



## ADMINISTRATIVE REPORT

Report Date: March 28, 2017  
Contact: Susan Haid  
Contact No.: 604.871.5415  
RTS No.: 11998  
VanRIMS No.: 08-2000-20  
Meeting Date: April 11, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 210-262 West King Edward Avenue

### **RECOMMENDATION**

- A. THAT the application by STRAND Development, on behalf of DBBD PROJECTS (262 West King Edward) Ltd., the registered owner, to rezone 210-262 West King Edward Avenue [*Lots 6 to 8, Block 682, District Lot 526, Plan 6539; PIDs: 010-879-196, 010-879-226 and 004-284-909 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space (FSR) from 0.70 to 1.77 FSR and the height from 13.5 m (44 ft.) to 13.0 m (44 ft.) to permit the development of a four-storey residential development containing a total of 52 secured market rental units be referred to a Public Hearing together with:
- (i) plans prepared by Yamamoto Architecture Inc, received on June 15, 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, if after public hearing Council approves in principle this rezoning and the Housing agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-Law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations 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 the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### ***REPORT SUMMARY***

This report evaluates an application to rezone three lots located at 210-262 West King Edward Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a four-storey residential development with a total of 52 secured market rental units over one level of underground parking. The site is located in the Cambie Village area of the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intent of the *Cambie Corridor Plan*. Staff supports the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the 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, along with conditions in Appendix B.

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

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Green Building Policy for Rezoning (2010, last amended 2016)
- Family Room: Housing Mix Policy for Rezoning Projects (July 2016)
- Housing and Homelessness Strategy (2011)
- Vancouver Neighbourhood Energy Strategy (2012)
- Riley Park-South Cambie Community Vision (2005)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Renewable City Strategy (2015)

## REPORT

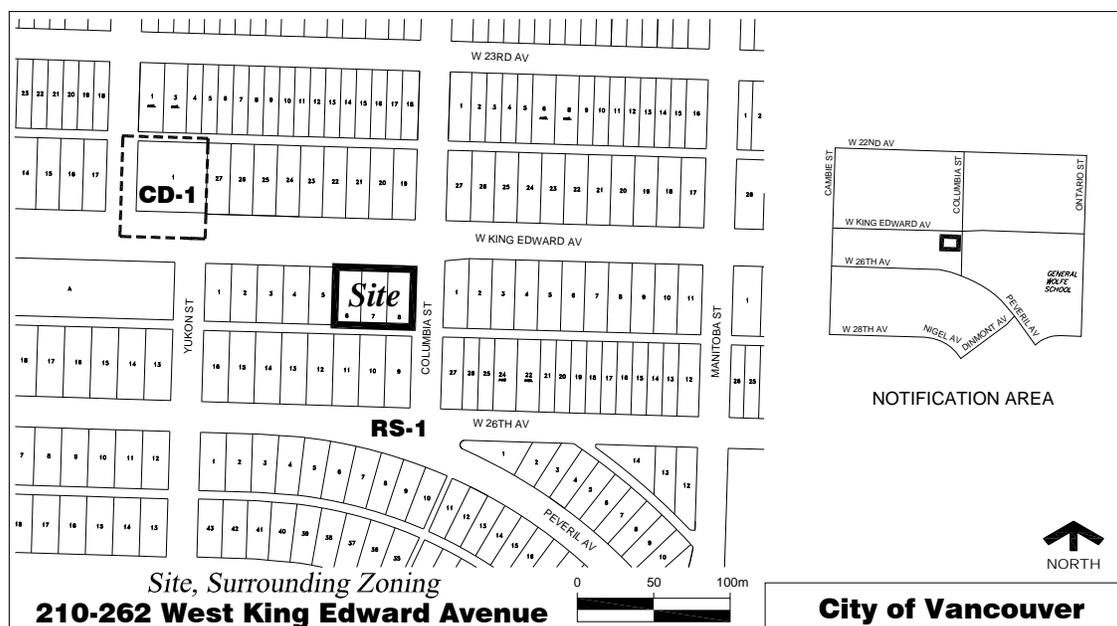
### Background/Context

#### 1. Site and Context

This 1,926 sq. m (20,731 sq. ft.) site is located mid-block on the south side of King Edward Avenue between Yukon Street and Columbia Street. The site is 51.0 m (167 ft.) wide and 38.0 m (125 ft.) deep.

Currently the site is zoned RS-1 and occupied with detached houses. To the immediate west of the site is an approved rezoning for a four-storey multi-family residential building. Sites to the east across Columbia Street are detached houses that are included in the planning for Phase 3 of the Cambie Corridor, currently underway. The main objective of Phase 3 is to enable ground-oriented housing such as townhouses as a transition from the higher density Phase 2 areas. The subject site is located within a five minute walk of the King Edward Canada Line Station as well as frequent bus service along King Edward Avenue and Cambie Street.

Figure 1 – Site and Surrounding Zoning (including notification area)



#### 2. Policy Context

In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan*. Subsequent to a comprehensive planning process, this plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

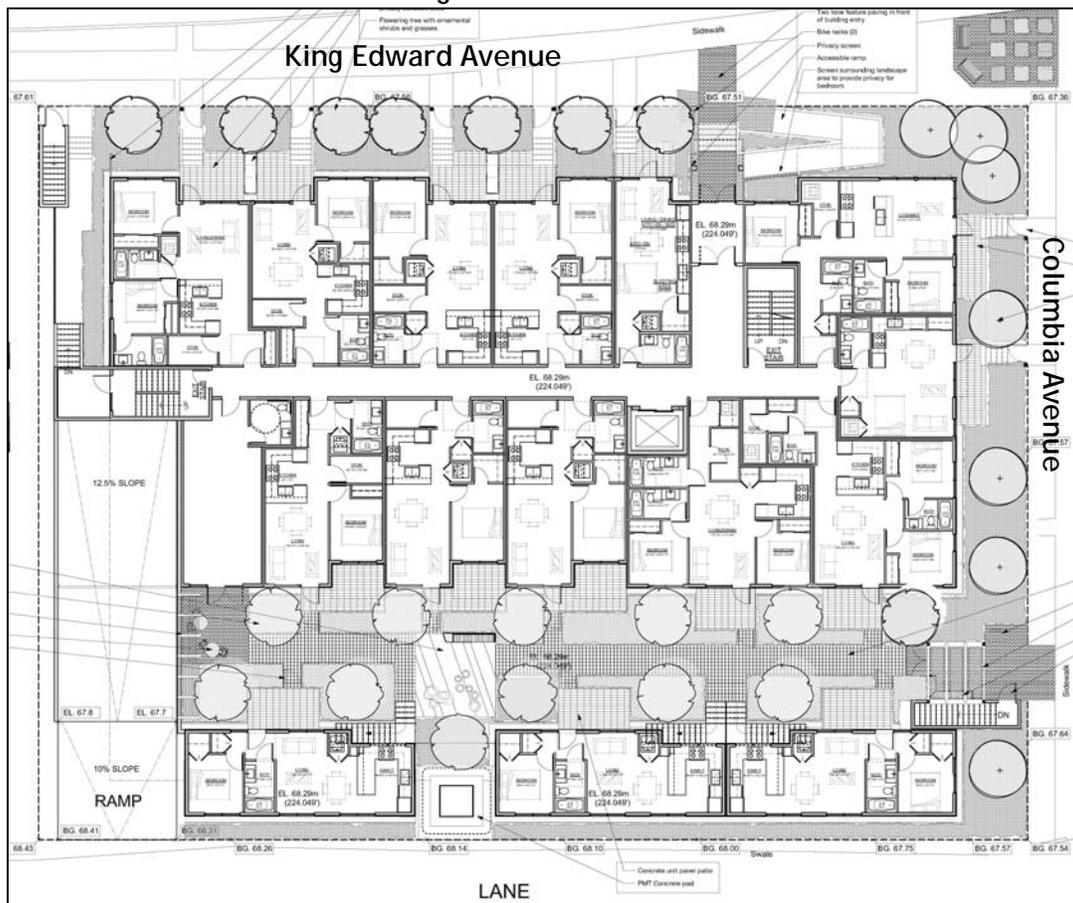
Section 4 of the *Cambie Corridor Plan* (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is within the Cambie Village Neighbourhood. For this site, subsection 4.2.4 of the Cambie Corridor Plan specifically

supports residential buildings up to four storeys in height with upper levels stepped back above the third floor. A density range of 1.25-1.75 FSR is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the *Cambie Corridor Plan* also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 20 of the 52 units be two or three bedroom units, achieving 38% 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.

Figure 2 – Site Plan



## Strategic Analysis

### 1. Proposal

The application proposes to rezone the site to enable a multi-family residential building with a height of four storeys on King Edward Avenue with two-storey residential townhouses at the lane (see Figure 2). In total, the application proposes 52 dwelling units (5 three-bedrooms, 15 two-bedrooms, 29 one-bedrooms and 3 studios) with a total FSR of 1.77 and a building height of 13.0 m (43 ft.). One level of underground parking is proposed, accessed from the lane with a total of 54 parking spaces and 66 bicycle parking spaces.

### 2. Land Use and Density

The proposed residential use is consistent with the *Cambie Corridor Plan*. The Plan indicates that supportable density on a site will be determined by analysis of site context and the urban design and public realm performance of the proposal. Staff has concluded that a density of 1.77 FSR is supportable for this site based on the proposed built form, setbacks, massing, and to the design conditions in Appendix B.

Figure 3 – Proposed Building (southeast from King Edward Avenue)



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

Following the principles of the Cambie Corridor Plan, this site is within an area that anticipates four-storey residential buildings on King Edward Avenue and two storey townhouses at the lane. The application proposes a form and massing that is consistent with the plan (see Figure 2).

The main building has used methods such as projections (bays) and changes in material, such as wood and brick to articulate the massing and reduce its visual scale. The building is also stepped back at the upper storey, level four, to further reduce the appearance of the building. The townhouse building at the lane is modestly proportioned to offer a good pedestrian scale at the lane and a transition in building massing towards the smaller scaled development (residential) across the lane.

The Urban Design Panel reviewed and supported this project on October 5, 2016. Staff supports the application subject to the design development conditions in Appendix B that will further improve and refine the building design. The proposal will also undergo further, additional design development during the development permit review process.

#### 4. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. These rental units are targeted to moderate-income households, thereby providing options that are more affordable than home ownership.

The proposal would deliver 52 secured market rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. On July 13, 2016, Council adopted Family Room: Housing Mix Policy in Rezoning Projects. The policy includes new family housing requirements which increase the number of family units in rental projects from 25% to 35%, designed in accordance with the High-Density Housing for Families with Children Guidelines. This application proposes 38% family units, comprised of 5 three-bedrooms (10%), and 15 two-bedrooms (29%), which exceeds the policy requirement.

All 52 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 52 new secured market rental housing units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 4). Conditions related to securing the units are contained in Appendix B.

**Figure 4 - Progress Toward the Secured Market Rental Housing Targets as set in the Housing and Homelessness Strategy 2012-2021 (December 31, 2016)**

	Target (2012-2021)	CURRENT PROJECTS				GAP
		Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,629	2,457	2,482	6,568	1,568 Above Target

*\*Unit numbers exclude the units proposed at 210-262 West King Edward Avenue, pending Council's approval of this rezoning application.*

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2016, the Canada Mortgage and Housing Corporation (CMHC) Rental Market Report indicated that the vacancy rate in the City was 0.8%. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in the Mount Pleasant/Renfrew Heights CMHC zone where this proposal is located was also very low at 0.8%.

## 5. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from the lane. The application proposes 54 parking spaces and 66 bicycle spaces which would be provided in accordance with the Parking By-Law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

## 6. Environmental Sustainability

The Green Buildings Policy for Rezoning (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements will be mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the preceding version of the Green Buildings Policy for Rezoning, which requires 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, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

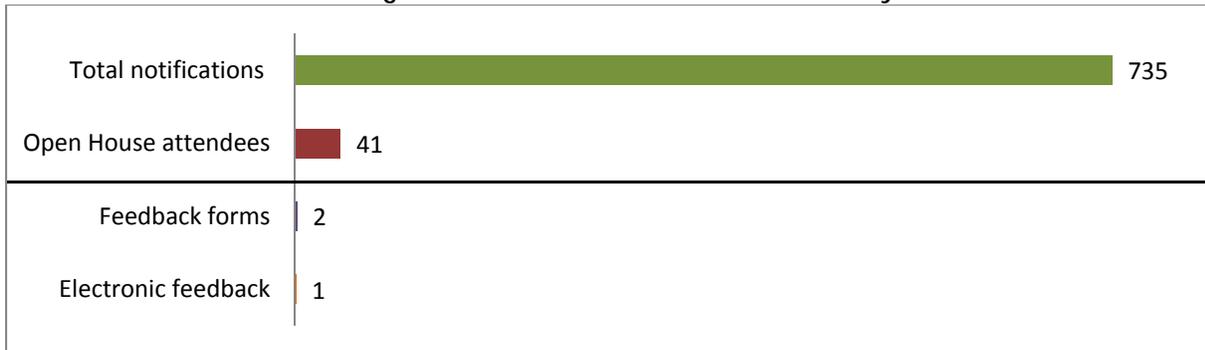
The *Cambie Corridor Plan* also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the existing buildings on site whereby at least 75% of demolition waste must be recycled/reused (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 total of 735 notifications were distributed within the neighbouring area on or about September 5, 2016. A community open house was held on September 19, 2016 with staff, the applicant team and approximately 41 people in attendance (see Figure 5).

**Public Response and Comments** – The City received a total of three responses to the application, by email or comment form. Comments noted that three bedroom units should be bigger and that the potential traffic increase on King Edward Avenue is a concern.

Figure 5 – Public Notification Summary



**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 collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposed residential floor area is subject to the Citywide DCL rate which was \$149.73 per sq. m (\$13.91 per sq. ft.) for new residential floor space at the time the application was received. This rate is applied to the proposed 3,409 sq. m (36,694 sq. ft.) of new floor area. On this basis, a DCL of approximately \$510,414 is anticipated. The applicant is not seeking a DCL waiver for this market rental housing project.

DCLs are payable at building permit issuance and are subject to an 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 DCL By-law rate adjustments, provided that it has been submitted prior to the adoption of the 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 By-law rate will apply. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (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**

**Rental Housing** - The applicant has proposed that all of the 52 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the city’s secured market rental housing stock for the longer of the life of the building or 60 years, whichever is greater. A housing agreement will be registered on title to preclude the stratification and/or separate sale of individual units.

The development of secured market rental housing aligns with the City's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to sustain socially, economically and environmentally thriving communities.

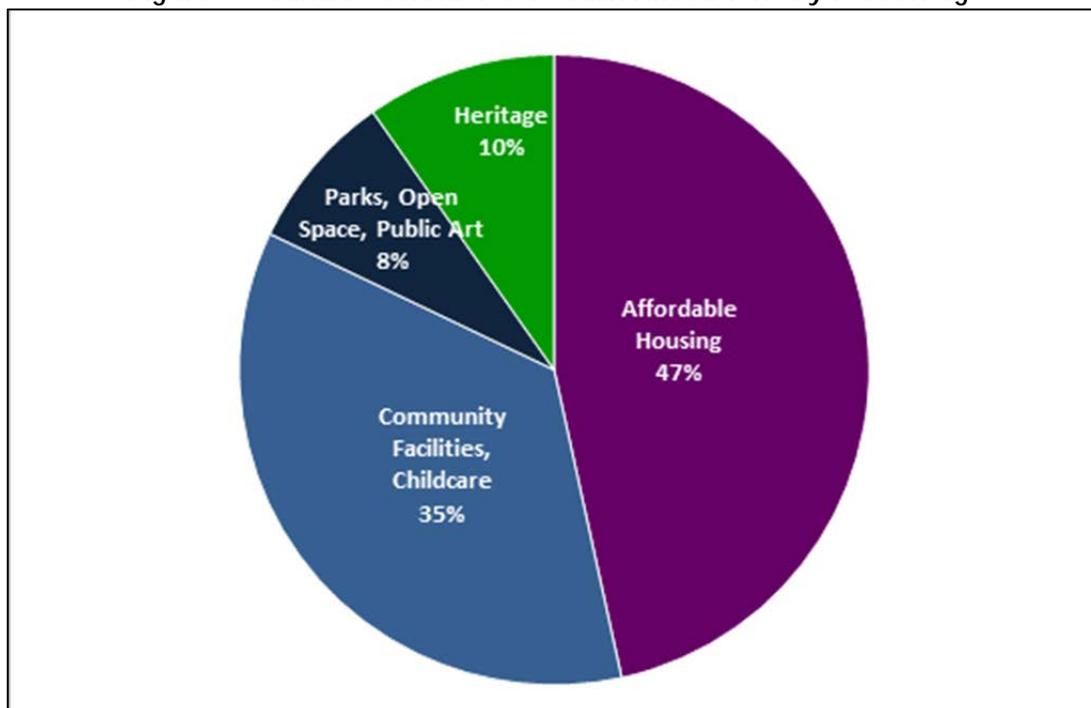
If this rezoning application is approved, the rental housing would be secured through a housing agreement with the City and would be subject to the conditions noted in Appendix B.

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

Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance.

Through March 2017, approximately \$294.2 million has been secured through approved rezonings, as both cash and in-kind contributions, under the Cambie Corridor Plan. These CACs have been allocated as per Figure 6 and Figure 7 respectively.

Figure 6 - Cambie Corridor CAC Cash Allocations by Percentage

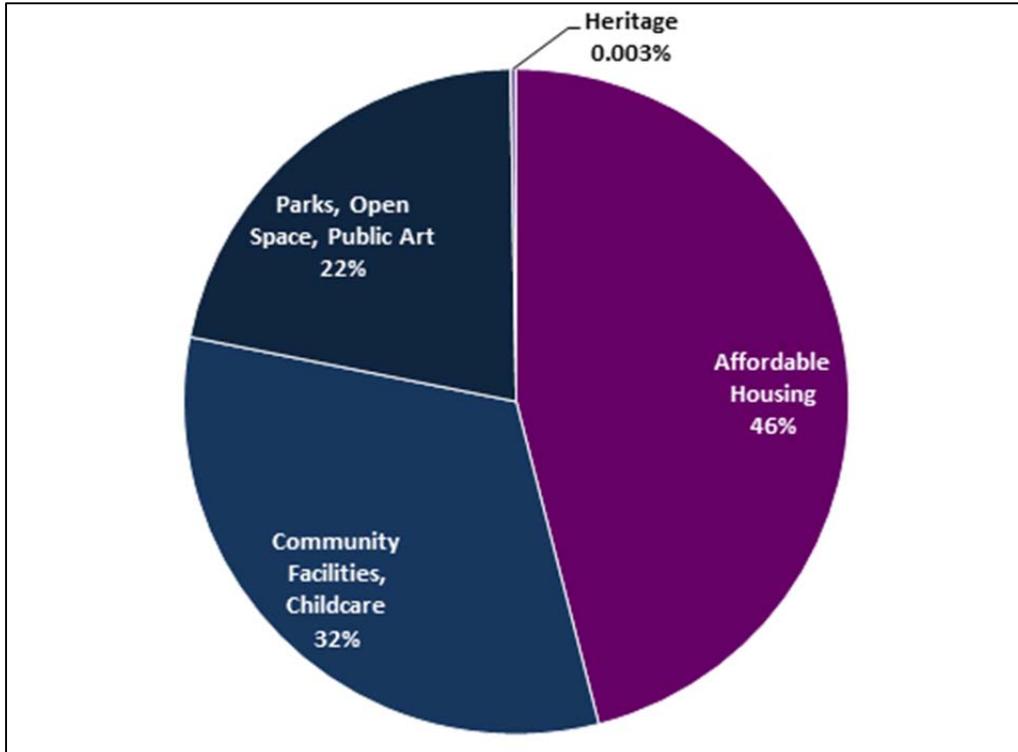


Cash CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$122.2 million\*
  - 47% Affordable Housing (\$56.8 M)
  - 35% Community Facilities (civic facilities, childcare) (\$43.4 M)
  - 9% Parks, open space and public art (\$9.9 M)
  - 10% Heritage (\$11.9 M)

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

**Figure 7 - Cambie Corridor CAC In-Kind Allocations by Percentage**



In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$172 million\*
  - 46% Affordable Housing (\$79.2 M)
  - 32% Community Facilities (civic facilities, childcare) (\$55.2 M)
  - 22% Parks, open space and public art (\$37.2 M)
  - 0.003% Heritage (\$481 K)

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

***Implications/Related Issues/Risk (if applicable)***

***Financial***

As noted in the section on Public Benefits, there are no CACs or public art contributions associated with this rezoning. The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$510,414 in DCLs.

The secured market rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated and will contribute to the City's secured rental housing stock.

### *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 is consistent with the intent of the *Cambie Corridor Plan* with regard to land use, density, height and form. This application includes 52 secured market rental units that will contribute to the City's secured rental housing stock

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. and that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

210-262 West King Edward Avenue  
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 the 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;
  - (b) Accessory Uses customarily ancillary to uses listed in this Section 2.2.

### Conditions of use

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

### Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,926 sq. m, 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 1.77.
- 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 sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the residential floor area being provided; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, located at or below base surface, provided that the maximum exclusion for a parking space shall 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 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of 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 13.5 m.

### Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
  - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
  - (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
  - (a) A bathroom; or
  - (b) A kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 sq. m

#### 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

\* \* \* \* \*

210-262 West King Edward Avenue  
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 Yamamoto Architecture, on behalf of Strand Development, and stamped "Received Planning Department, June 15, 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 relocate the outside amenity space adjacent to the inside amenity space and integrate into the overall courtyard design.

Note to Applicant: The current location, at and near the transformer is not supportable and is not co-located with the internal amenity space.

- 2. Design development to improve the screening of the transformer.

Note to Applicant: This can be achieved with either build elements or landscape material.

- 3. Design development to ensure and maintain the use of high quality, durable materials.

Note to Applicant: Hardie board is not considered to be a high quality material. The use of brick is supported.

- 4. 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>.

## Housing

5. The proposed unit mix, including 5 three-bedrooms (10%), 15 two-bedrooms (29%), 29 one-bedrooms (56%) and 3 studios (6%) are 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)

6. 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

7. Design development to provide a more conservative tree removal strategy, as follows:
  - (i) Tree #766 - to be retained and protected; and
  - (ii) Tree #769 - to be relocated.

Note to Applicant: It is expected that retained or relocated trees to be integrated into the landscape design. This will require revisions to the parkade to accommodate safe tree protection. A revised arborist report or addendum should be submitted, to confirm methods of protection. If arborist supervision is required, then a Letter of Assurance should also be provided, signed and dated by arborist, owner and contractor.

8. Design development to improve the livability of the common courtyard by the following:
  - (i) Widen the common areas as much as possible, to achieve a more usable space.
  - (ii) Provide more opportunities for informal seating and gathering by including some lawn areas, seat walls and additional benches.
  - (iii) Ensure that planters over parkade in common areas are flush with grade, rather than raised, for a smooth, unobstructed visual experience.

This will require alterations to the parkade height, in order to allow adequate depth of soil.

- (iv) Relocate the children's play area, including benches for parent supervision, further from the PMT location. The play area should be located in proximity of an indoor amenity room, where visual access for adult supervision of children can take place.

- 9. Design development to expand programming to include urban agriculture plots in common outside areas, with notations on plan to confirm.

Note to Applicant: This should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

- 10. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

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.

- 11. 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.

- 12. Section details at a minimum scale of 1/4"=1'-0" 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.

- 13. 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.

- 14. 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.

15. 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.
16. 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.
17. A Landscape Lighting Plan to be provided for security purposes.

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

### Sustainability

18. 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.

19. 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 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. Provision of on-site garbage holding area at the lane edge.
22. Removal of special paving, benches and other features proposed on public property near the intersection of King Edward Avenue and Columbia Street.
23. Clarification that the accessible ramp adjacent to King Edward Avenue is fully on private property.
24. Provision of groundcover or other low landscape on private property near the intersection of the lane and the sidewalk on Columbia Street to ensure good lines of sight between pedestrians and vehicles exiting the lane.
25. Provision of an updated landscape plan that reflects the off-site improvements sought for this rezoning.
26. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Label and number all types of parking. Electric vehicle spaces should be labelled on the drawings.
  - (ii) Provision of additional design elevations on both sides of the parking ramps at all breakpoints, both sides of the manoeuvre aisle, throughout the parking level, and at all entrances.
  - (iii) Note to applicant: slopes and lengths of slopes to be calculated and shown at the center and both sides of the ramps.
  - (iv) Modification of the parking ramp design to improve sightlines and operations for the parking ramp (located less than 15 m from the adjacent property's ramp). Modifications include:
    - a. Design development to reduce grades at the ramp for the first 20 ft.
    - b. Provision of a convex mirror to be installed on the east side of the parking ramp wall. To be shown and noted on drawings.
    - c. Provision of a corner cut at the SW corner of the parking ramp.
    - d. Provision of landscaping and structure not to exceed 0.6 m in height from road grade to top of structure at the SW corner of the parking ramp.
  - (v) Provision of a 6.6 m (22 ft.) manoeuvring aisle width or 2.74 m (9 ft.) stall width.

- (vi) Provision of additional parking stall width, minimum 2.7 m (8.10 ft.), for stalls adjacent to a wall.
- (vii) Provision of hatching adjacent the access aisle in front of the mechanical/ plumbing/sprinkler/water entry room and the NW staircase.
- (viii) Provision of Class B bicycle parking in accordance with the Parking By-law.

Note to Applicant: Required class B bicycle parking is to be provided on-site. Engineering recommends the following placement practices; Use of single ring or inverted u bike racks that are a minimum of 36 inches from any wall, building or other vertical element and from each other and 48 inches separation is recommended.

- (ix) Provision of an improved plan showing the access route for 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 or elevator, if required.

- (x) Provision of automatic door openers on the doors providing access to all bicycle room(s).

#### 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, make arrangements for the following:

##### Engineering Services

1. Consolidation of Lots 6 to 8, Block 682, District Lot 526, Plan 6539 to create a single parcel.

Note to Applicant: It is recommended that efforts be made to discharge Restrictive Covenants GB47590 & GB47591 from title. However, as these covenants (which require approval from the CPR Company for and set a minimum dollar value of any proposed house) are not in favour of the City, their release is not a condition of redevelopment of these properties.

2. Provision of a statutory right-of-way (SRW) for public pedestrian use of an expanded sidewalk over an area in the northwest corner of the site measured 0.55 m deep at the west property line and tapering in an easterly direction to provide a distance of approximately 4.6 m from the back of the curb to the south edge of the right of way.

Note to Applicant: Door swings are not to extend over the statutory right of way line, the underground parking exit stairwell door-swing and at least one residence entry gate (A0.7a) would appear to extend over the proposed SRW line.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (i) Provision of a cash payment of up to \$175,000.00 towards the installation of a pedestrian activated traffic signal at the intersection of Columbia Street and King Edward Avenue. Such signal to be installed at a date and time that is at the discretion of the General Manager of Engineering Services.
  - (ii) Provision of speed humps in the lane south of King Edward Avenue between Columbia Street and Yukon Street, subject to neighbourhood review.
  - (iii) Provision of street re-construction on King Edward Avenue adjacent to the site to generally include the following: new curb and gutter, curb ramps and curb return, a 2.5 m raised protected bike lane, a 1.22 m grass front boulevard with street trees, a 1.83 m CIP broom-finish concrete sidewalk with saw-cut joints, including adjustment to all existing street infrastructure to accommodate the proposed King Edward Avenue improvements.

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

- (v) Provision of upgraded street lighting on King Edward Avenue and Columbia Street and new pedestrian scale lighting on King Edward Avenue adjacent the site to meet current lighting standards.
- (vi) Provision of new 1.83 m CIP broom-finish concrete sidewalk with saw-cut joints and new curb ramps, and street trees on the Columbia Street frontage adjacent to the site.
- (vii) Provision of a standard concrete lane crossing on the west side of Columbia Street at the lane south of West King Edward Avenue including replacement of curb returns and curb ramps on both sides of the lane entry should it be necessary to meet standards.

- (viii) Provision of adjusted or new traffic regulatory signage on West King Edward Avenue adjacent the site.
- 4. 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.
- 5. Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flow rate will be less than or equal to current site run-off.
- 6. Provision of all utility services to be underground. All electrical services to the site must be primary with all electrical plant including but not limited to system vista, vista switch gear, pad mounted transformer and street vaults or any additional required hydro equipment is to be located on private property.
- 7. The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to 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.

### Housing

- 8. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as rental housing units for the longer of 60 years or the life of the building, and subject to the following additional conditions:
  - (i) A no separate-sales covenant.
  - (ii) A non-stratification covenant.
  - (iii) None of such units will be rented for less than one month at a time.
  - (iv) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by By-law enacted pursuant to section 565.2 of the Vancouver Charter.

## Environmental Contamination

9. 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.

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.

\* \* \* \* \*

210-262 West King Edward Avenue  
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 6 to 8, Block 779, District Lot 526, Plan 6539; PIDs: 010-879-196, 010-879-226, and 004-284-909 from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

210-262 West King Edward Avenue  
ADDITIONAL INFORMATION

Urban Design Panel (October 5, 2016)

EVALUATION: SUPPORT (11-0)

**Introduction:** Graham Winterbottom introduced the rezoning application in the Cambie Corridor for a four-storey secured market-rental building on a site is a three lot assembly on West King Edward.

Sites across Columbia to Ontario are included as part of the planning work for Cambie Corridor Phase III which considers ground-oriented housing forms such as townhouses and rowhouses. To the immediate west of the site is an approved rezoning for a four-storey market residential building.

The proposal is being considered under the Cambie Corridor Plan in the Cambie Village Neighbourhood. In this area the plan allows for buildings up to four-storeys with townhouses at the lane and an upper level that step backs above the third level. A density range of 1.25 to 1.75 Floor Space Ratio (FSR) is recommended subject to urban design performance.

The proposal is for a four-storey residential building with a courtyard and townhouses at the lane including 51 units of secured market rental units with a high percentage (38%) of two and three-bedroom family units. The proposed density for this application is 1.77 FSR.

Timothy Potter continued the presentation by stating that the site is located on the south side of King Edward Avenue at Columbia Street. This is a three-site assembly with 12 ft. setbacks from the property lines. The proposal is to rezone the site for a multi residential development with townhouses at the lane.

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

1. Please comment on how well the built form responds to the Cambie Corridor principles, to the site and its context.
2. Being a rezoning, please offer preliminary advice on the overall architectural expression, quality, and durability of materials that might be considered at next stages of design development.
3. Please comment on the success of the landscape design and the design of the semi-public spaces for the project.

**Applicant's Introductory Comments:** The applicant team-y noted that the adjacent project is approved and underway. In light of this, the parking ramp is located on the southwest corner of the site to have the least impact on the adjacent building and on this project's units.

There is a 24 foot courtyard, with a series of generous patios for the units facing onto it. Stairs and terracing are being used to break up the length of the courtyard and address the grade change. A children's play area is positioned to get the most sunlight in the middle of

the courtyard, and there is a seating area at the end of the courtyard to create a community gathering area.

Proposed is a 3:1 tree replacement with a layered graduation in height along King Edward Avenue leading up to the building. A simple, efficient planting scheme is proposed in order to maximize the use of the terraces, and buffer planting is used to provide transition down to the lane.

The applicant team then took questions from the panel.

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

- Lower the density and add more outdoor space for the units on the lane;
- More brick and fewer cladding materials would be better;
- Consider decreasing the use of vertical elements as they currently contrast too much with the horizontal roofline and brick;
- Decrease the amount of glazing to respond to privacy issues at the street corner, especially on the ground floor;
- Integrate the children's play area into the rest of the courtyard and add more informal spaces;
- Design development is needed to improve the screening for the transformer.

**Related Commentary:** The panel noted that this project does exactly what it is asked to do relative to the planning guidelines. While the density is a bit of a stretch it is still supportable, and the building responds well to the Cambie Corridor principles and to the townhouses. There is no architectural expression to this building, and having a fully-glazed bedroom on the ground floor is not the best idea. The upper flats have no balcony which decreases the livability for this space. A cleaner approach to the frontage with a trimmed overhang would be more supportable. As well, the large overhang on the 4th floor contradicts some of the verticality proposed on the lower levels. The form at the corner is a bit confusing and needs some work prior to the development permit stage. The townhouses are not a good transition to the one and two family dwellings in the adjacent neighbourhood. They are too much like the main buildings and need to be differentiated and more transitional in their expression. The building would be more handsome if there was more brick. Currently there are too many materials, and some of them should be removed to simplify the expression.

The landscape design works well, but the courtyard is too narrow. Consideration should be given to shaving some space out of the units or removing the designated children's play area in order to add more room to the courtyard. Consideration should also be given to reducing the shrubs to create informal spaces and allow people to sit on the lawn.

There are some good design features to screen the parking ramp, but more screening around the transformer is needed.

**Applicant's Response:** The applicant team thanked the panel for their comments and look forward to bringing this back at the development permit stage.

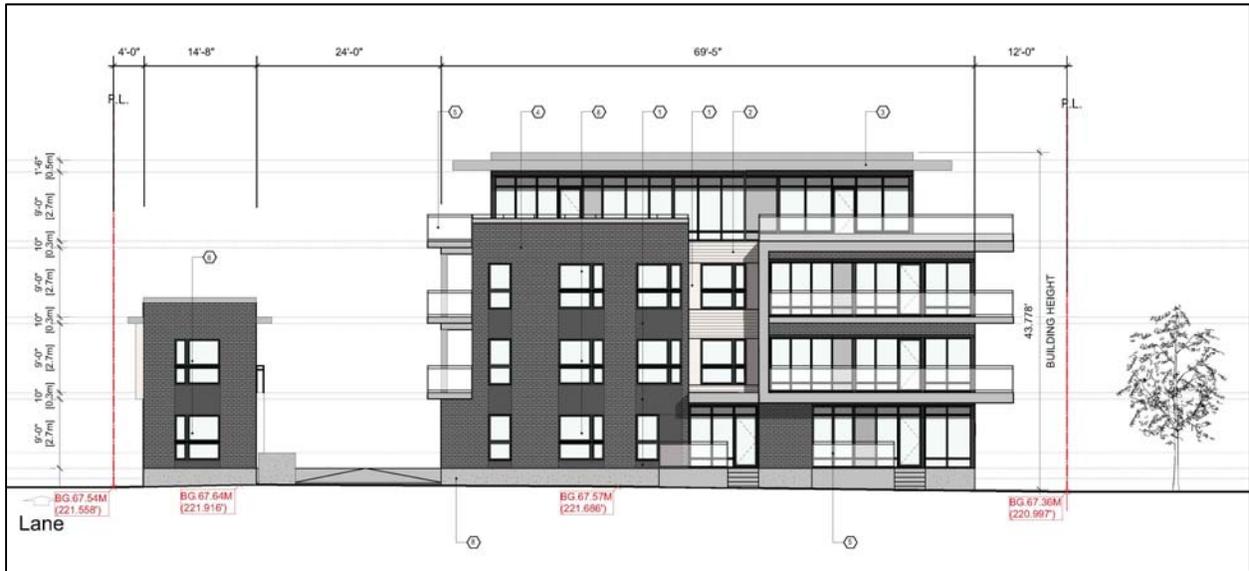
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### Elevations

#### East Elevation



#### West Elevation



### Elevations

#### North Elevation (King Edward Avenue)



#### South Elevation (lane)



210-262 West King Edward Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Four-storey residential development containing a total of 52 secured market rental dwelling units.

**Public Benefit Summary:**

The project would generate a DCL payment and would provide 52 dwelling units of secured market rental housing for 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,926 sq. m (20,731 sq. ft.))	0.70	1.77
Floor Area (sq. ft.)	14,510	36,694
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required **	DCL (Citywide)	46,867	510,414
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation		
	Affordable Housing		*See Below
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>46,867</b>	<b>510,414</b>

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

52 units of market rental housing secured for 60 years or the life of the building

\*\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

\* \* \* \* \*

210-262 West King Edward Avenue  
APPLICANT AND PROPERTY INFORMATION

**Applicant and Property Information**

Address	210-262 West King Edward Avenue
Legal Descriptions	Lots 6 to 8, Block 682, District Lot 526, Plan 6539; PIDs: 010-879-196, 010-879-226, and 004-284-909 respectively
Developer	Strand Development
Architect	Yamamoto Architecture Inc.
Property Owner	DBBD Projects (262 West King Edward) Ltd.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,926 sq. m (20,731 sq. ft.)	1,926 sq. m (20,731 sq. ft.)
USES	One-Family Dwelling	Multi-Family Residential
FLOOR AREA	1,348 sq. m (14,510 sq. ft.)	3,409 sq. m (36,694 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	1.77 FSR
HEIGHT	10.7 m (35 ft.)	13.5 m (44 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

\* \* \* \* \*