

## SUMMARY AND RECOMMENDATION

## 8. REZONING: 4837-4861 Cambie Street

**Summary:** To rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit development of a five-storey residential building containing 41 dwelling units at a density of 2.05 FSR and a height of 18.7 metres (61.4 feet).

**Applicant:** Stephanie Bird, Mosaic Homes.

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by Mosaic Cambie Holdings Ltd., to rezone 4837-4861 Cambie Street (*PIDs: 010-758-429 and 003-060-110; Lots 7 and 8, Block 819, District Lot 526, Plan 7221*) from RS-1 (Single-Family Residential) District to CD-1 (Comprehensive Development) District to permit development of a five-storey Multiple Dwelling with a total floor space ratio of 2.05, generally as presented in Appendix A of the Policy Report dated May 24, 2012, entitled “CD-1 Rezoning: 4837-4861 Cambie Street”, be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Ramsay Worden Architects and stamped “Received City Planning Department, April 20, 2012”, subject to the following conditions, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Design Development**

1. Design development to mitigate direct overlook from upper floors to the south neighbour.
2. Provision of design alternatives to improve the visual transition between the rowhouse and proposed building.

Note to Applicant: Design alternatives should explore changes to the exterior cladding, colour, detailing, and similar visual effects. Significant changes to massing are not intended. Consultation with the neighbours is recommended. Where design changes are feasible in the

opinion of the Director of Planning, they shall be applied to the building.

## Landscape

3. Replication of natural systems.

Note to Applicant: This could include the use of native plants, the creation of natural habitat, the retention of soil resources, the elimination of herbicides and/or the recycling of green waste.

4. Provision of urban agriculture in the form of edible landscaping and including some areas (planters or plots) suitable for urban agriculture activity. The necessary supporting infrastructure, such as tool storage, hose bibs and a potting bench should be provided. The design should reference the "Urban Agriculture Guidelines for the Private Realm" and should maximize sunlight, integrate into the overall design and provide universal access.

5. Provision of a second row of trees between the sidewalk and the building.

Note to Applicant: the species and location of these trees will be determined in consultation with the Engineering Department with consideration given to the development of a public realm plan for this area.

6. Provision of a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to Applicant: Strategies could include high efficiency irrigation, the use of drought tolerant plants and mulching.

7. Provision of adequate planting medium depths within planters on slab to meet the BCSLA latest standard.

8. Compliance for the inside boulevard planting with the COV Engineering Streets' "Guidelines for Planting City Boulevards".

Note to Applicant: Plants should be set back at least 30 cm (12") from a) the sidewalk to avoid overgrowth and b) the curb to allow for car door opening. Plants should be perennials or shrubs that will grow less than one meter (3'-3") in height to ensure good sight lines.

9. Provision of a separate lighting plan at the time of full development permit to ensure pedestrian safety and security.

10. Provision of a full Landscape Plan at the time of development permit application. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, 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.

11. Provision at the time of full development permit application of large scale sections (1/4"=1' or 1:50) illustrating the lane edge planters, retaining walls and proposed and existing grades. The section should run east to west.
12. Provision at the time of full development permit application of large scale sections (1/4"=1' or 1:50) illustrating the building to public realm interface.

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.

#### Crime Prevention Through Environmental Design (CPTED)

13. Design development to consider the principles of CPTED, having particular regard for security in the underground parking.

Note to Applicant: Show how lighting and glazing will be used to improve perceived safety in underground areas. Residents and operators should be consulted to determine whether any other risks exist in the area, and specific design response noted on the plans. Design features that address CPTED principles should be noted in the development permit application.

#### Sustainability

14. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the Green Buildings Policy for Rezonings, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy.

15. The building heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the District Energy Connectivity Standards for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

## Engineering

16. Provision of an improved plan showing all utility poles in the lane. The survey plan submitted with the application does not identify these features. Adjustment of the parking entry or relocation of the existing wood poles may be required to ensure adequate access to the site.
17. Indicate all columns within the parking level.
18. Indicate design elevations on both sides of the parkade ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
19. Provision of elevations on section drawings.

Note to Applicant: The slope must not exceed 10% for the first 20 ft. from the property line and 12.5% thereafter.

20. Provision of a complete tech table with required parking, loading, bicycle space calculations and the number of spaces being provided.
21. Provision of an improved scaled plan with dimensions in imperial or metric units.

Note to Applicant: The drawing does not scale to 1:100 as indicated.

22. Modify the width of the disability parking space to 13'-1 1/2" and confirm that a minimum 7'-6 1/2" of vertical clearance is being provided to access all disability spaces as per the Parking and Loading Design Supplement.

Note to Applicant: Two adjacent disability spaces can share one access aisle. Please refer to the Parking and Loading Design Guidelines at the following link:  
(<http://vancouver.ca/engsvcs/parking/admin/developers.htm>).

23. Provision of additional parking stall width for stalls adjacent to walls or stalls with a reduced maneuvering aisle width. Provide additional stall widths for stalls 18, 20, 44 and 45.
24. Clarify and confirm if the reduced vertical clearance, shown at gridline G on cross-section C on drawing A 4.03, affects any parking spaces.

Note to Applicant: A minimum of 2.0m of vertical clearance is required.

25. Provision of automatic doors on all bike storage rooms to make it comfortable and convenient for people of all ages and abilities to access the bicycle storage areas.
26. Provision of a bicycle wheel ramp for the stairs located between parking space 49 and the bike room.
27. Provision of details of the garbage storage room (bin and recycling container dimensions) clearly showing they fit within the storage room and clarify the pick up operations. Please note the pick up operations must not rely on public property for storage of the bins for any extended period of time.

#### 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 and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Consolidation of Lots 7 and 8, Block 819, DL 526, Plan 7221 to create a single parcel.
2. Release of Restrictive Covenants P2903 (See 133031L) and GB40848 (See 148295L).
3. Provision of appropriate access agreements to allow vehicular access from this site to the adjacent property to the north at 618 West 32nd Avenue (lot 6, Block 819, DL 526, Plan 7221).
4. Execution of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the site will be issued until the security for the following 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 as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

#### Housing Agreement

6. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to subdivide by air space subdivision, or at the sole discretion of the Managing Director of Social Development and the Director of Legal Services to otherwise subdivide to create a parcel or parcels for the portion of the development containing at least six market rental housing units occupying at least 3,739 sq. ft. of the development floor space, and once such portion is subdivided to execute a Housing Agreement to secure such units as rental for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such rentals being made available as market rental housing units and subject to such other terms and conditions as are satisfactory to the Director of Legal Service, and the Managing Director of Social Development.

Note to Applicant: This Housing Agreement will be entered into by the City by by-law pursuant to section 565.2 of the *Vancouver Charter*.

#### Neighbourhood Energy Utility

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a low carbon District Energy System, if and when the opportunity is available and in accordance with the City's policy for low carbon district energy, which may include but are not limited to agreements which:
  - (i) require buildings on site to connect to a District Energy System;
  - (ii) grant the operator of the District Energy System access to the building mechanical equipment associated with the connection to and operation of a District Energy System; and
  - (iii) provide for adequate and appropriate space to be utilized for an energy transfer station (to be secured either through a long-term lease or through an assignable option to purchase agreement).

## Community Amenity Contribution (CAC)

8. Pay to the City, prior to the enactment of the rezoning by-law, the Community Amenity Contribution of \$1,020,500.

Note: 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 covenants pursuant to Section 219 of 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 are 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.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

- B. THAT, subject to enactment of the CD-1 by-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated May 24, 2012, entitled "CD-1 Rezoning: 4837-4861 Cambie Street".
- C. THAT Council approve in principle a Housing Agreement pursuant to section 565.2 of the *Vancouver Charter* securing the six market rental housing units as rental for the life of the building or 60 years, whichever is longer, including no separate sales and no stratification covenants and such other terms and conditions as the Director of legal Services may require in respect of such units, to the satisfaction of the Director of Legal Services and Managing Director of Social Development;

FURTHER THAT the Director of Legal Services be instructed to bring forward a by-law to authorize such Housing Agreement, and after by-law enactment, to execute and register the Housing Agreement.

(RZ - 4837-4861 Cambie Street)