

SUMMARY AND RECOMMENDATION

8. REZONING: 4238-4262 Cambie Street

Summary: To rezone 4238-4262 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with 57 dwelling units including five townhomes over two levels of underground parking. A height of 19.5 m (64 ft.) and a floor space ratio (FSR) of 2.75 are proposed.

Applicant: Arno Matis Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 14, 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 Arno Matis Architecture on behalf of Create Properties Ltd, the registered owner, to rezone 4238-4262 Cambie Street [*Lots 2-3, Block 701, District Lot 526, Plan 6539; PIDs 010-872-701 and 010-872-710 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.75 and the height from 10.7 m (35 ft.) to 19.5 m (64 ft.) to permit the development of a six-storey residential building, containing approximately 56 dwelling units including five townhomes, generally as presented in Appendix A of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 4238-4262 Cambie Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by Arno Matis Architecture, on behalf of Create Properties Ltd., and stamped "Received Planning & Development Services (Rezoning Centre), October 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. Design development of the townhouse massing to provide a minimum building separation of 8 ft. to provide open space, a substantial break in massing, and opportunities for an easier connection to the lane.

Note to Applicant: A “*substantial break*” between buildings is noted in the plan, Section 5.3.2. Open space may be used to support outside amenity functions. See also Condition 2. Further, confirmation of the location of a transformer should be incorporated in the proposed site design. The laneway townhouse building must not exceed 80 ft. in length.

2. Design development to relocate the amenity room to the main building and to meet the courtyard’s design elevation. Provide a larger outside amenity space co-located with the indoor amenity space.

Note to Applicant: The proposed amenity room at approximately 7.5 ft. above natural grade is not supportable. Further, to enhance its design for those with accessible needs, it should be located at the courtyard level. Further design development should be carried out to increase the amount of common open space.

3. Design development to reduce the overall courtyard elevation to better relate to natural grade, in particular, along the north property line.

Note to Applicant: The currently proposed interface of the courtyard at approximately 5 ft. above the existing grade of the site to the north is not supported. Existing grades at the corners of the site on the north property line, front and rear corners, show the site to be substantially flat. This design refinement may require the elevation of the townhouse massing to be adjusted, and will also eliminate the need for ramping in the along the north property line.

4. Design development to comply with the maximum height of the CD-1 By-law of 19.5 m.

Note to Applicant: Maximum height is measured to the top of parapet. This condition will require that all other building elements must comply with the Zoning & Development By-law.

5. Design development to remove enclosed stair access (in two cases) at the roof that provides access to private roof decks. Provide roof hatches instead.

Note to Applicant: The stairs to private roof access add mass and bulk of the building. Removal of same will enable other roof access to be excluded from height pursuant to Section 10 of the Zoning and Development By-law.

6. Maintain the proposed high quality materials (which may include composite metal panel, masonry, high quality cementitious panel systems, architecturally exposed concrete or similar) and level of detailing implied and necessary to accomplish and construct the proposed design aesthetic with exceptional detailing as shown on the rezoning application plans.

Note to Applicant: Hardie plank and panels is not considered a high quality material.

Housing

7. The proposed unit mix, including 6 three-bedrooms (11%), 30 two-bedrooms (53%), and 20 one-bedrooms (36%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

8. 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

9. Design development to improve the common open space courtyard to enable the following:
 - (i) Increase the amount of outdoor amenity space;
 - (ii) maintain visual connection from indoor amenity building to outdoor space;
 - (iii) better connection and flow between play area and other common uses; and
 - (iv) better solar access.

Note to Applicant: The courtyard space is presently substantially privatized and not commonly accessed. Improved outside commonly accessed amenity space is required (See also Urban Design condition 2).

10. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment. The Landscape Plan should include:

- (i) Illustration of 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 in. scale.
- (ii) Section details at a minimum scale of 1/4 in. = 1 ft. scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbors and trellises, and other features. Planter section details must be dimensioned to confirm depth of proposed planting on structures exceeds BCSLA standard to accommodate root balls of proposed trees well into the future.
- (iii) Sections (1/4 in. = 1 ft. 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.

- 11. 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.
- 12. 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."

Note to Applicant: 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.

- 13. 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.
- 14. 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.

- 15. 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 #97 and increased protection for the retained City owned trees, to fully protect entire root zone.

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. This may require revisions to the parkade. Tree #97 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.

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

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

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

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

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

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

19. Consideration to incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Sustainability

20. 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.

21. 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.

Engineering Services

22. The owner or representative is advised to contact Engineering to determine 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. Provision of Class B bicycle parking on private property.
24. Deletion of the entry paving proposed on the boulevards.
25. Delete back boulevard trees along Cambie and either meet the boulevard planting guidelines or show lawn between the back of the City sidewalk and property line.
26. Provision of a landscape plan that reflects the proposed off-site improvements sought for this application.
27. Remove P1 parking door swing from the lane on City right of way at the SE property line.
28. Show PMT on-site or confirm power is supplied from an alternate source.
29. Provision of onsite garbage and recycling space. Please refer to garbage

and recycling supplement for quantity of bins and totters and recommended space to be allocated.

30. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Provision of a 26 ft. knock out panel to accommodate a minimum 20 ft. drive aisle and a corner cut for future two way flow into the neighbouring property.
 - (ii) Provision of improved parking level plans that show the top of the main parkade ramp at the lane and the NE corner of the parking level on P1 including top of the ramp from P1 to P2. Plans to include elevations, slopes and the length of slope on both sides of the ramp sections.
 - (iii) Provision of a minimum 6 ft. by 6 ft. corner cut at the bottom of the main parkade ramp for improved two way flow.
 - (iv) Provide measures to address conflicts between vehicles on the main ramp and the ramp from P1 to P2. Parabolic mirrors are recommended.
 - (v) Confirm minimum vertical clearance is provided on the main parkade ramp and all parking levels including at all overhead gates and overhead mechanical projections.
 - (vi) Show overhead gates for main ramp and residential parking on the plan and section drawings including the minimum vertical clearances at the gates.
 - (vii) Provision of stairs free access to all units from the lane for loading operations.
 - (viii) Show all columns in the parking levels on drawings.
 - (ix) Engineering recommends relocating the 5 visitor stalls to 5 of the small car spaces located on P1 (stalls 1-9).
 - (x) Clarify if access is being provided to each townhome at the P1 parking level. The plans show no doors leading from the parking to the stairs.
 - (xi) Provide automatic door openers on the doors providing access to the bicycle room(s).
 - (xii) Provision of an improved plan showing the access route from the Class A bicycle spaces to the outside.

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

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 2 and 3, Block 701, District Lot 526, Plan 6539 to create a single parcel.
2. Provision of a knockout panel (as indicated on the applicant's drawings on A.202) and arrangements (legal agreements) to secure access to underground parking within a future development on the adjacent property at 486 West 26th Avenue (Lot 1, Block 701, District Lot 526, Plan 6539) is required.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) A contribution of \$150,000.00 towards the installation of a pedestrian signal at the intersection of Cambie Street and 27th Avenue.
 - (ii) Provision of a protected bike lane 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: new concrete curb and gutter, raised protected bike lane, asphalt pavement, concrete sidewalk, curb ramps and adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.
 - (iii) Provision of a minimum 1.83 m (6 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Cambie Street.
 - (iv) Provision of a minimum 0.46 m (1.5 ft.) setback between any sidewalk and any planting located at or near sidewalk elevation. The setback may be a sod grass strip or hard surface. This is required to minimize encroachment of the plant material onto the sidewalk.

- (v) Provision of upgraded street lighting and new pedestrian lighting on Cambie to current standards including a review of the existing lighting to determine its adequacy and provision of a lighting design as required.
- (vi) 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.
- (vii) Provision of upgraded sewers to serve the site. Replacement of the existing 200 mm combined sewer with separated services of approximately 250 mm storm and 200 mm sanitary mains all located in the lane east of Cambie Street between 27th Avenue and the manhole located north of the site in the center of 26th Avenue. Final sewer main sizes and locations subject to detailed design reviews and approvals.

4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which 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. If this development opts for a gas service, the gas riser must be installed on private property.

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.

5. Provision of street trees where space permits.
6. 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.

Environmental Contamination

7. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Community Amenity Contribution

8. Pay to the City a Community Amenity Contribution of \$2,528,726, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$2,528,726 is to be allocated as follows:
- (i) \$1,264,363 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$1,011,490 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area; and
 - (iii) \$252,873 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval, the amendment to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 4238-4262 Cambie Street".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval, necessary amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated October 31, 2017, entitled "CD-1 Rezoning: 4238-4262 Cambie Street".
- D. THAT A through C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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.

[RZ - 4238-4262 Cambie Street]