



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 31, 2017
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 12166
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 478-496 West 48th Avenue

RECOMMENDATION

A. THAT the application by South Street Development Group on behalf of 1041782 B.C. Ltd., the registered owners, to rezone 478-496 West 48th Avenue [*Lots 1-2 of Lot 4, Block 999, District Lot 526, Plan 5531; PIDs 011-138-289 and 004-410-491 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 3.91 and the height from 10.7 m (35 ft.) to 33.0 m (108 ft.) to permit the development of a 10-storey mixed-use building, containing a total of 59 secured market rental housing units, with approximately 176.5 sq. m (1,900 sq. ft.) of commercial space at grade, be referred to a Public Hearing together with:

- (i) plans prepared by Hotson Architecture, received on December 19, 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 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.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. 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 property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.
- F. THAT Recommendations A to E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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 two lots located at 478-496 West 48th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 10-storey mixed-use building containing a total of 59 secured market rental units, approximately 101.6 sq. m (1,094 sq. ft.) of commercial space at grade and two levels of underground parking. The site is located within the Langara neighbourhood of the *Cambie Corridor Plan*.

The application meets the intent of the *Cambie Corridor Plan* and is supported by staff, subject to design development and other conditions outlined in Appendix B. The design conditions would result in an increase in commercial space from 1,094 sq. ft. to approximately 1,900 sq. ft. to meet the Plan's intent of creating a mixed use urban

environment and vibrant public realm. The application meets the Parking By-law definition of “Secured Market Rental Housing” for which a reduced parking requirement may be applied.

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)
- Rental Incentive Guidelines (2012, last amended 2017)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing and Homelessness Strategy (2011)
- Greenest City 2020 Action Plan (2012, last amended 2016)
- Renewable City Strategy (2015)
- Urban Forest Strategy (2014)
- Housing Vancouver Emerging Directions (2017)

REPORT

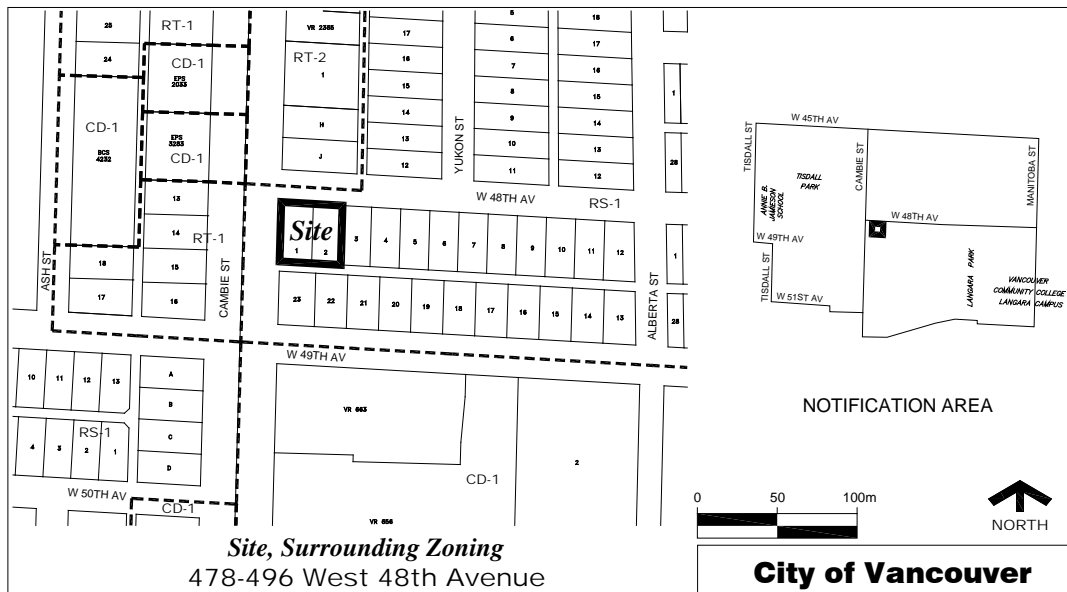
Background/Context

1. Site and Context

This 1,428 sq. m (15,371 sq. ft.) site is located at the southeast corner of 48th Avenue and Cambie Street (see Figure 1). The site is comprised of two lots with 38.4 m (126 ft.) of frontage along 48th Avenue and 37.2 m (122 ft.) along Cambie Street. The subject site is located adjacent to Langara-49th Avenue Canada Line station and is on a major arterial with regular bus service. Under the Cambie Corridor Phase 2 Plan, the station itself (currently zoned RS-1) can be considered for height up to 10-storeys. Directly north, the site (currently zoned RT-2) can be considered for height up to six- to eight-storeys and sites to the west (currently zoned RT-1) can be considered for 8-10 storeys. In addition, the draft Cambie Corridor Phase 3 Plan is currently underway, which proposes townhouses to the east of the subject site along 48th Avenue (currently zoned RS-1).

Recent developments and approved applications include two completed mixed-use buildings (6311-6337 and 6361-6385 Cambie Street) of six- and eight-storeys respectively, located northwest of the site on Cambie Street. And, further north 6318-6340 Cambie Street was rezoned to allow for a seven-storey mixed used development with townhouses fronting the lane.

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



2. Policy Context

Cambie Corridor Plan - In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan* (the “Plan”). Subsequent to a comprehensive planning process, the 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 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 “Langara” neighbourhood, located between 48th Avenue and 64th Avenue. This neighbourhood is intended to become a walkable mixed-use urban environment. Pedestrian and cyclist related public realm improvements including wider sidewalks with streetscape elements like benches, lighting and public art are intended to create attractive pedestrian- and cyclist-friendly streetscapes.

For the subject site, subsection 4.5.2 of the Plan specifically supports mixed-use buildings up to eight storeys in height, increasing up to 10 storeys to the south towards 49th Avenue, with upper levels stepped back above the fifth floor. A density range of 2.5-3.5 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. In assessing urban design performance, Staff is directed to consider the Built Form guidelines in the Plan, as well as the *Cambie Corridor Design Principles Bulletin*. Buildings are expected to activate and enhance the adjacent lane by providing active uses on the rear, and proposals are expected to include required public realm features. Second floor job space is strongly encouraged where feasible.

Planning work for Phase 3 of the *Cambie Corridor Plan*, currently underway, will explore an appropriate land use transition between the mid-rise forms permitted along Cambie Street and the surrounding single-family houses. The draft Phase 3 Plan proposes townhouses to the east of the subject site along 48th Avenue.

Housing and Homelessness Strategy - Endorsed in 2011, 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.

This application proposes 59 secured market rental housing units. All 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 59 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*.

Housing Vancouver Strategy - Emerging Directions (2017) – A new 10-year strategy known as 'Housing Vancouver' is currently in preparation with the aim of improving housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. This application will make a contribution of 59 secured market rental units at a transit-oriented location. The completed Housing Vancouver strategy is expected to be considered by Council in December 2017.

The Family Room: Housing Mix Policy for Rezoning Projects - 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. This application proposes 41 two-bedroom and 6 three-bedroom units (80% of the overall units), thereby exceeding the policy and providing much needed rental units suitable for families with children. A recommendation has been included in Appendix B to encourage this unit mix to be maintained.

High-Density Housing for Families with Children Guidelines - The proposal includes a common amenity room, a small amenity patio at grade, and a rooftop amenity garden. A recommendation is included in Appendix B, proposed conditions of approval, to improve residential common amenities by introducing opportunities for children's play in line with the *High-Density Housing for Families with Children Guidelines (1992)*.

Strategic Analysis

1. Proposal

The application proposes to rezone 478-496 West 48th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a 10-storey mixed-use building (see Figure 2). The application proposes 59 secured market rental housing units (12 one-bedroom units [20%], 41 two-bedroom units [70%], and 6 three-bedroom units [10%]) and 101.6 sq. m (1,094 sq. ft.) retail at grade. A recommendation has been included in Appendix B to increase the amount of commercial space to approximately 176.5 sq. m (1,900 sq. ft.). A density of 3.91 FSR is proposed with a building height of 33.0 m (108 ft.). Two levels of underground parking are proposed to be accessed from the lane with a total of 44 vehicle parking spaces. 74 Class A bicycle spaces and 6 Class B bicycle spaces are included in the proposal.

2. Land Use and Density

The proposed land use and density are consistent with the 8- to 10-storey mixed-use buildings anticipated in this sub-area of 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. The rezoning application indicated a density of 3.87 FSR, however after technical review, staff confirmed that the proposed density is actually 3.91 FSR and staff do not object to this FSR. The height is 10-storeys (108 ft.). Staff have concluded that the density and massing are generally appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 2 - Site Plan

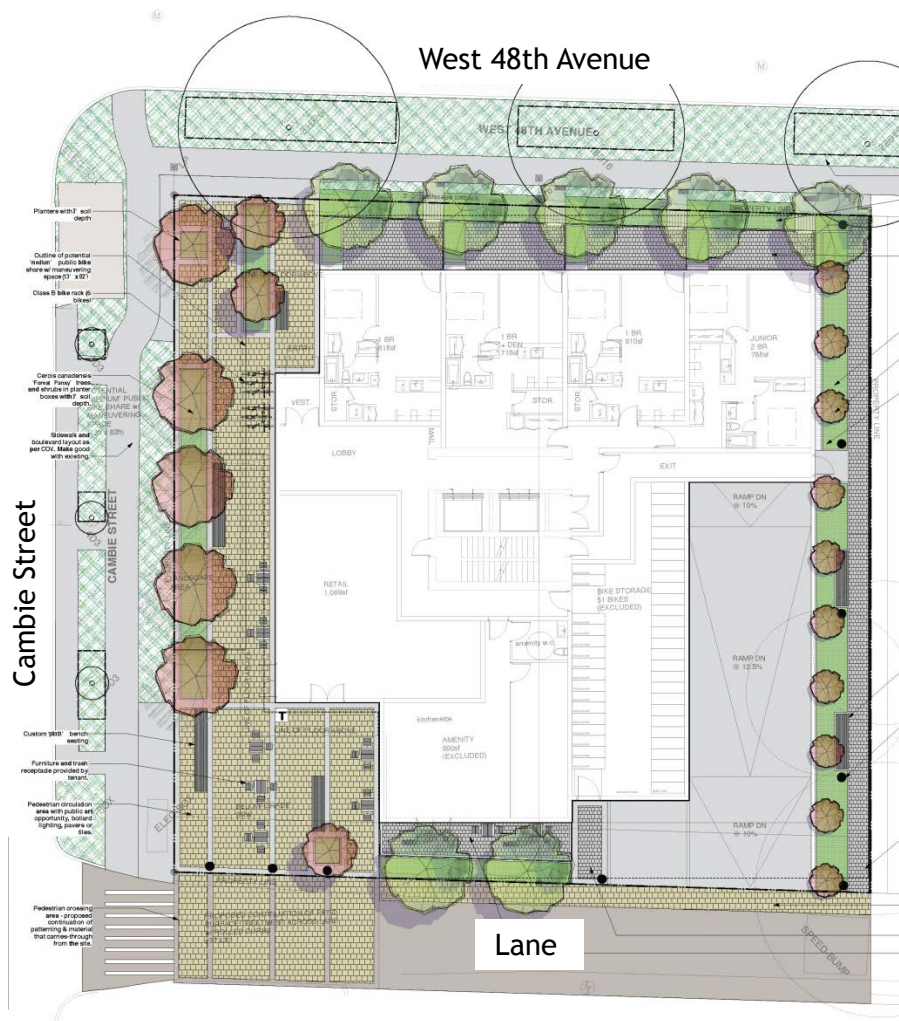


Figure 3 - Perspective view looking northeast from Cambie Street



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

Public plaza and retail at grade: The proposed development includes a small plaza at the southwest corner of the site, facing the station site across the lane. Some commercial space has been proposed at grade to activate the plaza, and staff is recommending that the amount of retail space be increased from 1,094 sq. ft. to approximately 1,900 sq. ft., to meet the Plan's intent of creating a mixed use urban environment and vibrant public realm.

Residential access: The main residential entry is located at the corner of Cambie Street and 48th Avenue, and ground-oriented units are located along 48th Avenue, to transition to a lower-scale street frontage.

Public walkway: At the east property line, a 10 ft. setback has been provided to create a north-south pedestrian connector. This public walkway demarcates the transition from Cambie Corridor Phase 2 development to the lower-density built form to the east of the site anticipated under future Phase 3.

Lane interface: The parkade entry and site servicing are accessed off the lane. The proposal aims to achieve a pedestrian-friendly lane environment with some landscaping, enhanced paving, and roll-down curbs, to connect the corner plaza to the station site.

Architectural form: Above the main level, the development contains 100% secured market rental residential housing units. There is a four-storey shoulder on Cambie Street, and a three-storey shoulder along 48th Avenue to help define the street walls and create a pedestrian-scaled urban environment. There is a 20 ft. setback at the 3rd-storey on the east elevation, to transition to future Phase 3 development (three-storey townhouses are under

consideration). There are further 6 to 8 ft. setbacks at the 9th and 10th storeys. Staff have recommended some further shaping of the upper two storeys to create a stronger corner expression on Cambie Street.

Amenity space: Common amenities, as currently proposed, include an indoor common amenity room at grade, fronting onto the plaza and lane, and a rooftop amenity space above Level 10. Staff have recommended that the indoor amenity room be relocated so that retail activation of the plaza can be expanded. Staff have further recommended design development of the outdoor amenity space, to consider opportunities for children's play.

Urban Design Panel: The Urban Design Panel reviewed and supported this application on March 22, 2017 (see Appendix D). Staff conclude that the design now responds well to the intent of the *Cambie Corridor Plan* and staff support this application, subject to the conditions outlined in Appendix B. The conditions include: improvements to the retail activation of the plaza; refinements to the massing; and improvements to the indoor and outdoor common amenities.

4. Housing

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 Southeast Vancouver CMHC zone where the proposed project is located was on par with the City-wide average at 0.8%.

Figure 4 - Progress Toward the Secured Market Rental Housing Targets as set out in the Housing and Homelessness Strategy 2012-2021 (June 30, 2017)*

	Target	CURRENT PROJECTS				GAP
	2012-2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,841	3,005	2,000	6,846	1,846 above target

*Unit numbers in Figure 4 exclude the units proposed at 478-496 West 48th Avenue, pending Council approval of this rezoning application.

While a DCL waiver under the City's *Rental Incentive Guidelines* has not been applied for, all of the residential units are proposed as non-stratified secured market rental housing. All 59 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the life of the building or 60 years, whichever is longer. Adding 59 secured market rental units to the City's inventory of market rental housing contributes to the near-term and long-term targets of the *Housing and Homelessness Strategy* (see Figure 4). Conditions relating to securing the units are contained in Appendix B.

5. Transportation and Parking

Vehicle parking is provided within two levels of underground parking, accessed from the lane. The application proposes a total of 44 vehicle parking spaces - 43 parking spaces for the residential component and 1 parking space for the commercial component. Also proposed are 74 Class A bicycle spaces located at Parking Level 1 and 6 Class B bicycle spaces at grade.

Parking for the residential and commercial spaces are to be provided in accordance with the Parking By-law. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements are 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, which was received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, 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*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

The *Cambie Corridor Plan* also recommends 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 on March 7, 2017, from 5:00pm to 7:00 pm at the Peretz Centre (Auditorium), 6184 Ash Street. Staff, the applicant team, and a total of approximately 32 people attended the open house.

Public Response and Comments - The City received a total of 11 responses to the application. Comments reflected a mix of views. Positive feedback was expressed regarding the proposed rental units and the inclusion of commercial space at grade. Concerns related to height (with specific concern that 10 storeys was not in keeping with the surrounding context), concern that the proposal did not include enough parking for residents, and concern about the proposed rental units (rather than strata).

Figure 5 - Public Notification and Response Summary

Total notifications	1221
Open House attendees	32
Comment sheets	10
Other feedback	1

Response to Public Comments - Staff note that the proposed building height is consistent with the *Cambie Corridor Plan* (approved by Council 2011) and generally meets the intent of the Built Form guidelines in the Plan. Staff have concluded that the density and massing are appropriate for this site, subject to fulfillment of the conditions in Appendix B. The application meets the Parking By-law definition of “Secured Market Rental Housing” for which a reduced parking requirement may be applied and parking is proposed in line with the Parking By-law. The proposed secured market rental housing in an amenity and transit rich location is supported by staff and contributes toward the near-term and long-term targets of the *Housing and Homelessness Strategy*.

Staff conclude that the proposal meets the intent of the *Cambie Corridor Plan* as well as the City’s *Housing and Homelessness Strategy* and support the application subject to the conditions in Appendix B.

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. This site is subject to the Citywide DCL rate which is currently \$168.13 per sq. m (\$15.62 per sq. ft.) for new commercial or residential floor space over 1.5 FSR. This rate is applied to the proposed 5,583 sq. m (60,100 sq. ft.) of proposed floor area. On this basis, a DCL of approximately \$938,670 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. 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 details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Development* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. The proposed floor area is below this threshold and therefore, no public art contribution is required.

Public Benefits - Offered by the Applicant

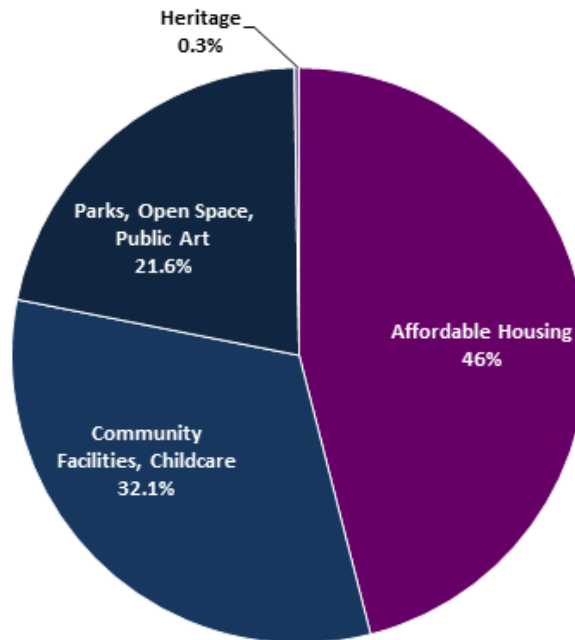
Rental Housing - The applicant has proposed that 59 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. Covenants will be registered 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 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 toward other public benefits. Real Estate Services staff have reviewed the applicant's development pro forma and 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 and 60 years, an additional CAC is not anticipated. See Appendix F for a summary of the public benefits.

Figure 6 - Cambie Corridor CAC In-Kind Allocations by Percentage

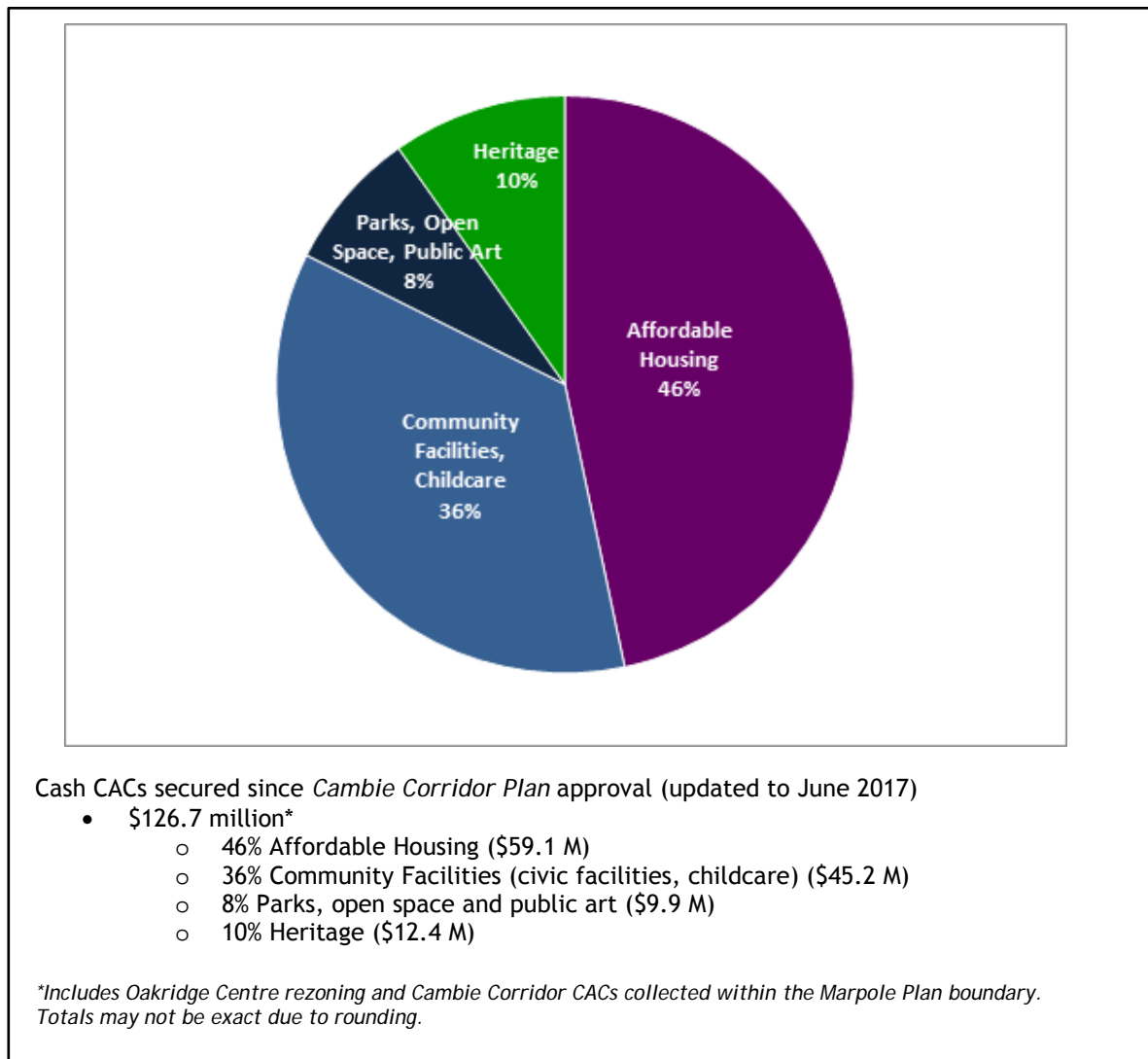


In-kind CACs secured since *Cambie Corridor Plan* approval (updated to June 2017)

- \$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)
 - 32.1% 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)
 - 21.6% 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
 - 0.3% 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.*

Figure 7 - Cambie Corridor CAC Cash Allocations by Percentage



FINANCIAL IMPLICATIONS

As noted under the section on Public Benefits, there are no CACs associated with this rezoning. This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$938,670 in DCLs.

The applicant has proposed that all of the 59 residential units be secured as market rental housing (non-stratified). The secured market rental housing, secured by a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years, will be privately owned and operated.

As noted under the section on Public Benefits, there are no public art contributions associated with this rezoning.

CONCLUSION

Staff 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. As well, the proposal includes 59 secured market rental housing units that will contribute to the near-term and long-term targets of the *Housing and Homelessness Strategy*.

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.

* * * * *

478-496 West 48th 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 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care;
 - (d) Office Uses, limited to General Office and Health Care Office;
 - (e) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Neighbourhood Grocery Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (f) Service Uses, limited to Animal Clinic, Barbershop or Beauty Salon, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade;

- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

- 3.1 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; and
 - (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 1,428.0 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 3.91, except that dwelling uses are limited to 5,450 sq. m.
- 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 sundecks 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; 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, which are at or below base surface, except that the 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 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 the base surface, must not exceed 33.0 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 sq. m.

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

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478-496 West 48th Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended 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 the 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 Hotson Architecture, on behalf of South Street Development Group and stamped “Received Planning Department, December 19, 2016”, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Urban Design

- 1. Design development to improve the retail/commercial frontage on Cambie Street and the plaza as follows:
 - (i) Replace amenity space with a commercial retail unit (CRU) fronting on the plaza.
 - (ii) Provide servicing for CRU units on private property.

Note to Applicant: The northwest corner of Level 1, adjacent to the residential entry, is recommended as an alternative location for the indoor amenity room. The increased retail space may trigger a requirement for a loading space (see Engineering conditions). It is recommended that the bike storage be relocated to P1. To provide a high-quality public realm in the lane, as much landscaping as possible should be retained, and the exterior wall facing the lane should be given careful design consideration. CRU loading and servicing is typically separated from residential circulation.

- 2. Design development to the building massing, to better distinguish between Cambie Street (primary frontage) and 48th Avenue (secondary frontage);

Note to Applicant: This can be achieved by:

- (i) decreasing or deleting setbacks at Levels 9 and 10 for a portion of the west and south elevations (i.e. up to 50% of the elevation); and
- (ii) increasing the setback at Level 4 on West 48th Avenue to minimum 8 ft.

Note to Applicant: The intent is to create a more prominent “corner building” expression facing the plaza and station site, while reinforcing 48th Avenue as a secondary street frontage with a more neighbourly character.

3. Design development to better animate the public pedestrian connector.

Note to Applicant: This may be achieved by adding windows at Level 1, creating a more varied, visually-interesting screen to the parkade, adding climbing plants and/or a green wall, lighting features, and/or a combination of the above.

4. Design development to create a plaza for public use, as described in Section 6.5 of the *Cambie Corridor Plan*, “*Public Realm: Public Places*”.

Note to Applicant: The final plaza design should adhere to the requirements of the *Cambie Corridor Public Realm Plan*, upon its completion and adoption, and will require coordination with the General Manager of Engineering.

5. Design development to improve the livability of dwelling units, as follows:

- (i) Reconfigure Level 2 and 3 floorplans so that no unit fronts solely onto the internal side yard (east PL).
- (ii) Remove internal rooms (i.e. without an exterior window, referred to as “dens” on the floorplans).
- (iii) Provide closets in all bedrooms.
- (iv) Align internal walls to meet mullions or sections of solid exterior wall.
- (v) Reconfigure unit layouts to avoid narrow, non-functional spaces (i.e. between exterior balcony walls and bedroom partition walls).
- (vi) Ensure that storage meets the requirements of the Bulk Storage bulletin: <http://bylaws.vancouver.ca/bulletin/b004.pdf>
- (vii) Eliminate enclosed balconies in the east elevation.

Note to Applicant: The east elevation is the most protected from traffic noise impacts, and so there is a lack of rationale for enclosed balconies on this elevation.

6. Design development to improve the residential common amenities, by introducing opportunities for children’s play activities for a range of ages.

Note to Applicant: Play equipment is not required for the children’s play areas but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, a small/tangible water stream or

feature, creative motor-skills developing features, etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

7. Design development of the building elevations, as follows:

- (i) Provide a more prominent architectural expression for the main residential entry.

Note to Applicant: This may be achieved by reconfiguring the entry to face Cambie Street and/or providing an entry canopy. Planting, lighting and exterior furniture should also be considered.

- (ii) Provide entry canopies for the ground-oriented units on the north elevation.

- (iii) Provide weather canopies for the retail frontage, at locations where there is not a building overhang (i.e. east side of plaza).

- (iv) Provide further information on the building materials, as follows:

- a. Material/finish of patio walls on north elevation.
- b. Material/finish of horizontal bands between each storey.
- c. Material of balcony guardrails.
- d. Material/finish of soffits (particularly for overhangs over public realm) and fascias.
- e. Confirm if panels are spandrel glass or metal panel (or combination).
- f. Confirm thickness of brick veneer (min. 2.25" thickness).

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the rezoning submission should demonstrate a commitment to provide durable, high quality materials and robust detailing.

8. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Housing

9. The proposed unit mix, including 6 three-bedrooms (10%), 41 two-bedrooms (70%) and 12 one-bedrooms (20%) 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 35% of the dwelling units designed to be suitable for families with children.

10. Design development of common amenity space to include a kitchenette, storage closet and accessible washroom with baby change table, in the indoor amenity room.

Crime Prevention through Environmental Design (CPTED)

11. 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

12. Design development to provide a more conservative tree removal strategy, enabling the retention and protection of as many healthy existing mature trees as possible, including retention or relocation of Tree #1 and coordination with Park Board and adjacent property owner for the removal of Tree #4;

Note to Applicant: It is expected that all developments will adhere to Council's approved Urban Forest Canopy Strategy, by retaining a maximum of viable trees while still allowing development. Tree #4 may need to be retained, if there is not approval for removal. This may change the form of development. Tree #1 is a Japanese Maple in good condition, usually a good candidate for successful relocation, if retention in place is not possible. This tree should be re-integrated into the landscape design. A revised Arborist Report should document and make recommendations for methods of protection during construction.

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

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

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

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

15. Provision of improved sustainability and expanded programming by the provision of confirmed urban agriculture plots on the rooftop and the addition of edible plants to the Plant Palette.

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

16. Provision of additional green roofs landscape plans for visible planting from the street for terraces on Levels 3, 4, 5 and 9, as well as providing trees and plants with an arching habit to soften the edge of Level 4, overlooking the plaza.

Note to Applicant: This can be achieved by providing strategic locations for planting beds, while still allowing for areas of private balconies. Landscaped beds can act as privacy buffers between units, with larger trees and shrubs in wider areas that can accommodate them. Details should confirm adequate depth of soil, to exceed BCSLA standard. Maintenance by tenants should be confirmed as part of the rental agreements, with written commitment for this as part of the development permit application submission. Irrigation viability should be confirmed by provision of either automatic high efficiency system (preferred), or individual hose bibs for each unit.

17. Provision requirements at the time of Development Permit application:
 - (i) 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.
 - (ii) 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 be dimensioned to confirm depth of proposed planting on structures exceeds BCSLA standard to accommodate rootballs of proposed trees well into the future.

- (iii) 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.

- (iv) A Tree Management Plan, locating all existing trees and dimensioned tree protection for all retained trees, in coordination with Arborist Report.
- (v) Deletion from the plans of any proposed artificial turf.
- (vi) 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.
- (vii) New proposed street trees should be coordinated with Engineering and the Park Board and 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.
- (viii) 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.
- (ix) 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 Rezonings* including a minimum of 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.

Note to Applicant: Provide an updated LEED® checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Engineering

20. 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.
21. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
22. 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 the 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.
23. Deletion of the extraneous lines extending over the property line into the lane from the site plan.
24. Confirmation that the first riser for the residential units along 48th Avenue, are 1'-0" behind the property line.
25. Delete proposed lane crossing treatment and indicate a standard concrete commercial crossing at the lane entry.

26. Indicate proposed specialty lane treatments including proposed lane crossing/walkway as requiring a separate application to the General Manager of Engineering Services. Please note that special treatments are only authorized through Engineering Services, no approvals will be granted via the development application approval process.
27. 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.
28. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
29. Provision of 7 ft. x 7 ft. corner cuts at the bottom of the ramp to improve maneuvering to the commercial and visitor parking spaces.
30. 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, additional design elevations within the parking area, and at all entrances.
 - (ii) Dimension all stalls, column encroachments, maneuvering aisles and ramp widths.

Note to Applicant: Adjust the columns for stalls 25-31 as they look incorrect.
 - (iii) Provision of improved visibility at the top of the parking ramp. The following is required and note on plans:
 - a. Provision of a 1.5 m x 1.5 m corner cut on the planter on the east side of the parking ramp.
 - b. Taper the wall on the west side of the ramp to meet grade at the property line and to have a maximum wall height of 0.6 m at 1.5 m from the property line.
 - (iv) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

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

Note to Applicant: Confirm if separation is required between the visitor and residential parking spaces. If so, a minimum width of 20 ft. for the O/H gate must be provided.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 1 and 2, both of Lot 4, Block 999, District Lot 526, Plan 5531 to create a single parcel.
2. Provision of a surface Statutory Right of Way (SRW) over the west 2.0 m of the site for sidewalk purposes. The SRW will be free of any encumbrance such as structure, stairs, benches, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above will be accommodated within the SRW agreement.
3. Provision of a surface Statutory Right of Way (SRW) over the proposed public plaza for public use.
4. Provision of a surface Statutory Right of Way (SRW) over the east 3.1 m of the site for public access through the site connecting the lane with 48th Avenue.
5. Statutory Right of Way CA624128 (as modified by Statutory Right of Way CA3391314) stipulates that “no excavation or construction of any building, structure or improvement will at any time be commenced by the Owner over or under the SRW Area and unless and until all plans and specifications relating to the said excavation or construction of any building, structure or improvement have first been delivered to and approved in writing by GVTA [now South Coast British Columbia Transportation Authority], confirmation of such approval by the SCBCTA is required.
6. 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 upgraded (storm and sanitary) service to meet the demands of the project. Replacement of the existing 300MM combined sewer with minimum 450MM storm sewer and 200MM sanitary sewer is required. Upgrading of the sewers from the lane east of Cambie St. to Cambie St. (approx.. 51 meters) is required. Stubs to the north must be provided at the downstream manholes. Final sewer size and location are subject to detailed reviews and designs.

Submission of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and comply with the Sewer and watercourse by-law is required. The plan shall achieve the following;

- a. Retain or infiltrate the 6 month storm event volume (24MM) on site.
- b. Treat the 2 year event (48MM) on site.
- c. Maintain the pre- development 2014 IDF-10 year storm event rate. The post development estimate shall use the 2100 IDF curve to account for climate change.

Note: Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.

- (iii) The development is to meet the 2018 Vancouver Building Code plumbing fixture rates.
- (iv) 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 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.

In addition, 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 B.C. 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.

- (v) Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for the future construction of protected bike lanes and infrastructure improvements on Cambie Street adjacent to the site. Improvements will generally include the following:
 - a. new concrete curb and gutter,
 - b. raised protected bike lane,
 - c. concrete sidewalk,
 - d. curb ramps where necessary,
 - e. upgraded street lighting to LED standard,
 - f. pedestrian scale lighting, and
 - g. 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 2.13 m (7'-0") CIP light broom finish concrete sidewalk with saw cut joints on 48th Avenue.
- (vii) Upgrading of the current audible signal into an accessible pedestrian signal at Cambie Street and 49th Avenue.
- (viii) Provision of installation of, or improvements to, any speed humps, paint markings and signage in the lane south of 48th Avenue from Cambie Street to Alberta Street.
- (ix) Provision of an improved laneway crossing as an extension to the proposed plaza treatments. Should a design to the satisfaction of the General Manager of Engineering Services not be agreed to then a standard concrete lane crossing will be required. Lane crossing is to include adjustment or replacement of curb returns and curb ramps on both sides of the lane south of 48th Avenue on the east side of Cambie Street to meet current standards.
- (x) Provision of street trees adjacent the site where space permits.

Housing

7. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and/or section 219 Covenant securing all 59 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:
 - (i) That such units may not be subdivided by deposit of a strata plan.
 - (ii) That none of such units may be separately sold.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) On other such 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 enactment pursuant to section 565.2 of the *Vancouver Charter* and/or a Section 219 Covenant.

Environmental Contamination

8. 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.

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478-496 West 48th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 1-2 of Lot 4, Block 999, District Lot 526, Plan 5531; PIDs: 011-138-289, and 004-410-491 respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule A (Comprehensive Development Areas) by adding the following:

“478-496 West 48th Avenue [CD-1#] [By-law #] B (C-2)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 478-496 West 48th Avenue”

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478-496 West 48th Avenue
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on March 22, 2016. The Panel supported the project with recommendations as noted below.

Introduction: Rachel Harrison, Rezoning Planner, introduced the project as a two-lot assembly at the southeast corner of 48th Avenue and Cambie Street. The site is 126 ft. by 122 ft. and exists just north of the 49th Avenue Skytrain Station.

Surrounding context includes RT-2 lots along the east side of Cambie Street and RT-1 lots along the west side, but they have the potential to be rezoned under the *Cambie Corridor Plan*. Recently approved rezoning projects, under the Plan in the 6300 block of Cambie, include two mixed-use buildings at six storeys and eight storeys on the west side and a seven-storey mixed used development with townhouses fronting the lane on the east side. Sites east of the subject site are part of the Cambie Corridor Phase 3 Plan which is currently underway will consider three-storey, ground oriented housing.

The proposal is for a 10-storey mixed-use building with 59 secured market rental units and a unit mix which includes 80% two or three-bedroom units. Proposed density is 3.87 FSR and height is 108 ft. Also provided are 46 parking spaces accessed off the lane.

The proposal is coming in under the *Cambie Corridor Plan* within the Langara Neighbourhood. In this block, the Plan considers mixed-use buildings up to eight storeys, increasing up to 10-storeys towards 49th Avenue, and has a suggested FSR range of 2.5 to 3.5. General forms of development have a podium, with upper floors to be stepped back and second floor job space strongly encouraged, where feasible. The project should animate and enhance the lane by providing active uses along it. The Public Realm Plan identifies this site having a mid-sized urban/station plaza and a walking connection along the east property line.

Danielle Wiley, Development Planner, noted that, while the plan intends eight to ten storeys, staff has agreed to test ten storeys on this site subject to demonstration of urban design performance and noting that applicant is proposing rental.

In the public realm, there is a plaza at south-west corner which is approximately 30 ft. by 35 ft., which is intended to relate to the plaza on the station site across the lane. There is also a large setback along Cambie Street of 20 ft. due to a statutory right-of-way (SRW). Per the Plan, there is a pedestrian connection along the interior property line of 10 ft. (which will be mirrored when the adjacent site develops). The lane has been activated using amenity space and a small landscape setback.

At Level 1 of the building there is one retail unit fronting on the plaza, a residential entry front on 48th Avenue (at the corner of Cambie Street), and ground-oriented units fronting on 48th Avenue. On the lane, there is a residential amenity room with a small patio, a bike storage room, and the parkade ramp.

The building massing has a proposed four-storey shoulder on Cambie Street. (It is noted that the Plan seeks a five-storey streetwall expression on Cambie.) There is a proposed three-storey shoulder at the southeast corner, to transition to the three-storey townhouses predicted for the adjacent lots under Cambie Phase 3. Levels 9 and 10 have 6 ft. setbacks on all sides, and the rooftop has additional common outdoor amenity space for residents.

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

1. Please comment on the design of the public realm. Consider: the corner plaza; retail frontage; and the pedestrian connection (interior PL and lane).
2. Is the massing and building expression along the street frontages (Cambie and 48th) successful?
3. Is the interface to the neighbouring site (Cambie Phase 3) successful?
4. Is the provision of indoor and outdoor common amenities successful?
5. Are the overall density, massing/setbacks, and height appropriate? (Note: Plan anticipates for 8-10 storeys; 2.5 - 3.5 FSR range. Proposal: 10 storeys; 3.87 FSR.)

Applicant's Introductory Comments: The applicant team started by noting that on one side the street wall is actually four storeys instead of five. They also hope to connect the two plazas across the lane to create a more effective public space.

The applicants have worked collaboratively with the City on setbacks and have ended up with a 'wedding cake' massing, due to the constraints of the site and policy. The proposal will be a secured rental building with 79% family units.

The SRW is for underground, transit-related development, and creates further constraints on the site and building massing. At the ground floor, the retail, residential amenity and residential entry all face onto Cambie Street or the Plaza. Four ground-oriented units face onto 48th Avenue.

The massing overhangs the plaza and Cambie Street setback to create a sheltered space for the retail units. The architectural expression is intended to have strength through the use of masonry, while glass and spandrel are used to break down the scale of the building. The top floor has a common outdoor space for residents, while at the ground plane lighting and benches are used to activate the public space.

The applicant team then took questions from the panel.

Panel Consensus:

Having reviewed the project it was moved by Mr. LaMontagne and seconded by Ms. Gilles, and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City staff:

- More should be done with the massing to strengthen the building as a 'corner' building (including reconsideration of upper storey setbacks).

- Additional consideration should be given to the relationship to the lane edge and to future development to the east.
- Design development to activate the plaza and the mews, including provision of additional retail on the plaza.
- Consider relocating or breaking-up the bike share to allow better design development of the residential entrance on Cambie Street.
- Design development of the residential amenity, including children's play space.

Related Commentary: The panel noted that this contemporary building certainly fits within the envelope provided by the policy plan and seems to relate to the area well.

Consideration should be given to adding a more retail space on the plaza (i.e. replacing the amenity room) to activate the public realm. The plaza should be commercial if it can be; if not then make a direct connection to the mews in order to activate it. Consider moving the potential bike-share location closer to the Skytrain station, or even splitting it into a few chunks, in order to develop a stronger residential entry and public realm on Cambie Street. The staggered trees on Cambie Street do not seem successful, so give more consideration to the softscape detailing to create a much more robust landscape. There are exiting issues which will impact the ground-plane expression.

Given the complexities of the Cambie Corridor guidelines the massing has been handled quite well. However, this site deserves a 'corner' building, and more could be done in order to make that happen; perhaps by softening the upper storey setbacks, or stepping back only one storey to create a stronger form.

More could also be done to differentiate the primary façade on Cambie Street from the secondary façade on 48th Avenue, and to develop the street wall to make it feel more solid. The spandrel articulation should also be further fleshed out. Additional consideration should also be given to solar orientations and to providing more shading devices to mitigate solar gain. More could be done to acknowledge sustainability and LEED targets in general.

One panel member was concerned about the townhouses as the massing would be better shifted towards the front of the building.

If this building is going to be family-oriented, a children's amenity space should be added.

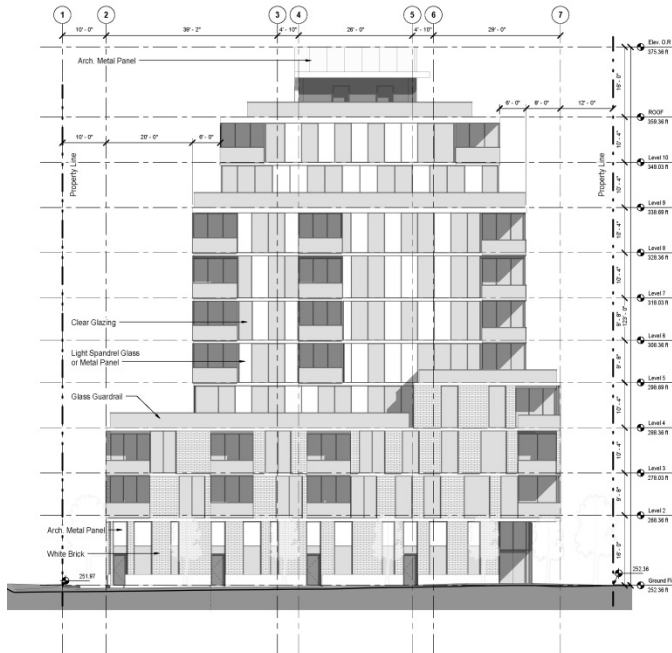
Applicant's Response: The applicant team noted that there were some great suggestions which they supported. Beyond the massing, the amenity for kids and solar shading are important pieces which will be included going forward.

478-496 West 48th Avenue FORM OF DEVELOPMENT

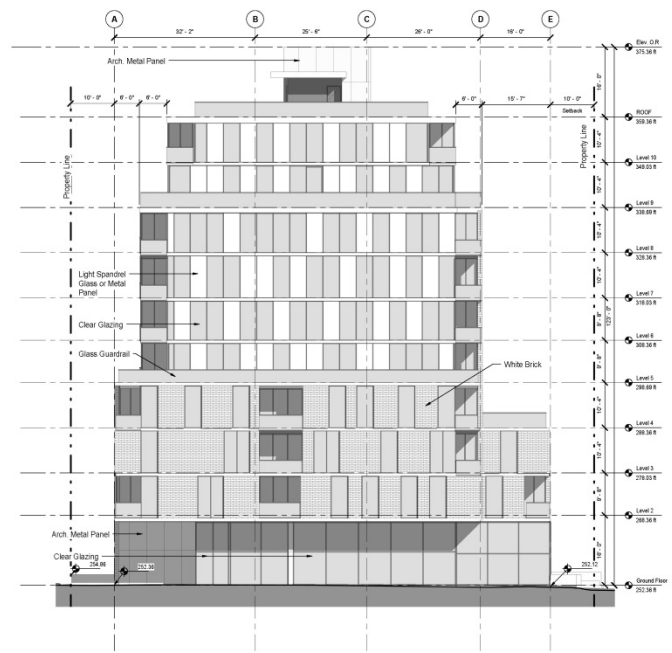
Site Plan



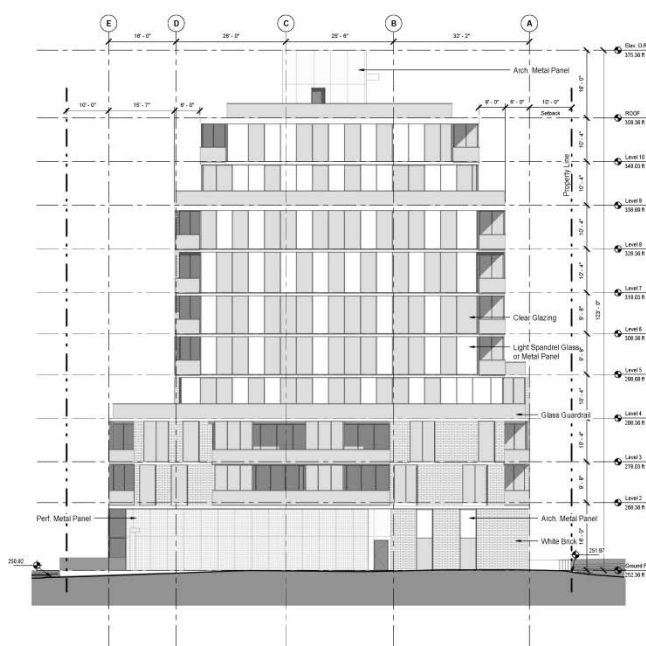
North Elevation



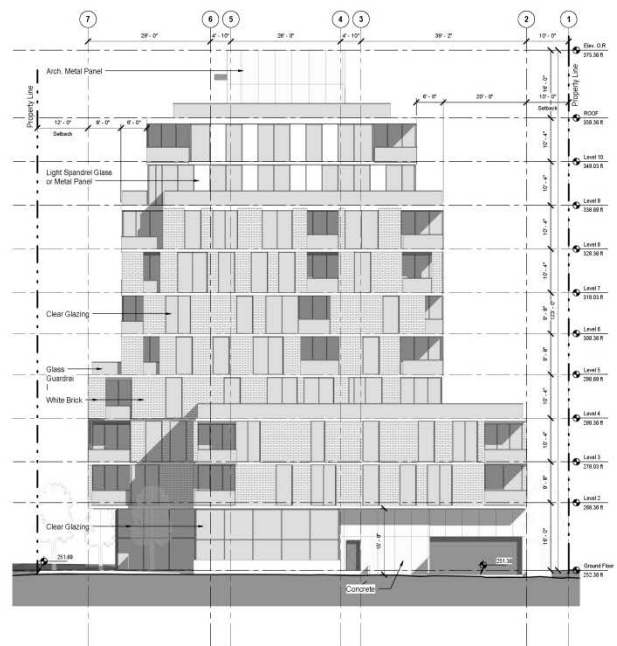
West Elevation



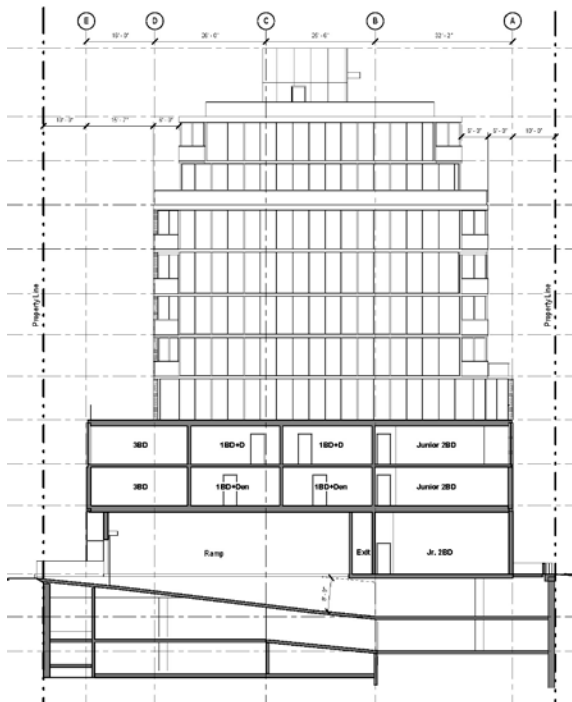
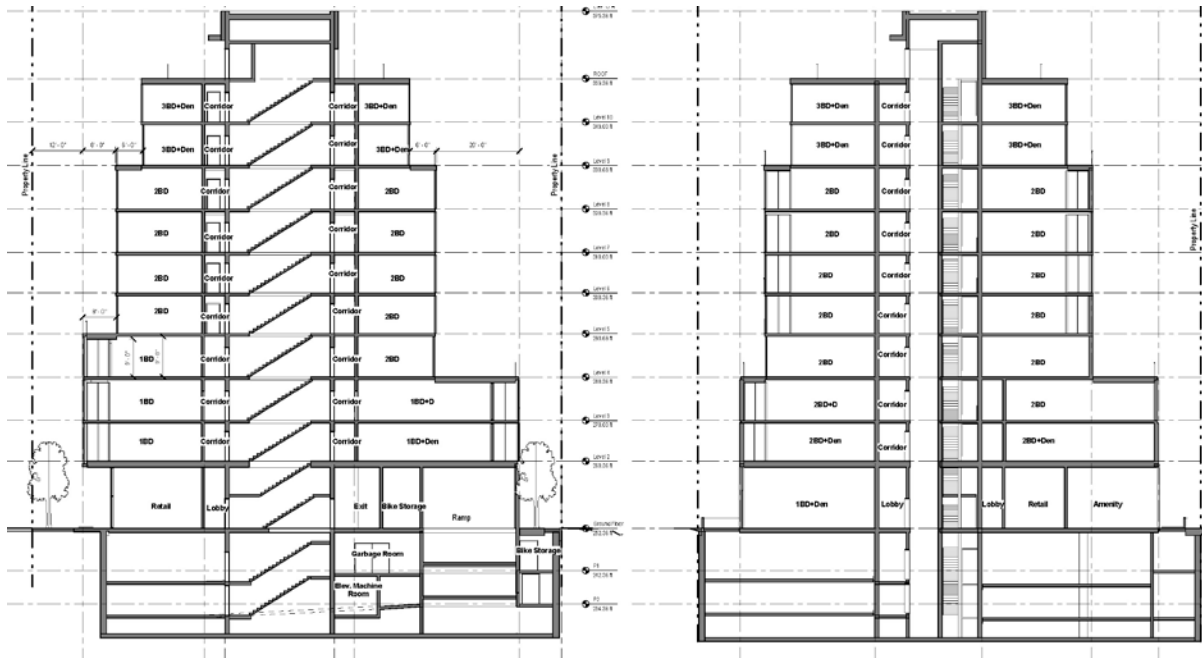
East Elevation



South Elevation



Building Cross Sections



Perspective view looking northeast from Cambie Street



478-496 West 48th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 10-storey building containing a total of 59 secured market rental units and commercial space at grade, above two floors of underground parking.

Public Benefit Summary:

The project would generate a DCL payment and would provide 59 dwelling units of secured market rental housing.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,428 sq. m / 15,371 sq. ft.)	0.70	3.91
Floor Area (sq. ft.)	10,760	60,100
Land Use	Single-family residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	34,755	938,670
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		
	Affordable Housing		**
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		34,755	938,670

* 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: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and utilities (8%)

** Other benefits (non-quantified components): 59 units of secured market rental units secured for 60 years or life of the building, whichever is longer.

478-496 West 48th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	478-496 West 48th Avenue
Legal Descriptions	Lots 1-2 of Lot 4, Block 999, District Lot 526, Plan 5531; PIDs: 011-138-289 and 004-410-491 respectively
Developer	South Street Development Group
Architect	Hotson Architecture
Property Owners	1041782 B.C. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,428 sq. m / 15,371 sq. ft.)	1,428 sq. m (15,371 sq. ft.)
USES	One-Family Dwelling	Commercial / Residential
FLOOR AREA	999.6 sq. m (10,760 sq. ft.)	5,583.5 sq. m (60,100 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	3.91 FSR
HEIGHT	10.7 m (35 ft.)	33.0 m (108 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law