

SUMMARY AND RECOMMENDATION

2. REZONING: 7638-7664 Cambie Street

Summary: To rezone 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 34 dwelling units. A height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

Applicant: GBL Architects Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 18, 2016.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by GBL Architects 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, generally as presented in Appendix A of the Policy Report dated October 4, 2016 entitled "CD-1 Rezoning: 7638-7664 Cambie Street" be approved subject to the following conditions:

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 Director of Planning 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 Director of Planning, 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.

4. 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.

Crime Prevention through Environmental Design (CPTED)

5. 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

6. 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.

7. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding highly visible landscaped and common areas.
8. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.
9. 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.

10. 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.

11. 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

- 12. 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.

- 13. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings 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

- 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 manoeuver 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 Director of Planning, 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 ft.) raised cycle track, new street trees where space permits, 2.14 m (7 ft.) 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.

Environmental Contamination (formally Soils)

- 6. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have 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.

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.

[RZ - 7638-7664 Cambie Street]