



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 30, 2017
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: June 13, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4138 Cambie Street

RECOMMENDATION

- A. THAT the application by Pennyfarthing Hillcrest Developments Ltd. on behalf of Yuk Ying Ng, the registered owner, to rezone 4138 Cambie Street [*PID 010-949-020; Lot 2, Block 681, District Lot 526, Plan 6212*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.31 and the height from 10.7 (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential development, containing a total of 22 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by Raymond Letkeman Architects Inc., received September 28, 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, subject to enactment of the CD-1 By-law, the Parking 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 Parking By-law at the time of enactment of the CD-1 By-law.

- C. THAT, subject to 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 to 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 sole risk of the person making the expenditures or incurring the costs;
 - (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 a single lot located at 4138 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, containing 22 dwelling units over one level of underground parking. Vehicle access is shared with the development to the south via a knock out panel. The site is located within the Queen Elizabeth Neighbourhood of the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intent of the *Cambie Corridor Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Community Amenity Contributions Through Rezonings (1999, last amended 2016)
- Riley Park/South Cambie Community Vision (2005)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (July 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Forest Strategy (2014)

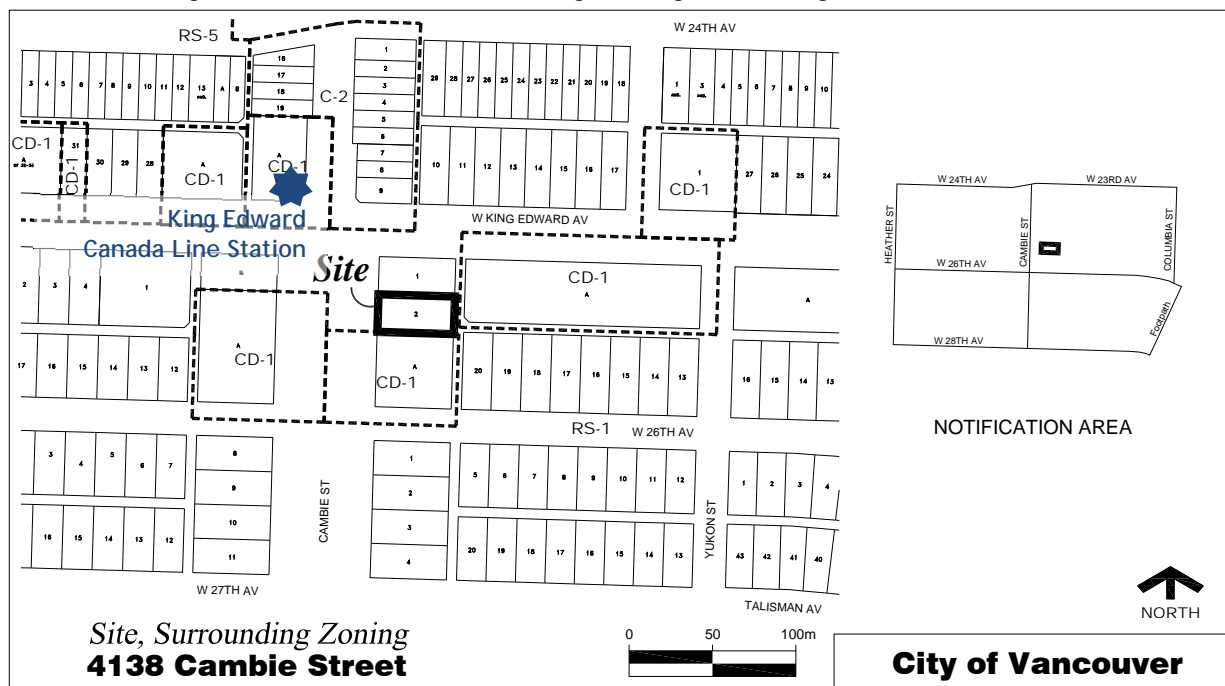
REPORT

Background/Context

1. Site and Context

This 1,032.1 m² (11,109 sq. ft.) site is located on the east side of Cambie Street, between King Edward Avenue and 26th Avenue (see Figure 1). The site is a single lot and has 22.5 m (74 ft.) of frontage along Cambie Street and a site depth of 45.8 m (151 ft.). South and west of the site are two six-storey residential proposals, approved under the Cambie Corridor Plan. There are also various mid-rise rezoning proposals north of the site, along King Edward Avenue, approved under the Cambie Corridor Plan. To the southeast are detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor, currently underway. Directions in Phase 3 for this area southeast are for ground-oriented forms of housing such as townhouses. The subject site is located on a major arterial within half a block of the King Edward Canada Line station.

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



2. Policy Context

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

Subsection 4.3.1 of the Plan specifically supports residential buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 floor space ratio (FSR) is 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 Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 21 of the 22 units be two- or three-bedroom units, achieving 95% of the total units as suitable for families.

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. The application includes 68% two-bedrooms and 27% three-bedrooms, exceeding the family room policy unit mix. A condition of approval has been added in Appendix B to ensure this unit mix is maintained.

Strategic Analysis

1. Proposal

The application proposes to rezone a site located at 4138 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of one six-storey residential building fronting Cambie Street and two two-storey townhouses at the lane (see Figure 2).

In total, the application proposes 22 dwelling units (one studio unit [5%], 15 two-bedroom units [68%], and six three-bedroom units [27%]). A density of 2.31 FSR is proposed with a building height of 20.5 m (67 ft.). One level of underground parking is proposed to be accessed from the lane with a total of 25 vehicle parking spaces and 34 bicycle storage spaces.

2. Land Use and Density

The proposed residential land use and density are consistent with the six-storey residential buildings anticipated in the *Cambie Corridor Plan*. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed built form, setbacks and massing, that a density of 2.31 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 2 - Site Plan



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

The proposed residential development includes a six-storey building facing Cambie Street and a two-storey townhouse building at the lane. There is an internal courtyard separating the main building from the townhouses which provides outdoor amenity, open space and access to daylight for the development. The townhouses activate the lane with entries oriented to the lane.

The proposal is consistent with the height and built form guidelines set out in the Cambie Corridor Plan. Staff are supportive of the proposed form of development subject to conditions outlined in Appendix B, which include the provision of common outdoor amenity space and children's play space.

The Urban Design Panel reviewed and supported this application on December 14, 2016 (see Appendix D). Staff conclude that the design responds well to the expectations set forth in the Cambie Corridor Plan and support this application, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided on one level of underground parking, accessed via the ramp provided by the development the rear lane. The applicant proposes 25 vehicle parking spaces and 34 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended February 7, 2017) 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.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the *Greenest City 2020 Action Plan* is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO2 reduction by 2020, the *Vancouver Neighbourhood Energy Strategy* (approved by Council in October 2012) focuses on high density areas of the City including the Cambie Corridor. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning provide for NES compatibility, immediate connection to the City-designated NES Utility Provider if available, and future connection if not immediately available.

Based on the location and timing of the proposed development, conditions have been included in Appendix B that provide the applicant with the opportunity to voluntarily choose to meet the *Green Buildings Policy for Rezoning* policy in lieu of full NES compatible design requirements and future connection. The rezoning application was received prior to the updated Green Building requirements coming into effect on May 1st, 2017.

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

PUBLIC INPUT

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held for this application and a nearby rezoning application at 5110 Cambie Street from 5:30-7:30 pm on December 6, 2016, at Phoenix Gymnastics at 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 22 people attended the open house.

Public Response and Comments - One comment form was submitted by an individual to the City in response to the December 6, 2016 open house. The comment form expressed concern relating to the building design. Staff note that the proposal is consistent with the height and built form guidelines set out in the *Cambie Corridor Plan*.

PUBLIC BENEFITS

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

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) - Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposed residential floor area is subject to the Citywide DCL rate which is currently \$149.73 per sq. m (\$13.91 per sq. ft.). Based on the proposed residential floor area of 2,384.2 sq. m (25,663 sq. ft.), a DCL of approximately \$356,986 is anticipated.

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

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

Public Benefits - Offered by the Applicant

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

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

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered a cash CAC of \$983,730 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (17,886 sq. ft.). The application was received on September 28, 2016 and changes to the target CAC rate for this area made on September 30, 2016 are not applicable to this application. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$491,865 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area.
- \$393,492 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$98,373 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

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 3 and Figure 4 respectively.

Figure 3 - Cambie Corridor CAC Cash Allocations by Percentage

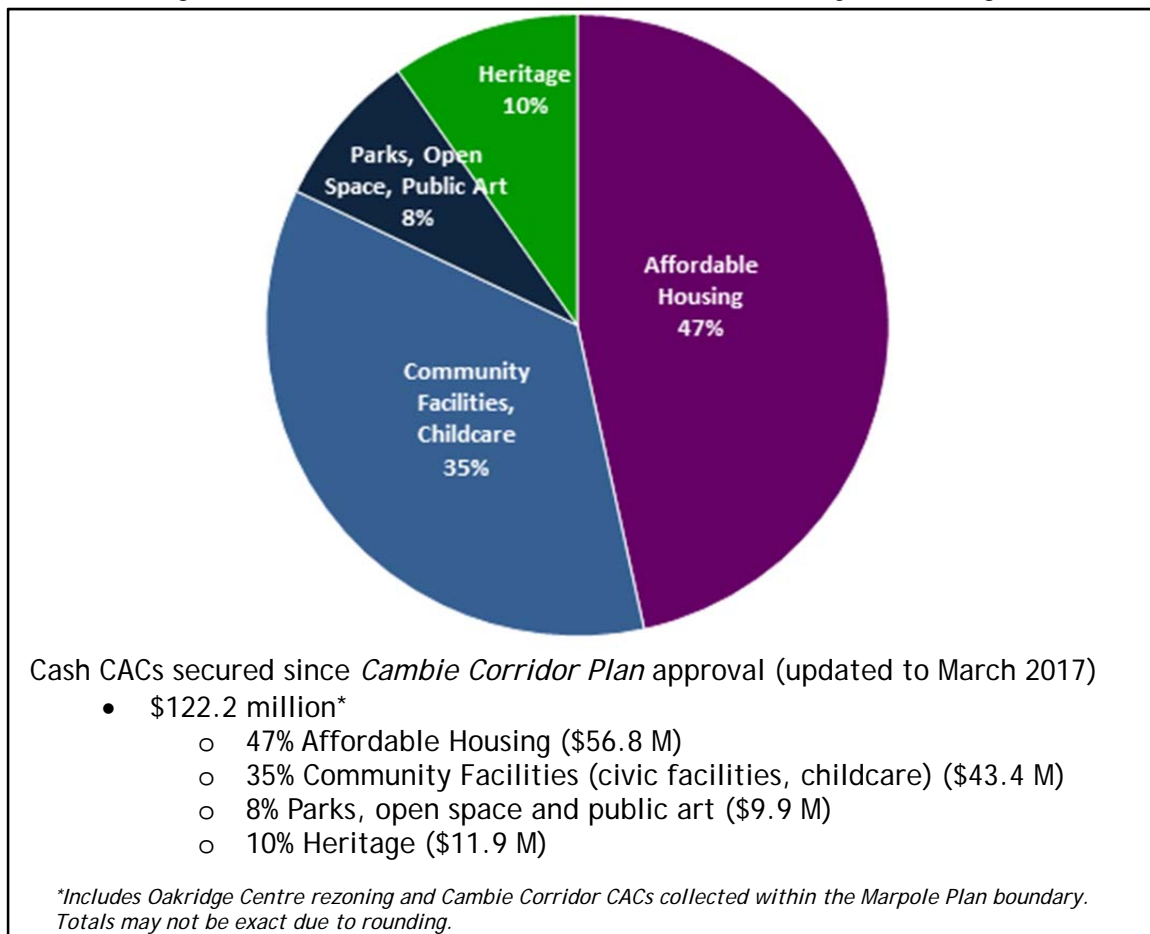
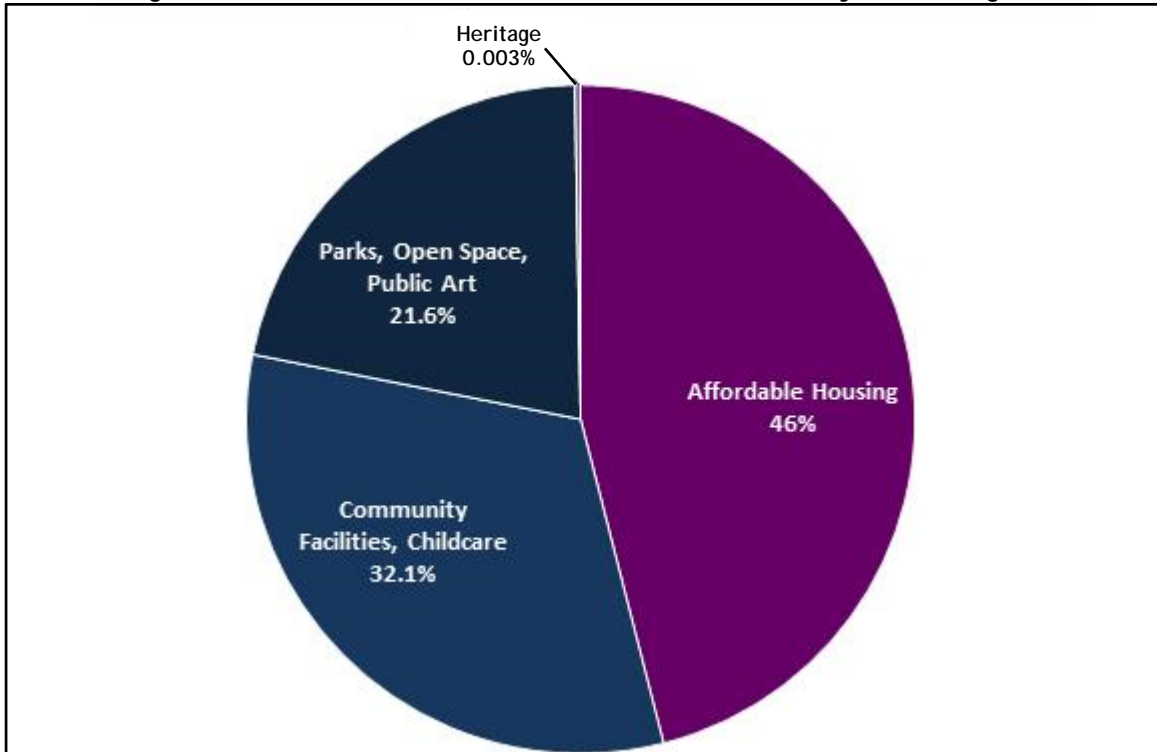


Figure 4 - Cambie Corridor CAC In-kind Allocations by Percentage



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

- \$172 million*
 - 46% Affordable Housing (\$79.2 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
 - 32% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 22% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.003% Heritage (\$481 K)
 - eg. Onsite heritage conservation of James House and Wong Residence

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. The examples provided are illustrative and do not represent a comprehensive list of all approved in-kind benefits. Totals may not be exact due to rounding.*

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

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$983,730 to be allocated as follows:

- \$491,865 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area.
- \$393,492 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$98,373 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$356,986 in DCLs.

CONCLUSION

The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the *Cambie Corridor Plan* with regard to land use, density, height and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

4138 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Uses

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

Conditions of Use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units;
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor area must assume that the site area is 1,032.1 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications
- 4.2 The floor space ratio for all uses must not exceed 2.31.
- 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 permitted floor area,
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² 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 20.5 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 of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in Section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in Section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

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

* * * * *

4138 Cambie Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommend 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 prepared form of development be approved by Council in principle, generally as prepared by Raymond Letkeman Architects Inc., on behalf of Pennyfarthing Hillcrest Developments Ltd., and stamped September 28, 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 to provide improved common amenity space.

Note to Applicant: Common indoor and outdoor amenity space should be provided suitable to the project size, and number and type of units. Common outdoor space should include children's play space. It is recommended that common outdoor space be provided at the courtyard. For more information, refer to the *High-Density Housing for Families with Children Guidelines*.

- 2. Design development to provide a green roof in keeping with the expectations of the Planning By-Law Administration Bulletin *Roof-mounted Energy Technologies and Green Roofs*.

Note to Applicant: Common outdoor space may also be provided at the roof top.

Note to Applicant: The height of the guard rails above the sixth storey may be relaxed if a substantial portion of the roof is a green roof (minimum of 25% of the roof area for an intensive green roof and 50% for an extensive green roof).

- 3. Design development to provide an enhanced lane edge treatment in keeping with the expectations of the Cambie Corridor Plan.

Note to Applicant: The proposed 5 ft. setback is supported. Lane edge planting, planter walls, and walkways should provide texture, lighting, and detailing that promotes a pleasant walking environment in the lane. Refer to the Cambie Corridor Plan, Section 6.4, Public Realm: Streets and Lanes.

4. Design development to maintain a high quality architectural design at the development permit stage.

Note to Applicant: Brick cladding should be incorporated at the side elevations for a more cohesive, high quality expression.

5. The proposed unit mix, including one studio unit (5%), 15 two-bedroom units (68%), and six three-bedroom units (27%), 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% two-bedroom and 10% three-bedroom units.

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. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to a standard 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.

8. 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 necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

9. Illustration of measures that support integrated rainwater management, including absorbent landscapes, soil volumes and detention technology.

Note to Applicant: A brief written rationale should be provided to describe the rainwater management strategy.

10. Provision of large scale, dimensioned, landscape sections [typical] through planted areas.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

11. Provision of high efficiency irrigation for all planted areas and individual hose bibs for all private patios of 100 sq. ft. (9.29 sq. m) or larger.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

12. Design development to integrate the architecture, grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: 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 trees in planters near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m downward).

13. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

14. Coordination with the south neighbor regarding the proposed removal of tree #51.

Note to Applicant: The removal of tree #51 will be necessary to facilitate the form of development. However, the tree may be shared with the south property. A neighbor consent letter should be provided. In the event that a neighbor consent letter cannot be provided and the tree is verified to be legally shared, the tree will need to be retained.

15. Design development to locate site utilities and vents onto private property and integrate discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: This includes the exploration of opportunities to screen the pad mounted transformer at the lane with a trellis and gates. Further coordination with BC Hydro will be necessary.

16. Consideration to incorporate the principles of the City of Vancouver *Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City.

Note to Applicant: For more information, refer to the guidelines at <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

Sustainability

17. 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.

18. All new buildings in the development will meet the requirements of the preceding *Green Buildings Policy for Rezoning* (as amended up to January 14, 2016), 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.

19. In lieu of the requirements outlined in Condition 18, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be

submitted at each stage, refer to the *Green Buildings Policy for Rezoning - Process and Requirements* (amended April 28, 2017 or later).

Engineering

20. This site is to provide independent garbage storage and pick up. A single point of access to garbage in multiple parkades breaches the security provisions of typical parkade design. Pick up operations do 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. If this cannot be confirmed then on-site, at grade bin storage will be required.
21. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection /removal or slab pour that requires additional street use beyond the already identified project street use permissions.
22. Provision of the following note on the landscape plan: "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Kevin Cavell at 604.873.7773 for details."
23. Delete concrete connector sidewalks shown extending over the property line in the lane.
24. Compliance with Section 4.8.4 *Required Disability Parking Spaces* of the Parking Bylaw.

Note to Applicant: One additional Disability Parking space shall be provided on site.
25. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Confirm how residential parking security is to be maintained as per Section 4.13.5 of the Parking Bylaw for this application and the adjacent sites, noting the comments in condition (b) 19 regarding garbage storage.
 - (ii) Provision of design elevations on both sides of all ramp sections, at all break points, throughout the parking level and at all entrances.
 - (iii) Provision of 7.5 ft. vertical clearance at the overhead gate to P1 and at knock out panel access to adjacent property to the north.

- (iv) Dimension the vertical clearances of the parking level on the section drawings and label the minimum vertical clearance, including at overhead gates and mechanical projections.

Note to Applicant: Minimum 2.3 m clearance is required for Class A loading and disability spaces.

- (v) Confirm that 2.3 m minimum vertical clearance is provided from the lane to the Class A loading, Disability parking and Garbage and Recycling room.

- (vi) 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 or elevator, if required.

- (vii) Provide automatic door openers on the doors providing access to the bicycle room(s).

Note to Applicant: If mandors are required at overhead gates for bicycle access, mandors are to be incorporated into the overhead gates to maintain 20 ft. drive aisles.

Technical Analysis

- 26. Compliance with the Administrative Bulletin Bulk Storage and In-Suite Storage - Multiple Family Residential Developments.

Note to Applicant: Twelve additional storage lockers shall be provided. Alternatively, in-suite storage may be provided for each unit, and up to 40 sq. ft. may be deducted from the floor area for each unit that contains a bulk storage room. Also, ensure the two lockers underneath stairs in the parkade comply with the provisions of the Bulletin in regards to minimum ceiling height.

- 27. Notation of the following geodetic heights on the Elevation Drawings and Section:

- (i) top of railing above the sixth storey; and
- (ii) top of parapet above the sixth storey.

- 28. Notation of the Class B Bicycle spaces on the Site Plan.

- 29. Clarification of the location of the privacy screen as illustrated on page A401.

Note to Applicant: This screen is not illustrated on the Elevation Drawings nor the Roof Plan. If it is proposed, it shall be illustrated on all drawings and its geodetic height shall be noted.

30. Clarification of the use of the roof deck above the sixth storey.

Note to Applicant: Illustrate all architectural and landscape features on the Roof Plan and the Landscape Plan.

31. Clarification of the information on the FSR Overlays and FSR Summary.

Note to Applicant: The numbers are blurred and illegible.

32. Provision to delete survey information from the Main Floor Plan.

Neighbourhood Energy Utility

33. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

34. Design of the development must provide for Neighbourhood Energy System (NES) compatibility and shall adhere to the following requirements:

- (i) 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 NES 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 NES 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.

- (ii) 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.
- (iii) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-

designated NES, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.

- (iv) 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.
35. In lieu of the requirements outlined in Condition 34, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017). Where, at time of development permit, the applicant chooses to pursue a Near Zero or Low Emissions Green Building under this policy, the design of the development shall adhere to the following requirements:
- (i) Any gas fueled heating systems, including but not limited to domestic hot water, will be designed for NES compatibility to preserve the opportunity to eventually connect to a future low-carbon NES. The applicant will refer to Neighbourhood Energy Connectivity Standards - Design Guidelines for general requirements.
 - (ii) 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.

Note to Applicant: 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 technical requirements.

If following requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), the applicant will be required to work in collaboration with City of Vancouver Sustainability staff to demonstrate that the development is on track to achieve the above requirements and what must be submitted at each stage of permit [see Condition (b)19].

CONDITIONS OF BY-LAW ENACTMENT

- (iii) 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. Provision of a knockout panel and arrangements (legal agreements) to secure access to underground parking from within the adjacent development site at 4162 Cambie Street (Lot A, Block 681, DL 526, Plan EPP59286) will be required. Similarly, if the proposed vehicle access onto adjacent northerly Lot 1 via both the subject site and Lot A is supported, then provision of a knockout panel and

arrangements to secure access to underground parking within future development on that northerly property at 4118 Cambie Street (Lot 1, Block 681, DL 526, Plan 6212) will be required. Confirmation that a secured parking access corridor can be provided through the site is to be confirmed.

2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, 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.
 - (ii) Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flowrate will be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
 - (iii) Provision of street re-construction on Cambie Street adjacent to the site to generally include:
 - a. New curb and gutter;
 - b. 2.5 m (8.2 ft.) wide raised protected bike lane;
 - c. 1.83 m (6.0 ft.) wide broom finish concrete sidewalk with saw cut joints;
 - d. Improved street and pedestrian LED lighting including a lighting analysis and design; and
 - e. Adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (iv) Provision of speed humps in the lane east of Cambie Street between King Edward Avenue and 26th Avenue.
 - (v) Upgrading of the traffic signal at King Edward Avenue & Cambie Street from Audible to Accessible (APS). APS buttons provide an audible queue, vibro tactile feedback and produce less noise/disturbance than the current audible style signals.
3. 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.
4. If, at time of development permit, the applicant chooses not to meet requirements of the *Green Buildings Policy for Rezonings (amended February 7, 2017)*, they will 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, 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: 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.

5. If, at time of development permit, the applicant chooses to meet requirements for the *Green Buildings Policy for Rezoning* (amended February 7, 2017), they will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

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 \$983,730, 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 \$983,730 is to be allocated as follows:

- (i) \$491,865 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- (ii) \$393,492 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area; and
- (iii) \$98,373 (10%) 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.

* * * * *

4138 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete PID: 010-949-020; Lot 2, Block 681, District Lot 526, Plan 6212, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
4138 Cambie Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i> , except that: <ul style="list-style-type: none"> (i) A minimum of one Class A loading space is required; (ii) The minimum required parking for dwelling units shall be reduced by 10%; and (iii) Visitor parking to be provided at a rate of 0.075 space (minimum) and 0.15 space (maximum) for each dwelling unit.

* * * * *

4138 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on December 6, 2016. The application was supported 9-0.

EVALUATION: SUPPORT (7-0)

Introduction: Fiona McDougall, Rezoning Planner, introduced the project as an application to rezone a single parcel located between West King Edward and 26th Avenues.

The site is zoned RS-1 and currently holds a single-family home. The site is approximately 11,100 square ft. (1,031 sq. m) in area, with a frontage of 75 ft. (22.5 m) along Cambie Street, and depth of 150 ft. (45.81 m).

The proposal is being considered under the Cambie Corridor Plan. The site is located within the Queen Elizabeth neighbourhood, which allows for consideration for up to six-storeys, with a suggested FSR range of 2.0-2.5. Typically sites that are deep enough should incorporate townhouses on the lane.

The surrounding context includes the King Edward Skytrain station to the northwest, and a number of approved Cambie Corridor rezonings surrounding the site. The site to the south has been rezoned for a six-storey residential building with townhouses on the lane with a FSR of 2.56. To the east, across the lane, the block facing West King Edward Avenue has been rezoned for Senior's Supportive Housing with a FSR of 2.27. The area across the lane to the southeast is included in the Cambie Corridor Phase 3 focus area. In this area, Phase 3 is proposing townhouse forms, but noting that Cambie Corridor Phase 3 planning is still underway and the final direction for this area has not been determined.

A height of 67 ft. (20.5 m) and a floor space ratio of 2.33 are proposed for this site. Parking is accessed via the ramp provided by the development to the south and includes 25 car and 34 bicycle spaces underground. The proposal results in a remainder lot on the corner of West King Edward Avenue and Cambie Street.

Marie Linehan, Development Planner, continued the introduction and noted that the proposal is consistent with the Cambie Corridor built form guidelines which recommend a six-storey residential building with townhouses at the lane. The proposal meets the recommended step backs and the courtyard configuration aligns with the approved rezoning at the adjacent site to the south.

The townhouses provide a scale transition at the lane, and are also intended to activate the lane. It was noted that staff are currently working on the Cambie Corridor Public Realm Policy and lanes are to play a part to improve pedestrian connectivity in the neighbourhoods. In particular, staff will be considering design elements such as landscape nodes, benches, etc. in lanes around Skytrain stations to enliven the lanes and improve their quality as public spaces. Staff recognize that this is a small lot, but would appreciate the Panel's advice with regards to improvements to the lane interface moving forward.

A knock out panel will be required for this site for future access to the remainder lot at the corner. This will allow for a single ramp for all three developments on the block and improve the pedestrian quality of the lane. It will also facilitate redevelopment of the remainder lot noting it has a 74 ft. frontage.

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

1. Overall height, form, and density relative to the Cambie Corridor Plan, and the townhouse interface with the lane.
2. Design and amount of indoor and outdoor amenity space on site.

Applicant's Introductory Comments: The applicant introduced the project as being a 'kid brother' of the neighbouring building to the south by the same development team. The step backs are in accordance with the guidelines. The primary façade is brick, incorporating soldier course details for refinement.

The amenity room is located adjacent the elevator, and is intended as a meeting place. The amenity room can have a more public interface and open up to the side pathway. The side pathway is seen to give back to the neighbourhood in providing a link to the lane and the development at mid-block. The proposed ground floor units have amenity space with outdoor patios, and the upper units have access to the rooftop and green roof as private amenity space. Planting strips are planned along the lane edge to make the lane units more comfortable. The intent is to encourage secondary use of the lane. The side pathway extends to the lane for firefighter access.

It was noted that planting strips could be used for seating nodes as well.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development was recommended to improve the amenity space.
- The interface with the senior's housing building across the lane should be considered; options suggested included relocating the townhouses or design development to the townhouses.

Related Commentary: The Panel supported the overall height, form and density and noted that it complied with the Cambie Corridor guidelines. The main building was seen to be modest, but handsome, and the townhouses were noted as having a more quirky expression. It was noted that the symmetrical design of the main building worked well due to its' small size. The panel members noted that small single lot developments are appreciated as they add texture and scale to the Cambie corridor.

Some members suggested relocating or 'docking' the townhouses to attach to the rear of the main building to avoid potential privacy and outlook impacts due to the institutional building across the lane. It was suggested that moving the townhomes would also open up opportunity for more meaningful outdoor amenity space. The courtyard was seen to be primarily circulation. Other members supported the courtyard configuration as meeting the guidelines, and bringing more livability to the lane. It was suggested the lane interface issues could be

resolved through the design and layout of the townhouses, such as locating more service-oriented uses to the lane. A single narrower townhouse was also noted as an option.

The amenity space was noted as quite modest. For some members, it was felt that it may be a matter of quality and not quantity. It was suggested to provide more meaningful amenity space with design features, materiality and 'moments'. One member suggested the amenity space could be shared with the neighbouring building. It was also noted that the setback zone at the lane could have more texture and refinement. It need not provide seating, and could be seen as a walking route and not a hangout space.

It was recommended to provide more brick wrapped around the sides, rather than cementitious panel. One panel member mentioned the townhouse roof form should be more rigorous. Another panel member thought the primary building entrance should be more pronounced and readable. One member suggested sky lighting of the ramp to bring daylight to the underground parking.

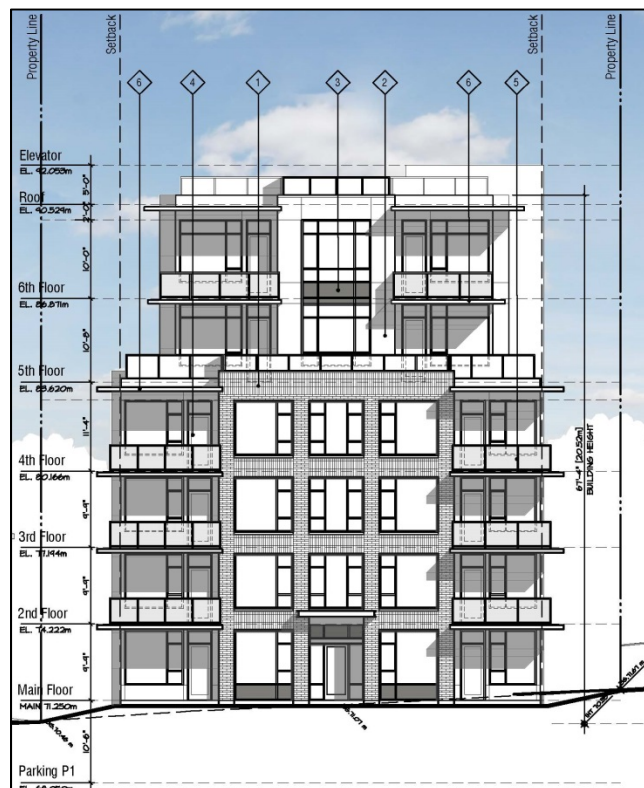
Applicant's Response: The applicant noted that proposal met the expectations of the Cambie plan with regards to townhouses at the lane and there may be negative impacts if the site was open to the lane, so they would prefer not to relocate the townhouses, attaching them to the principal building.

4138 Cambie Street FORM OF DEVELOPMENT

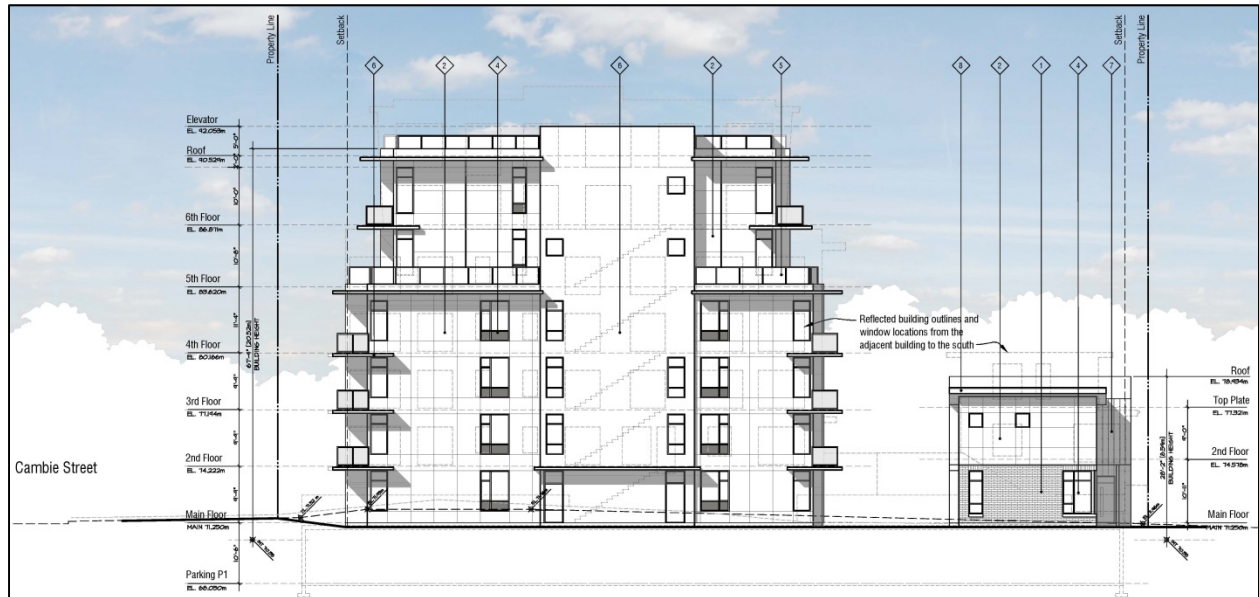
Site Plan



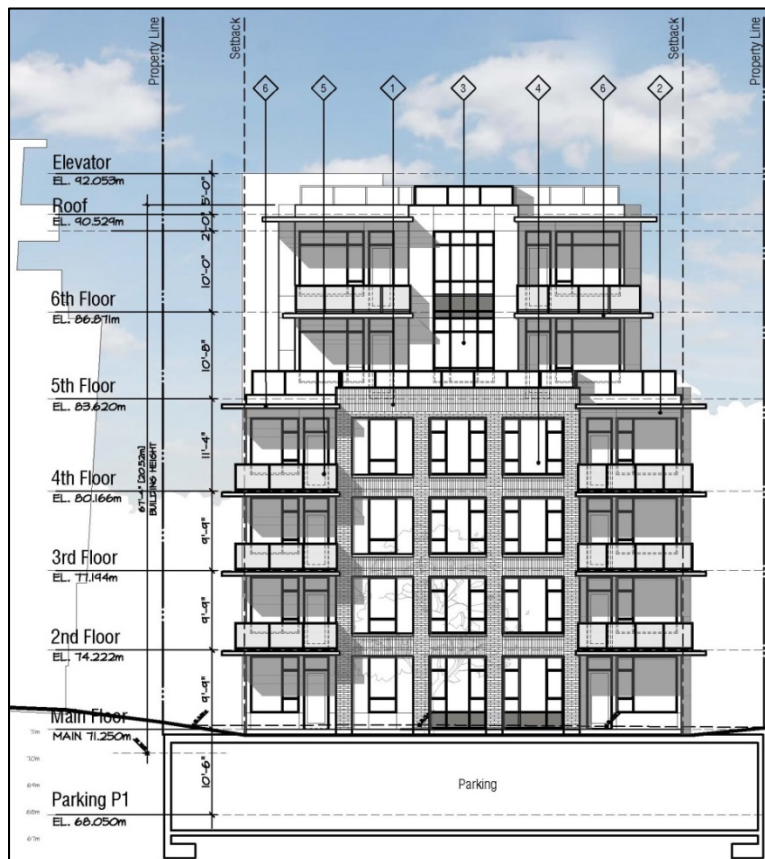
West Elevation



South Elevation



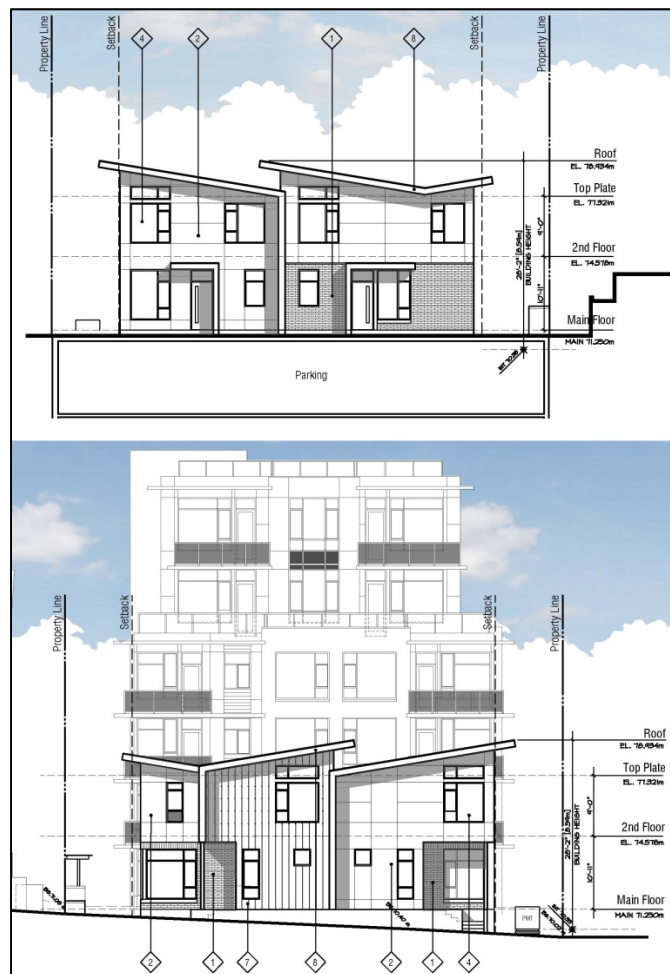
East Elevation



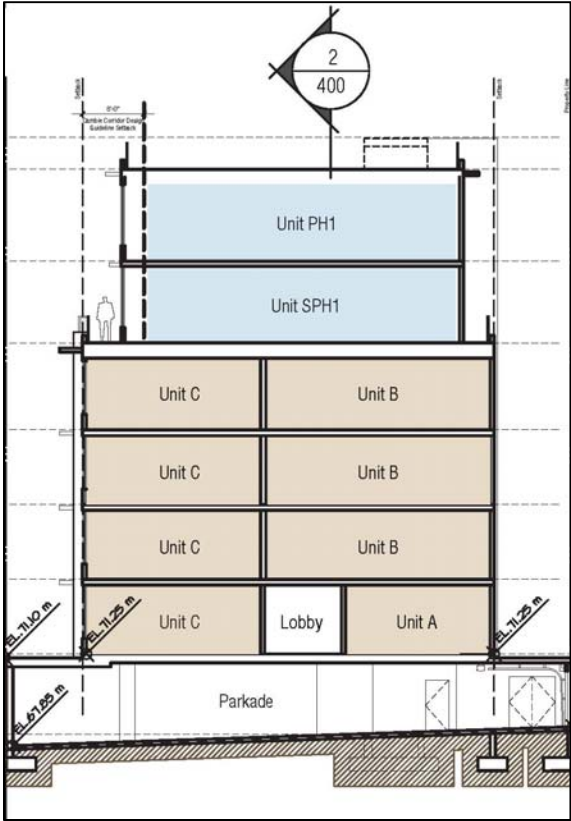
North Elevation



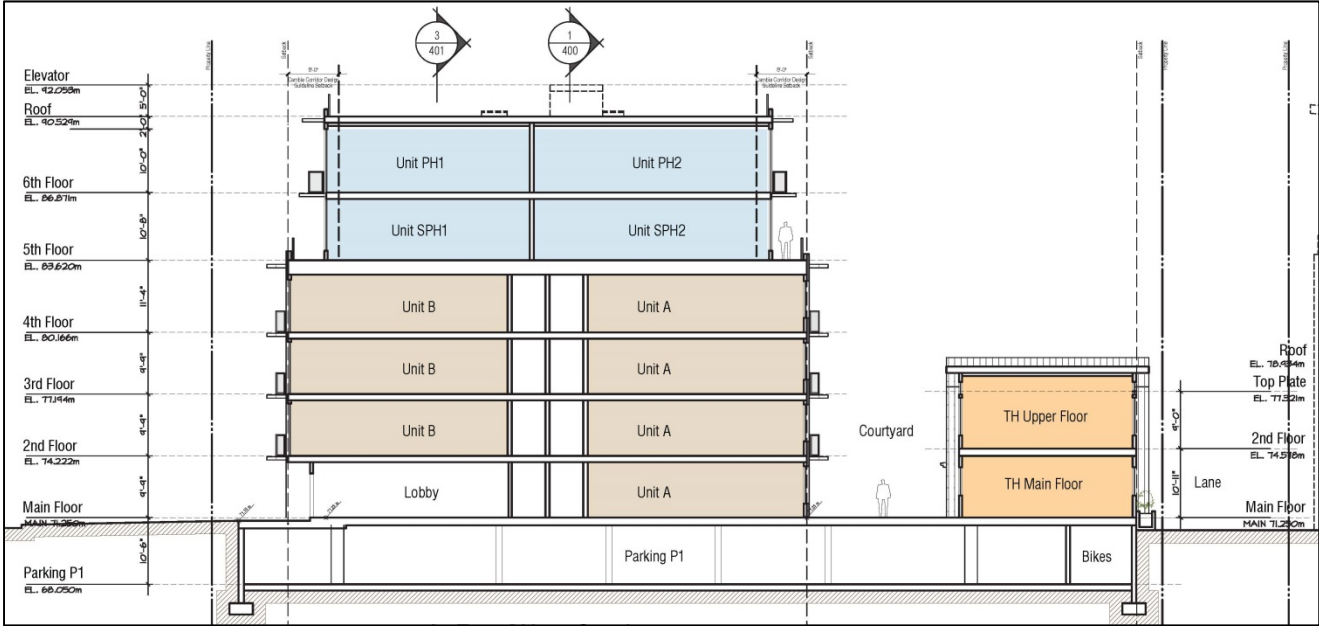
Townhome West and East Elevations



North/South Section



East/West Section



Perspective (from Cambie Street)



Perspective (from the lane at King Edward Avenue)



4138 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

One six-storey residential development and two two-storey townhomes containing a total of 22 dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,032.1 sq. m / 11,109 sq. ft.)	0.70	2.31
Floor Area (sq. ft.)	7,776	25,663
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 (City-wide)	25,116	356,986
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		98,373
	Affordable Housing		491,865
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		393,492
	Unallocated		
	Other		
	TOTAL VALUE OF PUBLIC BENEFITS		25,116

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

4138 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	4138 Cambie Street
Legal Descriptions	PID 010-949-020; Lot 2, Block 681, District Lot 526, Plan 6212
Developer	Pennyfarthing Hillcrest Developments Ltd.
Architect	Raymond Letkeman Architects Inc.
Property Owners	Yuk Ying Ng

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,032.1 m ² (11,109 sq. ft.)	1,032.1 m ² (11,109 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	722.5 m ² (7,776 sq. ft.)	2,384.2 m ² (25,663 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.31 FSR
HEIGHT	10.7 m (35 ft.)	20.5 m (67 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

* * * * *