



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: October 4, 2016  
Contact: Susan Haid  
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RTS No.: 11681  
VanRIMS No.: 08-2000-20  
Meeting Date: October 18, 2016

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 7638-7664 Cambie Street

**RECOMMENDATION**

A. THAT the application by GBL Architecture Inc., on behalf of Linda Choy, Marianna Chu (Lot 4) and 1011180 B.C. Ltd. (Lot 5), the registered owners, to rezone 7638-7664 Cambie Street [*Lots 4 and 5, Block O, District Lot 323, Plan 9322; PIDs 009-689-966 and 009-689-982 respectively*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 2.40 FSR and the height from 6.1 m (20 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey residential building containing a total of 34 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by GBL Architects Inc., received on February 19, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability 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 for consideration at Public Hearing.

B. THAT Recommendation A 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 expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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 two lots located at 7638-7664 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 34 dwelling units all over two levels of underground parking. The site is located within the Langara neighbourhood of the *Cambie Corridor Plan* and within the *Marpole Community Plan* area.

The application has been assessed and meets the intent of both the *Cambie Corridor Plan* and the *Marpole Community Plan*. The application is supported, subject to design development and other conditions outlined in Appendix B, including a reduction in the proposed density from a floor space ratio (FSR) of 2.43 to 2.40. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

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

Relevant Council Policies for this site include:

- *Cambie Corridor Plan* Phase 2 (2011)
- *Marpole Community Plan* (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2014)
- Community Amenity Contributions - Through Rezonings (1999, last amended 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Amenity Bank and Transfer of Density (2013)
- Greenest City 2020 Action Plan (2012)
- City's Financing Growth Policy (2004)

### **REPORT**

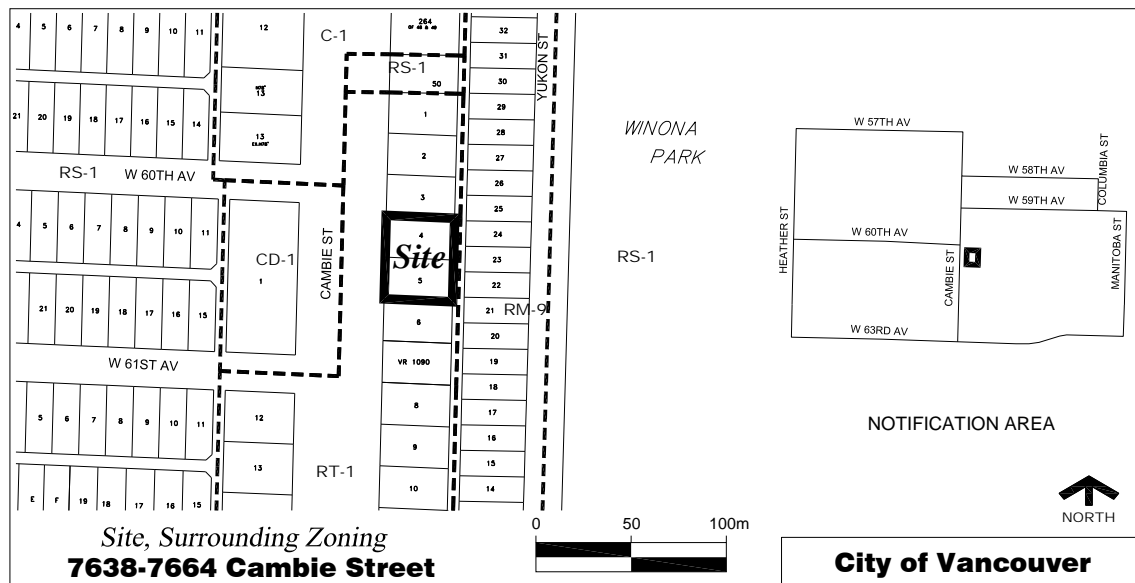
#### **Background/Context**

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

This 1,579.4 m<sup>2</sup> (17,000 sq. ft.) site is located on the east side of Cambie Street, mid-block between 59th and 62nd Avenues (see Figure 1). The site is comprised of two lots with

43.9 m (144 ft.) of frontage along Cambie Street and a site depth of 36 m (118 ft.). All of the properties fronting Cambie Street are subject to land use change and could be rezoned for six-storey developments under the *Cambie Corridor Plan*. Properties to the east, across the lane, were rezoned to RM-9 as a result of the adoption of the *Marpole Community Plan*. Across the street is a recently approved CD-1 rezoning for two six-storey mixed-use buildings, including church use at grade and 129 secured market rental units. The subject site is located on a major arterial with bus service connecting to the Marine Drive Canada Line Station, about a 10 minute walk away. The Canada Line is configured to accommodate a future potential station at 57th Avenue at such time it is funded and appropriate approvals are in place.

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



## 2. Policy Context

In 2011 Council adopted Phase 2 of the *Cambie Corridor Plan* (the “Plan”). The subject site is located within the “Langara” neighbourhood. Section 4 of the Plan (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. In this neighbourhood, the Plan strives to strengthen and enhance the area’s existing residential character with its green park-like setting.

Subsection 4.5.4 of the Plan specifically supports residential buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 floor space ratio (FSR) is estimated 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 Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 28 of the 34 units be two- or three-bedroom units, achieving 82% of the total units as suitable for families. A condition of approval has been included in Appendix B to ensure this unit mix is maintained.

In July 2016 Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three bedroom units. This application was submitted prior to the new policy and is not required to meet the updated standard. However the application exceeds the new *Family Room Policy* as outlined in the unit mix below.

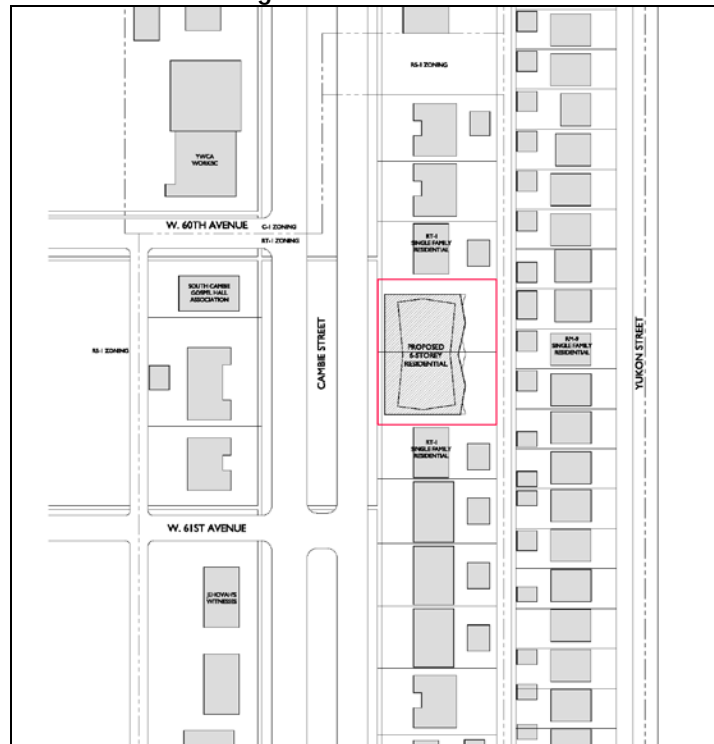
In April 2014 Council approved the *Marpole Community Plan*. The subject site falls within the *Marpole Community Plan* area. While the *Marpole Community Plan* does not provide land use and urban design direction for properties previously approved as part of Cambie Corridor Phase 2, it does establish strategic direction for the provision of public benefits within the area.

## Strategic Analysis

### 1. Proposal

The application proposes to construct a six-storey residential building (see Figure 2). In total, the application proposes 34 dwelling units (2 studios [6%], 4 one-bedroom units [12%], 22 two-bedroom units [65%], and 6 three-bedroom units [18%]). A density of 2.43 FSR is proposed with a building height of 21.3 m (70 ft.). Two levels of underground parking are proposed with access from the lane with and total of 71 vehicle parking spaces and 49 bicycle storage spaces.

Figure 2 – Site Plan



## 2. Land Use and Density

The proposed residential land use and density are consistent with the six-storey residential buildings called for in 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, including a reduction in rooftop spaces, a density of 2.40 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

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

This application proposes a six-storey residential building along Cambie Street consistent with the expectations of the *Cambie Corridor Plan* for the area. The proposal features a unique, contemporary expression with high quality cladding materials, and a highly landscaped rear yard to provide substantial outdoor amenity and variety of open space for residents.

The proposal is generally consistent with the height and built form guidelines set out in the *Cambie Corridor Plan*. Staff are seeking modest changes to the form of development including siting the building further back from Cambie Street and increased activation and visual porosity into the public pedestrian link along the north end of the site. Staff are also recommending removal of the two enclosed rooftop spaces to satisfy the height requirement of the Plan, which would reduce the overall density of the building.

The Urban Design Panel reviewed and supported the application on May 18, 2016 (see Appendix C). Staff conclude that the design is in keeping with the expectation of character of development as outlined in the *Cambie Corridor Plan* and support the application, subject to the design conditions noted in Appendix B.

## 4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The applicant proposes 71 vehicle parking spaces and 49 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 in Appendix B, which include the addition of Class A loading and visitor parking spaces.

## 5. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (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® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold Rating.

Energy used by buildings generates 55% of Vancouver’s total greenhouse gas emissions. A high priority strategy of the *Greenest City 2020 Action Plan* is to pursue low-carbon Neighbourhood Energy Systems (“NES”) for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO<sub>2</sub> reduction by 2020, the *Vancouver Neighbourhood Energy Strategy* (approved by Council in October 2012) focuses on high-density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning have been incorporated herein that provide for NES compatibility, immediate connection to the City-designated NES Utility Provider, if available, and future connection if not immediately available.

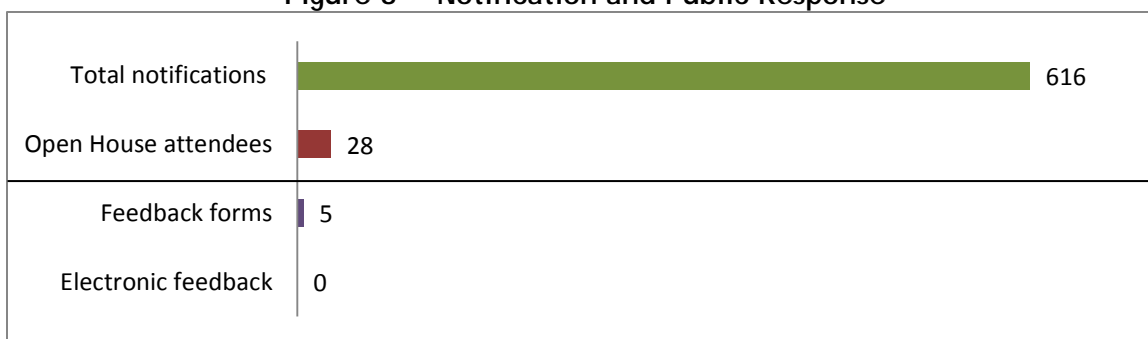
The *Cambie Corridor Plan* also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (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 for this application from 5-8 pm on May 3, 2016, at the Langara Golf Club at 6706 Alberta Street. Staff, the applicant team, and a total of approximately 28 people attended the open house.

**Public Response and Comments** – The City received a total of 5 responses to the application by email or comment form. Comments around housing included concerns that there are no low-income units and not enough family housing provided. Additionally, it was noted that the housing appears to be unaffordable. Comments related to design expressed a view that the building appears drab and unattractive and may benefit from the addition of brick or wood siding instead of the exclusive use of glass.

**Figure 3 – Notification and Public Response**



In response to feedback received during the application review process, staff note that the application meets the requirements of the *Cambie Corridor Plan*. The Plan does not require the provision of low-income housing and this proposal, at 82% family-sized units, significantly exceeds Council requirements for family-sized units. The building design has received support

from the Urban Design Panel and meets the urban design guidelines of the *Cambie Corridor Plan*.

### ***PUBLIC BENEFITS***

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

#### ***Public Benefits - Required by By-law or Policy***

**Development Cost Levies (DCLs)** – 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. This site is subject to the Citywide DCL rate, which was \$149.73 per m<sup>2</sup> (\$13.91 per sq. ft.) for new residential space at the time the application was received. On this basis, a DCL of approximately \$567,528 is anticipated.

DCLs are payable at building permit issuance and are subject to annual inflationary adjustment which takes place on September 30 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 the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for detail on DCL rate protection.

**Public Art Program** – The Public Art Policy for Rezoned Development requires rezonings having a floor area of 9,290.0 m<sup>2</sup> (100,000 sq. ft.) or greater to 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***

**Community Amenity Contributions (CACs)** – Within the context of the *City's Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Marpole Community Plan*. This rate is the basis for all six-storey residential rezoning proposals within the *Marpole Community Plan*.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation

adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered cash CAC of \$1,683,000 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (30,600 sq. ft.). The application was received on February 19, 2016 and changes to the target CAC rate for this area made on September 30, 2016 are not applicable to this application.

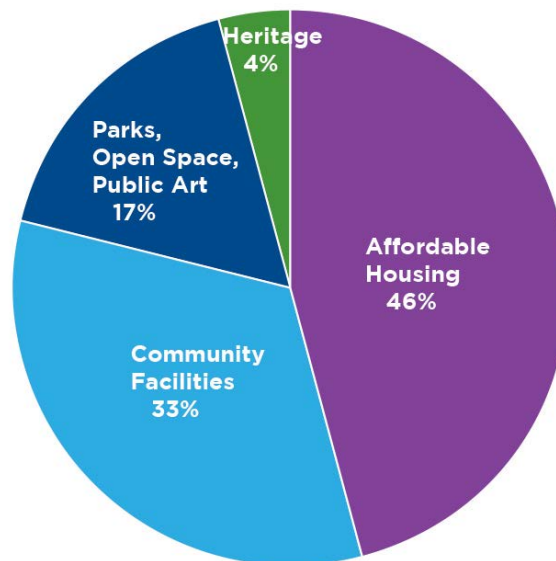
Staff recommend that the cash CAC be allocated to the following identified community needs based on the *Marpole Community Plan* public benefits strategy:

- \$841,500 (50%) to the Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$757,350 (45%) toward childcare and community facilities serving residents and/or workers in or near the Marpole area.
- \$84,150 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended by staff are consistent with the Public Benefits Strategy included in the *Marpole Community Plan*. See Appendix E for a summary of the public benefits that would be achieved should this application be approved.

Through July 2016, approximately \$285.5 million has been secured through approved rezonings under the *Cambie Corridor Plan* which overlaps with the *Marpole Community Plan* through the southern portion of Cambie Street. The Cambie Corridor CACs have been allocated as per Figure 4.

Figure 4 – Cambie Corridor CAC Allocations by Percentage





CACs secured since *Cambie Corridor Plan* approval (updated to July 2016)\*

- \$285.5 million (excludes unallocated CACs)
  - 46% Affordable Housing (\$131.7M)
  - 33% Community Facilities (civic facilities, childcare) (\$95M)
  - 17% parks, open space and public art (\$47.1M)
  - 4% heritage (\$11.7M)

\*Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary.

## *Implications/Related Issues/Risk*

### *Financial*

As noted in the section on Public Benefits, the applicant has offered cash CAC of \$1,683,000 comprised of:

- \$841,500 (50%) to the Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$757,350 (45%) toward childcare and community facilities serving residents and/or workers in or near the Marpole area.
- \$84,150 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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 \$567,528 in DCLs.

## **CONCLUSION**

The 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, along with the recommended conditions of approval which include measures resulting in a density reduction to 2.40 FSR, is consistent with the *Cambie Corridor Plan* with regard to land use, density, height and form. The application also provides public benefit contributions supporting the *Marpole Community Plan* Public Benefits Strategy.

The General Manager of Planning, Urban Design and Sustainability 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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

7638-7664 Cambie Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

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

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

**Uses**

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

**Conditions of use**

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

**Floor area and density**

- 4.1 Computation of floor area must assume that the site area is 1,579.4 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 2.40.
- 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:
    - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs 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 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude:
- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 21.3 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 of the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in Section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

#### Acoustics

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

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

\* \* \* \* \*

7638-7664 Cambie Street  
PROPOSED 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 GBL Architects Inc., on behalf of Creekside Development, and stamped "Received Planning Department, February 19, 2016", provided that the General Manager of Planning, Urban Design and Sustainability 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, Urban Design and Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to increase the front setback by an at least 3 ft.

Note to Applicant: Because the continuous front balconies will read collectively as building mass, the building should be set back to satisfy the intent of the 10 ft. minimum front yard setback. The rear yard setback can be decreased by an equivalent amount to maintain general building configuration.

- 2. Design development to introduce grade level openings into the north elevation.

Note to Applicant: At midblock linkages, ground floors should have an active edge with entrances and windows facing the pedestrian pathways.

- 3. Design development to delete the two massing enclosures on the roof.

Note to Applicant: The proposed rooftop enclosures capture floor area intended for private residential use, and would therefore constitute a seventh storey. Modest rooftop enclosures can be considered to accommodate access to the green roof and storage of maintenance equipment for the green roof, but not for residential use. Residential access to the roof should be accommodated by discrete roof hatches. The kitchens and residential washrooms on the roof should be deleted or relocated to level six.

### Crime Prevention through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regard 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.

### Landscape Design

5. Improvement to the screening and privacy between the city sidewalk and the front units/patios at grade.

Note to Applicant: This was included in commentary by the Urban Design Panel. The city sidewalk along Cambie Street is slightly raised and creates a need for additional layering and screening by way of adding trees, taller shrubs or other landscape elements to increase privacy while respecting CPTED principles.

6. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding highly visible landscaped and common areas.
7. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.
8. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate a second row of street trees near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m downward) to allow trees to be planted at grade and maximize growing conditions.

9. Responsible resolution of any conflict with neighbour tree(s) and vegetation in proximity to proposed excavation.

Note to Applicant: There are two neighbour owned trees and a shared hedge identified in the arborist report that are in conflict with the development. While the arborist states that the trees are not in good condition, the hedge

and trees will need to be retained responsibly unless a written neighbour consent letter is submitted.

10. At time of development permit application:

- (i) 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.

- (ii) Provision of a Tree Plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection barriers. An arborist report addendum may be necessary for offsite trees and vegetation. Tree replacements can be shown on the proposed phased landscape planting plans.

- (iii) Provision of large scale architectural and 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.

### Sustainability

11. Provision of 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).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

12. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management; or LEED Gold if using LEED for Homes midrise or another LEED Rating System and a 22%

reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

### Housing Policy

13. The proposed unit mix, including 2 studio units (6%), 4 one-bedroom units (12%), 22 two-bedroom units (65%) and 6 three-bedroom units (18%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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 designed to be suitable for families with children.

14. 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 Services

15. 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.
16. 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.

17. 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.
18. 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.
19. 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
20. 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.

21. Update the site and landscape plans to reflect improvements sought by this rezoning.
22. 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 one Class A loading space and a minimum 0.075 space for each dwelling unit and a maximum 0.15 space for each dwelling unit for designated visitor parking to be provided on-site.
- (ii) Provision of an a plan showing the parkade ramp on one drawing with the design elevations both sides of the ramp at all break points, with the percentage of the slopes and the lengths of the ramps at the specified slopes to be calculated both sides of the ramp and shown on the drawing.
- (iii) Provision of a straight approach to the parkade ramp to be provided from the PL to the parkade gate.

(iv) Provision of additional design elevations throughout the parking levels, both sides of the manoeuvre aisle at all breakpoints and at all entrances to calculate slope and crossfall.

(v) Provision of measures to improve visibility at the 90 degree turns on all parking levels and the main ramp.

Note to Applicant: Convex mirrors are recommended and should be noted on the plans.

(vi) Provision of a section drawing showing the parking gate with the minimum vertical clearance dimensioned on the plans.

Note to Applicant: 2.3 m of vertical clearance is required for access and manoeuvring to all disability spaces.

(vii) Provision of an improved parking layout with all parking stalls, access aisles and columns encroaching in the stalls dimensioned on the plans.

(viii) Dimension the east maneuvering aisle on P2 parking level.

(ix) Confirm that the design elevation 94.8 ft. shown on P2 parking level is correct.

(x) Provision of an improved plan showing the access route from the Class A bicycle parking spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

(xi) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on the drawings.

(xii) Provision of 6 Class B bicycle parking spaces to be provided and shown on the plans as per Section 6.4 of the Parking By-law.

## 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, the General Manager of Planning, Urban Design and Sustainability, 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 Services

1. Consolidation of Lots 4 and 5, Block O, DL 323, Plan 9322 to create a single parcel.

2. Provision of a surface Statutory Right of Way for public access over the northerly 5 ft. (1.524 m) of the site.
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (i) Provision of 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 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.
  - (iii) Provision for road re-construction on Cambie Street adjacent to the site to generally include: new concrete curb and gutter, 2.5 m (8'-3") raised cycle track, new street trees where space permits, 2.14 m (7'-0") concrete sidewalk with saw cut joints, and upgraded street and pedestrian LED lighting, including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of the above condition may require the removal of on-street parking adjacent to the site. Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.
  - (iv) Provision of a mini-park connection along the north edge of the site between Cambie Street and the lane to generally include: a minimum 1.5 m wide concrete shared use path with saw cut joints, benches, LED pedestrian lighting and softscape.

- (v) Relocation of the existing bus shelter and concrete landing to accommodate the proposed street improvements should it be necessary.
  - (vi) 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.

### **Soils**

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

### **Community Amenity Contribution**

7. Pay to the City a Community Amenity Contribution of \$1,683,000, 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 \$1,683,000 is to be allocated as follows:
  - (i) \$841,500 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area; and
  - (ii) \$757,350 towards community facilities and/or childcare serving residents and/or workers in or near the Marpole area.
  - (iii) \$84,150 to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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 and at no cost to the City.

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.

\* \* \* \* \*

7638-7664 Cambie Street  
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on May 18, 2016. The application was supported 3-2.

**EVALUATION: SUPPORT (3-2)**

**Introduction:** Cynthia Lau, Rezoning Planner, introduced the site for this rezoning application as being made up of two parcels mid-block between 60th and 61st Avenue on the east side of Cambie Street. The proposal is being considered under the *Cambie Corridor Plan* which contemplates six-storey residential buildings in this area.

The site is approximately 17,000 sq. ft. Sites on Cambie Street to the north and south are zoned RT-1, and can be considered up to six-storeys under Phase 2.

To the east behind the lane are sites zoned RM-9 as part of the recently approved *Marpole Community Plan*. RM-9 contemplates medium density dwellings, including townhouses and low-rise apartments. To the west across Cambie Street is a recently approved project for a six-storey mixed-use building, including a church and 129 secured market rental units.

This application proposes to rezone the site from RT-1 to CD-1 to allow development of one six-storey building over two levels of underground parking with an FSR of 2.43. The proposal includes 34 market residential units.

A mid-block pedestrian link, as noted in the Plan, is included at the northern edge of the site. The *Cambie Corridor Plan* anticipates residential six-storey buildings in this area with an estimated FSR range of 2.0-2.5.

Patrick O'Sullivan, Development Planner, continued by noting that the proposed density is 2.43, but the massing represents a density of 2.5 if the 'open to below' space on the upper level were to be included. There is also "Okoko" skin cladding, wood soffits, wood cladding in covered areas, and bypassing glass balustrades.

Residential front doors are proposed to face Cambie Street, but it is noted that on-grade uses facing the mid-block pedestrian link contain windows but not doors into this connection space. The landscape at the rear contains active uses including urban agriculture and an outdoor amenity space. The roof contains an extensive green roof and private roof deck for the upper two units. The front setback is 7 ft. to 10 ft. and a rear yard setback of 30 ft. as suggested by Planning. Sideyard setbacks comply with the form of development guidance of the *Cambie Corridor Plan*.

There are 71 parking spaces being provided, although only 37 are required. A 455 sq. ft. amenity area is proposed at grade.

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

1. Please comment on your level of support for the proposed form, height and density as it relates to the Cambie Corridor policy.
2. Please comment on the overall general approach to landscape design.

**Applicant's Introductory Comments:** The applicant team introduced the project by noting that the Cambie Guidelines are a bit of a challenge with the massing and transitions. The aim was to have a compact form with some dynamic elements. Thus the linear quality and dynamism of Cambie Street is being expressed in the building form through an interlocking built form.

A lot of the units are two-bedrooms.

The orientation of the building takes into account solar shading and sustainability, so there are more linear balconies on the Cambie Street side. On the east side there are more compact balconies with compact pockets in between the layers.

The idea was to add some solidity to the ends to make a sense of enclosure and prevent overlook which would compromise privacy. There is a very clear transition through the building, and a defined entry on the front. The building is symmetrical with a very simple layout and a clean form.

The landscape architect continued, noting two layers of street trees and a 4 ft. hedge at Cambie Street to provide a bit of privacy and activate the edge. On the east side there are benches and a small pocket park. Play is seen as an intrinsic part of the entire landscape and informs all of the geometries and conditions of the site. Planting exists around the edges to provide a sense of privacy and to prevent access to the site and vandalism.

A sustainable urban drainage system is being proposed along with urban agriculture. The applicant team then took questions from the panel.

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

- Address privacy at the mid-block pedestrian link
- Some concerns exist around the formal language being inconsistent with the solar shading on the east and west sides
- The landscaping needs further development; the pocket park on the east side could be moved to provide a buffer between the building and the walkway, and that the lane side landscape design might be too busy
- There are some issues about how the building responds to the changing grade on Cambie Street and the resulting interface between the public realm and the street level units which are too close to the street given the current design

**Related Commentary:** The panel had no particular issues with the height, massing or density. They did note that it is a bit concerning that there is no amenity across from the pocket park and a greater separation between the units and Cambie Street is required. Perhaps the landscape could be flipped from the lane to the front in order to accomplish this.



More information is needed about the east side and how the grading will be affected by the walls and landscaping. On the east side the landscape is also too busy. The basalt bioswale feature might work, but there is an extensive amount of hardscape in this area which might make the area feel desolate. One panelist liked the “craziness” of the landscape on the lane side as it is unconventional.

On the north there seems to be a space which could be improved upon to integrate the benches. Think about what it will mean if this area is abandoned. The south elevation seems neglected and will probably become a service walkway.

The panel felt that the building is too close to Cambie Street and that the amount of glazing on the front elevation at grade will cause privacy impacts from passers-by on the sidewalk. The panel suggested that the building be located further to the east on the site.

Removing the glass on the north or south would be better to mitigate the solar gain. The panel suggested that the applicant consider reducing the window-to-wall ratios overall.

The pop-ups for the private decks on the roof are not in the interest of the Cambie corridor or the overall building given that they are only for two units.

The midblock pedestrian connection is an opportunity to do something different. Take the entry and move it adjacent to the pedestrian connection. This would address the privacy issues and better activate the area.

**Applicant’s Response:** The applicant team noted that the balconies have been supplemented along Cambie Street with some vertical screens to protect against the sun. Some solar shading analysis has been done, but more consideration will be given to the shadow analysis and solar impact.

## 2. Public Consultation Summary

### Public Notification

A rezoning information sign was installed on the site on May 3, 2016. A community open house was held on May 3, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

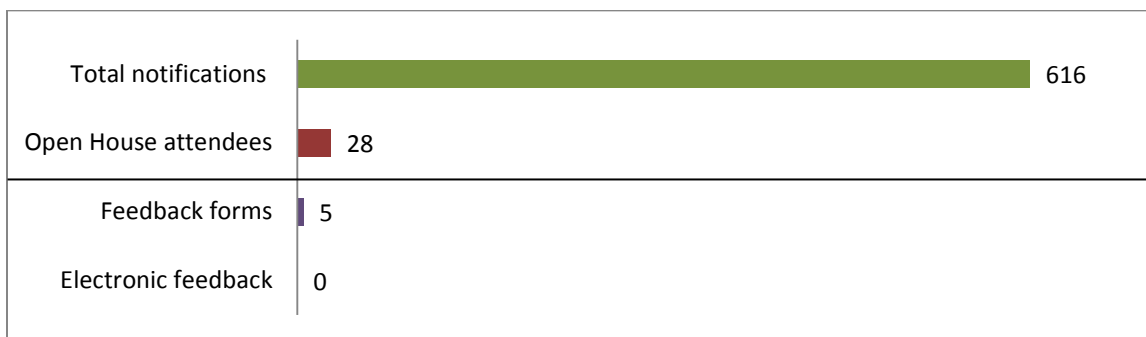
### May 3, 2016 Community Open House

A community open house was held from 5:00-8:00 pm on May 3, 2016, at Langara Golf Club, 6706 Alberta Street. A total of 616 notifications were distributed within the neighbouring area on or about April 19, 2016. Staff, the applicant team, and a total of approximately 28 people attended the Open House.

## Public Response

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

- In response to the May 3, 2016 open house, a total of 5 comment sheets were submitted from individuals.
- A total of 5 letters, e-mails, and online comment forms were submitted from individuals.



Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by frequency and topic:

### Housing

There was some concern that there are no low-income units, not enough family-friendly units, and that the housing looks unaffordable.

### Design

Some noted that the building looks unattractive and drab, and that perhaps some brick or wood siding could be used instead of all glass.

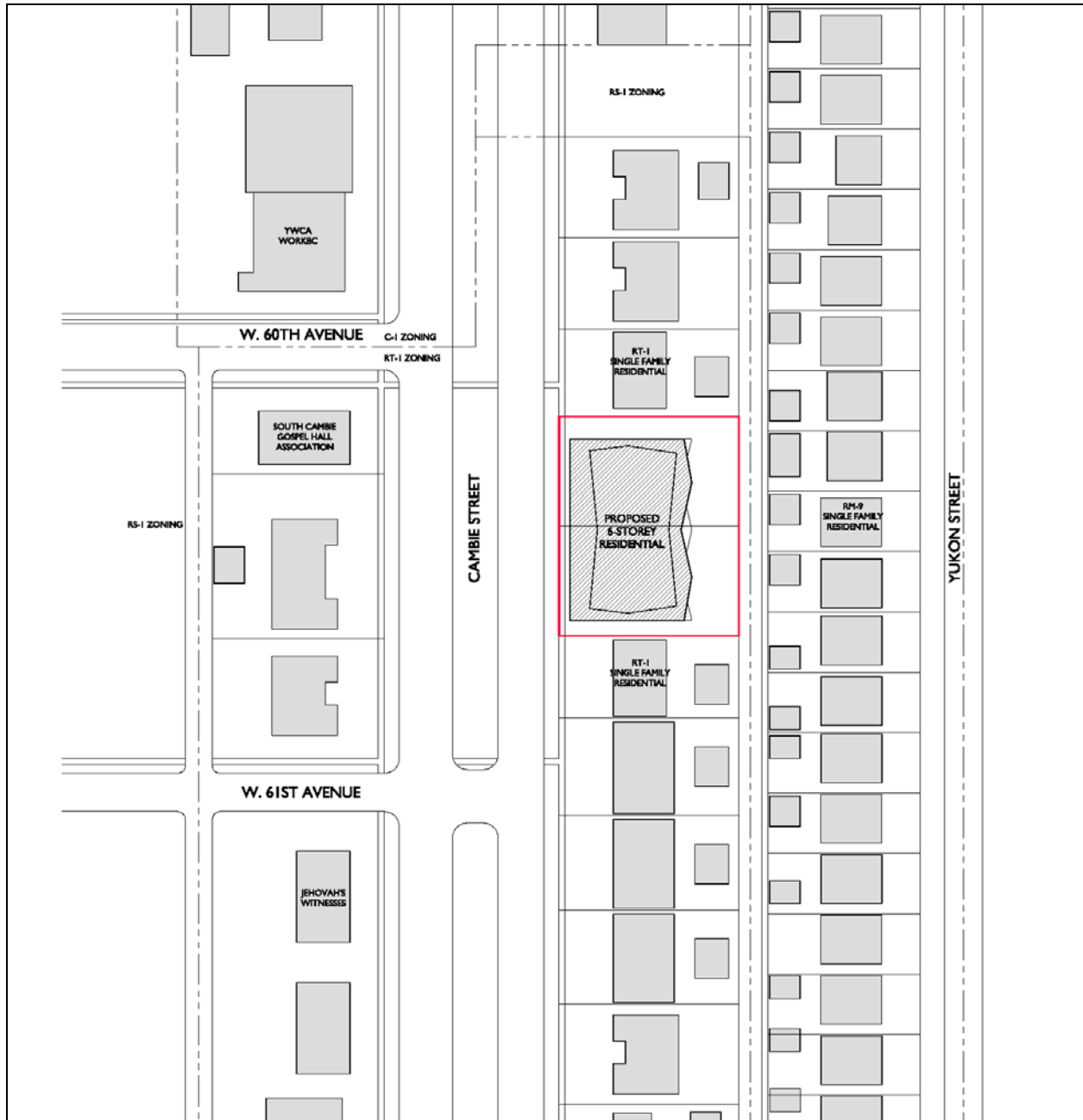
### Miscellaneous Comments

- One comment commended the proposal on the adequate amount of bike parking and low-maintenance green roof.
- There was some concern that excavation during construction would disturb the neighbouring property.
- A concern was expressed regarding overlook into neighbouring yards.
- There was a concern that having the parking entrance in the back would create traffic congestion in the lane.
- There was a suggestion that if existing trees are removed that they should be replaced by more trees, not hedges.

\* \* \* \* \*

7638-7664 Cambie Street  
FORM OF DEVELOPMENT

Site Plan



### Elevations

#### West (Cambie Street) Elevation



#### North Elevation



South Elevation



East (Rear Lane) Elevation



### Section



### Perspective from Northwest



\* \* \* \* \*

7638-7664 Cambie Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey residential apartment building containing a total of 34 dwelling units.

**Public Benefit Summary:**

The project would generate a DCL payment and a CAC offering to be allocated toward the affordable housing fund, heritage amenity, childcare, and community and cultural facilities in and around the Marpole area.

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 1,579.4 m <sup>2</sup> / 17,000 sq. ft.)	0.60	2.40
Floor Area (sq. ft.)	10,200	40,800
Land Use	Two-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	32,946	567,528
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		84,150
	Affordable Housing		841,500
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		757,350
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>32,946</b>	<b>2,250,528</b>

**Other Benefits (non-quantified components):**

\* 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 (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

7638-7664 Cambie Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	7638-7664 Cambie Street
Legal Descriptions	Lots 4 and 5, Block O, Lot 323, Plan 9322; PIDs 009-689-966 and 009-689-982 respectively
Developer	Creekside Development
Architect	GBL Architects Inc.
Property Owners	Linda Choy, Marianna Chu (Lot 4) and 1011180 B.C. Ltd (Lot 5)

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-1	CD-1
SITE AREA	1,579.4 m <sup>2</sup> (17,000 sq. ft.)	1,579.4 m <sup>2</sup> (17,000 sq. ft.)
USES	Two-Family Dwelling	Multiple Dwelling
FLOOR AREA	947.6 m <sup>2</sup> (10,200 sq. ft.)	3,790.4 m <sup>2</sup> (40,800 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.60 FSR	2.40 FSR
HEIGHT	6.1 m (20 ft.)	21.3 m (70 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

\* \* \* \* \*