

SUMMARY AND RECOMMENDATION

2. REZONING: 4621-4663 Cambie Street and 605 West 31st Avenue

Summary: To rezone 4621-4663 Cambie Street and 605 West 31st Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.36 FSR and the height from 10.7 m (35 ft.) to 21.1 m (69 ft.) to permit the development of two six-storey residential buildings, containing a total of 74 dwelling units.

Applicant: IBI Group

Referral: This item was referred to Public Hearing at the Regular Council Meeting of January 24, 2017.

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 IBI Group, on behalf of Cressey (31) Holdings Ltd., the registered owners, to rezone 4621-4663 Cambie Street and 605 West 31st Avenue [*Lots 10 to 13, Block 779, District Lot 526, Plan 7206; PIDs: 010-691-391, 010-691-430, 010-691-464, and 010-691-511 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 2.36 FSR and the height from 10.7 m (35 ft.) to 21.1 m (69 ft.) to permit the development of two six-storey residential buildings, containing a total of 74 dwelling units, generally as presented in Appendix A of the Policy Report dated January 10, 2017 entitled "CD-1 Rezoning: 4621-4663 Cambie Street and 605 West 31st Avenue", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by IBI Group, on behalf of Cressey (Cambie 31) Holdings Ltd., and stamped "Received Planning & Development Services (Rezoning Centre), June 3, 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 for the following:

Urban Design

1. Design development of the south building to mitigate the apparent height by providing additional stepping of the upper volume.

Note to Applicant: Additional stepping should be provided such that the upper four-storey volume is less prominent.

2. Design development to the balcony element at the northeast corner at Cambie Street and 30th Avenue to better integrate with the overall form.

Note to Applicant: The balcony element should be reduced in width and the cadence of vertical piers at the Cambie Street elevation extended further north.

3. Design development to the central courtyard to improve connectivity to the mini-park and opportunities for social interaction between the buildings.

Note to Applicant: Both buildings should have convenient access to the courtyard and amenity spaces. Children's play space should be located further west to improve solar access and to allow for overlook from the amenity room. The courtyard should be designed and programmed to facilitate use by both buildings' residents, and to allow interaction, views and ease of access to the mini-park.

4. Design development to meet the expectations of the Planning Administration Bulletin "Roof-mounted Energy Technologies and Green Roofs".

Note to Applicant: The roof design should incorporate percentage green roof area as recommended by the Bulletin. Projections above the main floor line should be minimized as much as possible, noting the elevator is required to provide accessibility for common roof deck amenity, which is encouraged.

5. Design development to maintain the proposed high-quality materials and details at the development permit application stage.

Note to Applicant: The use of the repeated vertical brick pier module should assist in unifying the buildings. The proposed orthogonal orientation for the piers at the north building should be maintained.

6. Design development to the lane edge to provide a substantial green buffer to screen parkade walls.

Note to Applicant: Terraced planters should be provided in approximately 2 ft. steps to avoid high walls adjacent to the lane.

7. Design development to the unit layouts to ensure internal rooms with no windows are not created.

Note to Applicant: All habitable spaces including dens require a window on an exterior wall. One bulk storage room per unit of a maximum 40 sq. ft. may be provided without windows.

8. The proposed unit mix, including 26 one-bedroom units (35%), 32 two-bedroom units (43%), and 16 three-bedroom units (22%), 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.

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

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

10. 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

11. Design development to provide a more conservative tree removal strategy, enabling the retention and protection of as many healthy existing mature trees as possible, including Trees # 11, 12, and 13.

Note to Applicant: It is expected that all developments will adhere to Council's approved Urban Forest Canopy Strategy, by retaining a maximum of viable trees at the site edges, thereby still allowing development. It is understood that this may require revisions to the building or parkade. A revised Arborist Report should document and make recommendations for methods of protection for trees to be retained.

12. Design development to improve the common open spaces to enable the following:
 - (i) Better connection and flow between the two buildings, with access to open space from both.
 - (ii) Relocation of the children's play area farther away from the Cambie Street frontage, while still allowing visual access from indoor amenity rooms in both buildings.

(iii) Better connection and flow between the play area and other common uses.

(iv) Better solar access.

13. Design development to the common area fronting Cambie Street by the deletion of the water feature and replacing with a more user-friendly, interactive space with opportunities for social contact.

14. Provision of public realm treatment of the future pedestrian connection to Ash Street to be in keeping with the Public Realm Plan (currently underway).

15. Provision of a pedestrian-friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8 in. high curb.

16. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long-term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

17. Provision of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the Plant Palette.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

18. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

19. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

20. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

21. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
22. New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
23. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
24. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings and all existing light poles should be shown.

Sustainability

25. 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.

26. 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 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 of 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.

Engineering

27. Confirmation that all first risers are setback a minimum 1 ft. from the property lines.
28. Confirmation that the Class B bicycle spaces are fully contained within the property line along Cambie Street when in use.
 - (i) Provision of single-ring or inverted-U bike racks (Class B bicycle parking) that are a minimum of 36 in. from any wall, building or other vertical element and from each other.
 - (ii) Clarification of the rectangular spaces shown adjacent the Class B bicycle spaces along Cambie Street.
29. Proposed benches on Cambie Street are to be selected from City of Vancouver bench options and installed with appropriate concrete bases/foundations. The landscape plan is to be updated with this detail as provided by Engineering Services.
30. Confirmation that the 24 ft. statutory right-of-way adjacent the western end of the site will include lighting is required.
31. Provision of a separate application for all public property treatments. Please update the landscape plan to reflect all of the off-site treatments proposed for this development.
32. 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:

- All types of parking should be numbered, dimensioned and labelled on the drawings.
- Provision of design elevations on both sides of the parking ramps at all breakpoints, the manoeuvre aisles, throughout the parking levels and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.

33. Modification of the parking ramp design to address the following:
 - (i) The slope must not exceed 10% for the first 20 ft. from the property line.

- (ii) Provision of vehicle turn swaths on the submitted drawings by a qualified transportation consultant to analyse vehicle turn movements to and from the main parkade ramp and the ramp to P2 parking level.

Note to Applicant: Additional ramp width or a corner cut may be required for vehicles to clear the card reader exiting the parkade.

- (iii) Modify the activation unit and the main parkade overhead security gate on P1.

Note to Applicant: The activation unit and overhead gate are to be set back from the property line and additional space provided between the activation unit and the gate such that the vehicle is aligned properly with the card reader while not obstructing other vehicle operations.

- (iv) Provision of minimum 20 ft. drive aisles at all overhead gates on the P1 parking levels.

- (v) Provision of section drawings showing the minimum vertical clearances for parking levels on the drawings, including overhead gate and mechanical projections.

Note to Applicant: Minimum 2.3 m clearance is required for access and maneuvering to all disability parking spaces.

- (vi) Provision of additional stall width for parking spaces adjacent to a wall. See Section D between gridlines C and D on P1 drawing.

- (vii) Dimension all columns and column setbacks on the plans.

Note to Applicant: Refer to Appendix A of the Parking and Loading Design Supplement for column setback requirements.

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

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

- (ix) Provide automatic door openers on the doors providing access to the bicycle rooms.

Neighbourhood Energy Utility

- 34. 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.

35. 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.

36. 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.
37. 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.
38. 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, 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 10 to 13, Block 779, DL 526, Plan 7206 to create a single parcel.
2. Provision of a statutory right-of-way (SRW) for public pedestrian use over the westerly 24 ft. of the site. The SRW agreement must accommodate parking levels P1 and P2 within the SRW area.

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) Upgrading of the sewer (storm and sanitary) in the lane west of Cambie Street adjacent to the site and in 30th Avenue from the lane west of Cambie westerly to Heather Street. The rezoned property must connect to the upgraded sewer in the lane adjacent to the site.
 - (ii) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
 - (iii) Provision of new concrete curb and gutter, 1.8 m minimum width sidewalk and pavement to the centerline on 30th Avenue adjacent the site. Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.
 - (iv) Provision of a standard concrete lane crossing at the lane west of Cambie Street on the south side of 30th Avenue adjacent the site. Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.
 - (v) Provision of upgraded street lighting adjacent the site to LED standards and upgrading and/or installation of pedestrian-scale lighting adjacent the site.
 - (vi) Provision of street re-construction on Cambie Street adjacent to the site to generally include the following: new curb and gutter, a 2.5 m wide raised protected bike lane, a 1.83 m (6 ft.) or 2.14 m (7 ft.) wide broom finish concrete sidewalk with saw cut joints where space permits, and 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.

- (vii) Provision of concrete sidewalks adjacent to the site on Cambie Street, West 30th and 31st Avenues to include minimum 1.83 m (6 ft.) wide broom finish concrete sidewalks with saw cut joints.
- (viii) Provision of a concrete Public Bike Share (PBS) pad to be constructed on City Right of Way in or adjacent to the proposed mini-park at the corner of Cambie Street and West 31st Avenue.
 - a. Size: At a minimum a 16m x 4m concrete pad is required. The full length of the space is to be continuous.
 - b. Location: The station should be located in or adjacent to the mini-park and clearly visible to the public. The preferred location is near the intersection of Cambie and 31st Avenue to allow easy access and connection to the street and pedestrian pathways.
 - c. Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished). Other firm paved materials are subject to separate approval.
 - d. Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - e. Sun exposure: No vertical obstructions in order to maximize sun exposure as station operates on solar power. There must a minimum of 5 m vertical clearance. Ideally the station should receive 5 hours of direct sunlight a day.
 - f. Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. Service to be provided from adjacent City electrical network and co-ordinated with any street lighting upgrades or installations.
- (ix) Provision of a mini-park as identified in the Cambie Corridor Plan at the intersection of Cambie Street and West 31st Avenue to include a small plaza with specialty paving, pedestrian lighting, benches, bike racks, green infrastructure to manage rain water from Cambie Street and 31st Avenue which includes an educational component and adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Benches on City property, in the mini-park, are to adhere to the Cambie Corridor Plan and are to be installed to the satisfaction of the General Manager of Engineering Services.

- (x) Provision of a pedestrian-actuated signal at the intersection of Cambie Street and 30th Avenue. Work to include adjustment to all infrastructure that is impacted by the signal installation needs.
 - (xi) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole result in loss of existing lane lighting then provision of adequate lane lighting to current lighting standards will be required.
 - (xii) 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 includes but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on the 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.
 - (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: 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.

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 a connection to a NES is not available at that time, the agreement will provide for future connection.

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

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 \$3,335,530, 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 \$3,335,530 is to be allocated as follows:
 - (i) \$1,667,765 towards the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$1,334,212 towards childcare facilities serving the community in and around the Cambie Corridor Plan area; and

- (iii) \$333,553 towards the Heritage Conservation Reserve to increase 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, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report Report dated January 10, 2017 entitled "CD-1 Rezoning: 4621-4663 Cambie Street and 605 West 31st Avenue".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report Report dated January 10, 2017 entitled "CD-1 Rezoning: 4621-4663 Cambie Street and 605 West 31st Avenue".
- D. THAT A through C 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 any 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 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 - 4621-4663 Cambie Street and 605 West 31st Avenue]