The form has been broken down to reflect the shape and form of the Wong Residence. It was important to treat the building in the round, as it is quite viable from Queen Elizabeth Park. So the same treatments found on the front are also present on the back.

From a skin point of view, this is a fairly simple structure; the box elements are probably concrete and the infill will have something a bit lighter like metal and glass spandrel. There are rooftop play areas and private decks, providing overlooks to the park and north shore area.

There is a fair amount of grade change on the site, from the southeast to the northwest, and then fairly flat across the lane. The ramp is located on the high side on the north and stepping walls are used to provide an appropriate response to the street.

There is amenity space on the ground floor and on the rooftop. A basalt-clad wall is proposed to reference the existing rock outcrop and the former quarry at Queen Elisabeth Park.

In terms of sustainability, gold certification will be targeted on the US-GBC LEED Mid-Rise Rating System scale.

The applicant team then took questions from the panel members.

Panel's Consensus on Key Aspects Needing Improvement:

- The entire application needs to be considered as a coherent whole, as opposed to separate elements. Comments relating to the design of the new building and how it relates to the Wong residence, urged careful consideration as to intent
- The form could be bolder, and both the mass and the lane house should not mimic the Wong residence, but compliment it
- There are overshadowing and overlook problems with the courtyard. Creating a stronger three-storey base might assist with this
- Both the indoor and outdoor amenity spaces require further development. Connecting the indoor space to the lobby could aid in activation
- Further development of the landscape is urged, particularly as it relates to the rock outcrop and courtyard. The heritage value of the rock is of particular importance and complete retention is strongly supported
- Developing the entrance further, and dropping the floor to the front entrance to eliminate the ramp at the front, would retain the rock

Related Commentary: Generally there was Panel support for how the house was being retained. The development was a suitable response to the house and context, but could be bolder when it gets around to the Wong residence. With refinement it could feel as though there's more room between the development and the residence, which feels quite tight and overcrowded. The three-storey volume looks good moving around the project, but the levels above make the building look bulky, facing the retained structure.

In terms of adjacency on the north side, the form is very close to the adjacent property, and looks a little bit too tight.

Comments varied regarding lane transition: that there was too much mass and it was aggressive on the lane; that the push and pull element handled the transition well; that the design should play up the two or three storey mass and let the top of the building fade into the fog; and that shadowing and overlook were of concern.

Most panel members advised to respect the landscaping by preserving the rock in its entirety. The floor level of the entrance lobby could be dropped and a different way of bringing the ramp into that space found. Landscape should respond better to the neighbour's property and take direction from it.

The amenities need to be played up more; they don't need to be big but they should be special, particularly the one at ground level. Shifting the mass to the north edge would play up the sunlight in the courtyard amenity space and create a more delightful garden. This garden could be moved to the southwest side and integrated with the rock.

In terms of sustainability, reduce some of the bulk and mass at the roof level and add a heat recovery system in. Consideration should be given to thermal bridging, and reducing the amount of glass

Applicant's Response: The Panel were thanked for their comments, which will be taken to heart as the design panel helps to ultimately provide better architecture. All the comments will be used to take a critical look at the building.

Cutting the rock was intentional; to expose a more polished face and to assist with entry to the parkade.

Moving the laneway mass over to the north may help and will be investigated. Materiality has quite a soft focus on it at this point and there is a lot of work to go.

Vancouver Heritage Commission (October 26, 2015)

The Vancouver Heritage Commission reviewed the rezoning application for 4976-5010 Cambie Street on October 26, 2015, as it relates to the heritage building at 5010 Cambie Street, and passed the following motion:

Item

Conservation Review - 5010 Cambie Street - 'Milton and Fei Wong House'
VHR 'A' (proposed)
Rezoning Application

Applicants: Micheal Brown, Trillium Projects Ltd,
Cameron Halkier, SHIFT Architecture

Staff: James Boldt, Heritage Group
Graham Winterbottom, Planner, Vancouver - South Division
Marie Linehan, Development Planner, Urban Design Division

Staff reviewed the application and, along with the applicants, responded to questions.

MOVED by Commissioner Kluckner
SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission supports the application to retain the Wong residence and designate its exterior and its front yard landscaping, including the rock outcropping, and to construct a rear yard infill building as presented at the October 26, 2015, meeting;

FURTHER THAT the Commission recommends:

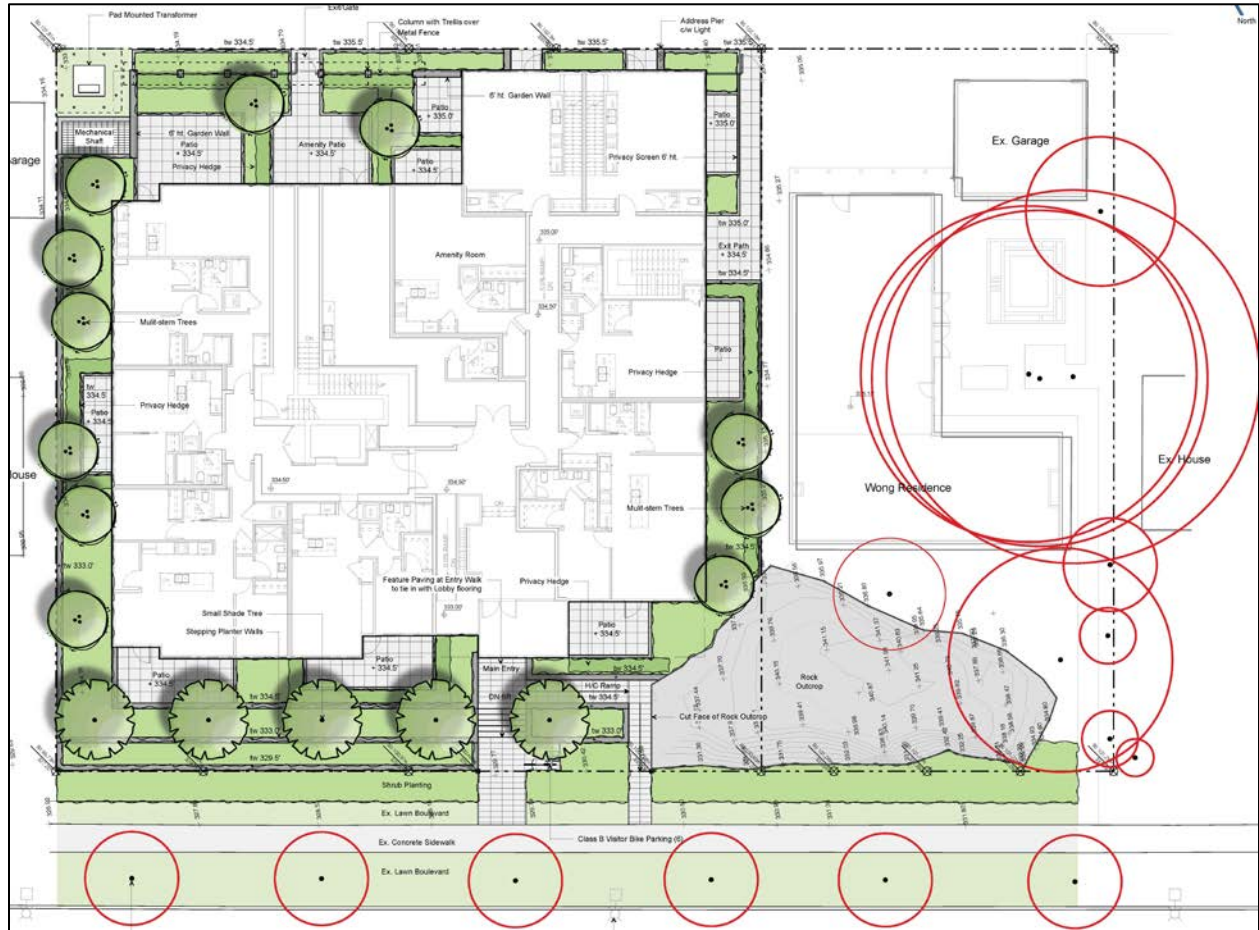
1. A full Conservation Plan be prepared, noting materials and maintenance strategies.
2. The applicant consider designating the courtyard space and its landscaping, and the interior elements as listed in the Character Defining Elements of the Statement of Significance.
3. A landscape buffer to frame the Wong residence be installed on the north side.

CARRIED UNANIMOUSLY

* * * * *

4976-5010 Cambie
FORM OF DEVELOPMENT

Site Plan/Landscape Plan



Elevations

North Elevation



South Elevation



Elevations
West Elevation



East Elevation



4976-5010 Cambie
PUBLIC BENEFITS SUMMARY

Project Summary:

Seven-storey residential building containing a total of 49 dwelling units, with the retention and designation of the heritage building known as the Wong Residence.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the affordable housing fund, childcare and community facilities and heritage retention in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,195 sq. m / 23,629 sq. ft.)	0.70	2.46
Floor Area (sq. ft.)	16,540	58,127 sq. ft.
Land Use	Single-family residential	One-Family Dwelling, Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	51,109	718,900
	Public Art		
Offered (Community Amenity Contribution)	20% Social Housing		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		231,000
	Affordable Housing		1,028,142
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		1,028,143
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		51,109	3,006,185

* 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%).

* * * * *

4976-5010 Cambie
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	4976-5010 Cambie Street
Legal Descriptions	Lots 5 to 7, all of Block 840, District Lot 526, Plan 8324; PIDs 002-974-258, 010-152-199, and 010-152-211, respectively
Developer	Pennyfarthing Q.E. Park Properties Inc.
Architect	SHIFT Architecture Ltd.
Property Owners	Pennyfarthing Q.E. Park Properties Inc.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	23,629 sq. ft.	23,629 sq. ft.
USES	One-Family Dwelling	One-Family Dwelling, Multiple Dwelling
FLOOR AREA	18,640 sq. ft.	58,127 sq. ft.
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.46
HEIGHT	10.7 m (35 ft.)	23.5 m (77.2 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law