

SUMMARY AND RECOMMENDATION

5. REZONING: 6137 Cambie Street (Chinese Presbyterian Church)

Summary: To amend CD-1 (12) (Comprehensive Development) District for 6137 Cambie Street (Chinese Presbyterian Church) to increase the floor space ratio from 0.635 to 3.08 and the height from 9.1 m (30 ft.) to 25.6 m (84 ft.) to permit the development of a seven-storey mixed-use building with a replacement church, private childcare and 20 for-profit affordable rental housing units.

Applicant: GBL Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017.

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

- A. THAT the application by GBL Architecture Inc. on behalf of the Trustees of the Chinese Presbyterian Church, the registered owners, to rezone 6137 Cambie Street [*PID: 009-300-970; Lot 2 of Lot B, Block 1008, District Lot 526, Plan 10803*] from CD-1 (Comprehensive Development) District (12) By-law No. 3907 to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.635 to 3.08 and the height from 9.1 m (30 ft.) to 25.6 m (84 ft.) to permit the development of a seven-storey mixed-use building with a replacement church, private childcare and 20 for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated July 11, 2017 entitled "CD-1 Rezoning: 6137 Cambie Street (Chinese Presbyterian Church)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architecture Inc. on behalf of the Chinese Presbyterian Church, and stamped "Received Planning and Development Services (Rezoning Centre), December 21, 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. Consideration to carry out further design development of the Cambie Street elevation to simplify the church expression and relate the placement of the external cross to internal church worship space.
2. Design development to enhance the open space on Cambie Street to support a greater degree of gathering and mingling albeit on a busy street.

Note to Applicant: This may entail re-examining the grading design and may also include the use of landscape solutions to provide pedestrian scale and shading.

3. Design development of the proposal to ensure the use of and retention of high quality, durable materials at any and all subsequent phases of the approval process, including for a development application and any future amendment(s).
4. The proposed unit mix, including 2 one-bedroom units (10%), 16 two-bedroom units (80%) and 2 three-bedroom units (10%), is to be included in the Development Permit drawings.

Note to Applicant: 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 35% of the dwelling units designed to be suitable for families with children.

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

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

Crime Prevention through Environmental Design (CPTED)

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

Note to Applicant: Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plan, soils should be contiguous, whenever 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 deep).

8. Design development for the responsible protection of neighbouring trees and vegetation.

Note to Applicant: This will require further analysis in coordination with a certified arborist.

9. Design development to locate site utilities and vents onto private property and integrated 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.

10. 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, and 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 or fire hydrants.

11. Provision of an Arborist Report.

Note to Applicant: For Arborist Report requirements, refer to section 7.2 of the Protection of Trees By-law.

12. 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 off-site trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

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

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

14. Provision of large scale, dimensioned, landscape sections 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.

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

Social Policy

16. Design development to ensure that the 68-space childcare (including 12 toddler spaces, 16 full-day preschool spaces and 40 part-time, part-day preschool spaces) is licensable by Community Care Facilities Licensing and meets the intent of the City's Childcare Design Guidelines.
17. Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator.
18. Design development of the outdoor childcare space should maximize solar access, ensure maximum visibility for supervision, and accommodate adequate storage on-site for program equipment and strollers (parent and program).

Sustainability

19. 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.

20. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (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.

21. In lieu of the requirements outlined in Condition 20, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s 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>.

Engineering

22. 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 and 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.
23. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of a lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
24. First riser to be 1 ft. behind property line.
25. Delete specialty sidewalk treatments from public property and show standard broom finish sidewalks.
26. Provision of Class B bicycle parking spaces on the private property.
27. Provision of a landscape plan that reflects the off-site improvements sought by this rezoning.
28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

- (ii) Provision of a 6 ft. x 6 ft. corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
- (iii) Provision of updated section drawings showing the overhead gates at the loading bay, main parkade ramp and the residential parking with the minimum vertical clearances at the gates shown on the drawings.

Note to Applicant: Consider provision of full-size parking spaces for daycare pick-up/drop-off stalls.

- (iv) Modify column placement and stall widths to comply with the requirements of the Engineering Parking and Design Supplement.

Note to Applicant: Refer to the three parking spaces on the P1 and P2 parking levels at the southwest corner of the parkade. Parking spaces are to be centered on the 1 ft. columns with a maximum 6 in. encroachment into each parking stall and provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall. Small car single module stalls require 8 ft. 10 in. stall width.

- (v) Design development to provide internal, stair-free loading access from the Class B loading bay to all uses.
- (vi) Modification of the loading bay design to include a standard loading bay throat width and direct loading access from the rear of the bay to the loading corridor to facilitate ease of loading and unloading.
- (vii) Provision of automatic door openers on the doors providing access to the bicycle room(s).
- (viii) Provision of an updated plan showing the access route for Class A bicycles to reach the outside. Confirm if the main parkade ramp or the elevator is to be used.

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. Clearly show the two areas defined by Explanatory Plan 6647 (Right of Way Agreement 327984M - for utilities) on all pertinent application plans and either delete all structures proposed within the two right-of-way (ROW) areas or make arrangements with the utility companies and the City for possible cancellation of the ROW.

Confirmation that poles can be relocated or guy wires eliminated and ROW cancelled will be required from all affected utilities including any City utilities that use the wood poles.

2. Provision of a Shared Use Loading Agreement between all uses on site for the Class B loading bay.
3. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the services is 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 adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, project fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
 - (iii) Should removal or relocation of the wood poles in the lane result in the elimination of the existing lane lighting then replacement lighting to the satisfaction of the General Manager of Engineering Services will be required with all costs payable by the applicant.
 - (iv) Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
 - (v) Provision of protected bike lanes on Cambie Street adjacent to the site including any transition areas adjacent the site to connect existing and new curb alignments. These improvements

will generally include the following:

- a. New concrete curb and gutter.
- b. Raised protected bike lane.
- c. New concrete sidewalk.
- d. New curb ramps.
- e. Improved street lighting to LED standards and additional pedestrian scale lighting, including 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.

- (vi) Provision of a minimum 2.13 m (7 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Cambie Street adjacent the site.
 - (vii) Removal of the existing driveway crossing on Cambie Street and construction of sidewalk, boulevard and curb and gutter.
 - (viii) Upgrading of the existing pedestrian signal at the intersection of Cambie Street and 45th Avenue to include an audible to accessible pedestrian signal and LED intersection lighting.
 - (ix) Provision of street trees where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with the all the electrical plant, which include but are not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

5. 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 for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or the life of the building, subject to the following additional conditions:

- (i) A no separate-sales covenant;
- (ii) A no stratification covenant;
- (iii) That 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 the City, by by-law, enacted pursuant to section 565.2 of the Vancouver Charter.

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 this 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 issued 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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to

enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

B. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated July 11, 2017 entitled "CD-1 Rezoning: 6137 Cambie Street (Chinese Presbyterian Church)", 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 property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

C. THAT, if Council approves in principle this rezoning, the following consequential amending by-laws, generally as set out in Appendix C of the Policy Report dated July 11, 2017 entitled "CD-1 Rezoning: 6137 Cambie Street (Chinese Presbyterian Church)", be approved:

- (a) Repeal CD-1 (12) By-law No. 3907 and By-law No. 5258,
- (b) Amend CD-1 (388) By-law No. 8016 and CD-1 (391) By-law No. 8044, and
- (c) A by-law to revise CD-1 (12) by-law provisions;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment, at the time of enactment of the new CD-1 By-law for 6137 Cambie Street, the preceding consequential by-law amendments.

D. THAT A through C be adopted on the following conditions:

- (a) 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;
- (b) 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
- (c) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 6137 Cambie Street (Chinese Presbyterian Church)]