



P5

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 29, 2013
Contact: Kent Munro
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RTS No.: 9894
VanRIMS No.: 08-2000-20
Meeting Date: February 12, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 6361-6385 Cambie Street

RECOMMENDATION

- A. THAT the application by GBL Architects, on behalf of Wanson (Oakridge) Development Ltd., to rezone 6361-6385 Cambie Street (*Lots 11 and 12 of Lot B Block 1008 District Lot 526 Plan 10803; PIDs: 009-301-089 and 007-578-962 respectively*) from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to provide for a floor space ratio of 3.30 to permit the development of an eight-storey mixed-use building containing 63 dwelling units and main-floor commercial uses, among other things, be referred to a Public Hearing, together with:
- (i) plans received October 17, 2012;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to 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 the Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigned Schedule "B" (C-2)], 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.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, 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.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A through D 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; 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 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 assesses an application to rezone two existing lots located at 6361-6385 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit an eight-storey residential building containing 63 dwelling units. Staff have assessed the application and find that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to rezoning conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Housing and Homelessness Strategy (2011)
- Transportation 2040 (2012)
- Green Building Rezoning Policy (2010)
- Community Amenity Contributions Through Rezonings (1999)

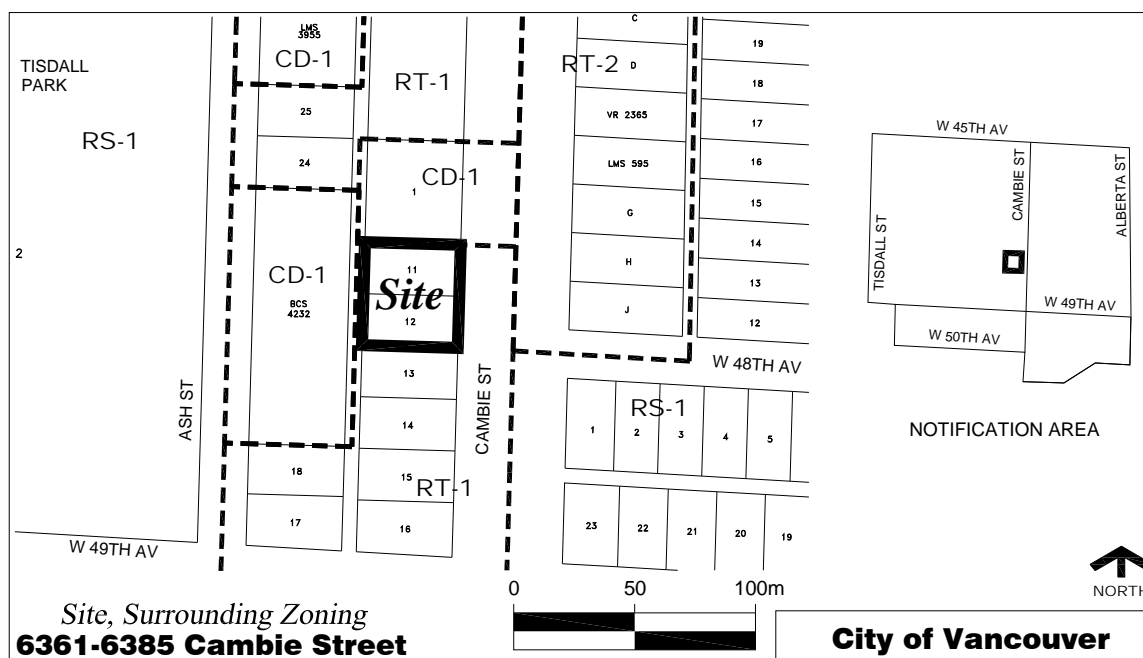
REPORT

Background/Context

1. Site and Context

The rezoning site is located on the west side of Cambie Street north of 49th Avenue. It is currently developed with two duplex dwellings. South of the site are more duplexes, with the properties to the west, across the lane, developed with three-storey townhouses. North of the site, under construction, is a six-storey mixed-use residential building which was approved under the Cambie Corridor Plan. The site is located one block north of the Langara-49th Avenue Canada Line Station.

Figure 1: Site and Context



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan. Phase 2 identified land uses, density, building heights, and building forms for the neighbourhoods along the corridor, with an emphasis on mid-rise building forms.

Section 4 of the plan (the “Neighbourhoods” section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is located within the “Oakridge Town Centre” neighbourhood. In this neighbourhood, the plan identifies mid-to high-rise buildings with retail, service and office uses at street level. It identifies the area as a lively urban space with city-wide and local serving shops and services which contrast and complement the surrounding residential neighbourhoods. The applicant has proposed retail on the main floor of the building as per the Cambie Corridor Plan.

Subsection 4.4.5 of the plan specifically supports residential buildings up to six storeys in height, with heights increasing up to eight storeys at 48th Avenue. A density range of 2.25 to 3.25 floor space ratio (FSR) is suggested, but is not a maximum.

3. Density

The proposed density of 3.30 FSR exceeds the 2.25 to 3.25 FSR range estimated for this area of the Cambie Corridor Plan. The plan indicates that supportable density is to be determined by analysis based on site-specific urban design and public realm performance. The ultimate floor space ratio may be higher as long as the built-form guidelines have been successfully achieved. Staff have concluded that, based on the built form and on the setbacks and massing on this site, the 3.30 FSR can be achieved in this instance.

4. Form of Development

The proposal is for an eight-storey building, with commercial uses on the main floor and seven floors of residential above, and with lane houses at the rear. The maximum height indicated in the proposed by-law would be 27.5 m (90 ft.). The building steps back from the lane and from Cambie Street at upper levels, as recommended in the Cambie Corridor Plan, to create an appropriate scale for the area. Sectional diagrams included in the plan indicate a step-back above the fifth storey to create a street wall along Cambie, although for this particular site both staff and the Urban Design Panel supported a step-back one level higher in order to achieve good building proportions and respond to the site context. The setback at grade of 2.4 m (8 ft.) from Cambie Street is less than residential-only projects in the corridor, but is within the range recommended for mixed-use projects by the Cambie Corridor Plan.

The fourth and sixth floor setbacks, at the rear of the main building, are consistent with the Cambie Corridor Plan and effectively reduce the scale of the building facing the lower height townhouses across the lane. While there is shadowing of neighbouring properties to the west, as indicated in the shadow study for 10 am, it is limited because of the building's proposed setbacks and siting. Afternoon shadows would fall onto the Cambie Street roadway. As the plan permits building height up to eight storeys for this area, staff advise that the shadowing indicated is acceptable.

Pedestrian amenity is provided by a 3.66 m (12-ft.) access way connecting the lane to Cambie Street along the south side of the property. Together with a similar passage on the north side of the adjacent townhouses, a mid-block connection between 48th Avenue (east of Cambie) and Tisdall Park to the west is created. While these two connections do not line up directly, they are within close proximity of each other. There is currently no east-west passage between 45th and 49th Avenue, so this right-of-way will help alleviate this for pedestrians.

Liveability for residential units has been addressed in several ways. A 7.6 m (25-ft.) courtyard separates the rear lane houses from the main building. Upper levels are set back from the property interior similarly to the approved building to the north, which helps to address light and privacy concerns. Finally, an amenity room of about 870 sq. ft. is provided with direct access to a common open space.

Staff advise that the urban design intents of the Cambie Corridor Plan have been met and that the proposed density of 3.30 FSR can be accommodated in this form of development.

Staff conclude that the design responds well to the expected character of this area and support the application subject to the design conditions noted in Appendix B.

5. Parking, Loading and Transportation

Transit service to the site is provided by the Langara-49th Avenue Canada Line Station, immediately across Cambie Street, and by 41st Avenue and 49th Avenue busses. Nearby local-street bikeways are on Heather and Ontario streets and on 42nd and 45th avenues. On-street bike lanes are provided on Cambie Street and on 49th Avenue.

Access to the underground vehicular and bicycle parking is proposed from the rear lane. There are 71 vehicle parking spaces and 100 bicycle spaces provided in the below-grade parkade accessed by a ramp from the rear lane. The review of parking requirements considered the proximity of this development to the Canada Line Station. That review concluded that the ready access to rapid transit will reduce car use and ownership. The parking requirement recommended for this project has been reduced to ten percent below the normal Parking By-law standard.

Engineering Services staff have reviewed the application and have no objections to the proposed rezoning, provided that the applicant satisfies the conditions of approval included in Appendix B.

6. Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Under the Rezoning Policy for Cambie Corridor, all new buildings must be readily connectable to a district energy system. Additionally, agreements are required to ensure connection to a low-carbon district energy system if and when available. Conditions of rezoning have been incorporated that provide for district-energy-system compatibility and future connection.

7. Public Input

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. Notification signs were also posted on the site. An open house was held on January 24, 2012, with staff and the applicant team present. Approximately 32 people attended the event and 18 comment forms were received. Of the 20 written comments received, through completed comment forms and the website email response form, 18 were in support and 2 raised concerns about the building height and the lane houses. The building height and lane houses are consistent with the built-form guidelines contained in the Cambie Corridor Plan.

8. Public Benefits

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

Required Public Benefits:

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. The site is subject to the Oakridge-Langara DCL rate which is currently \$79.49/m² (\$7.39/sq. ft.). On this basis, a DCL of approximately \$419,789 would be anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

City staff are currently conducting a review of the Oakridge-Langara Development Cost Levy (DCL) District. Proposed changes, if approved, would replace Oakridge-Langara DCL rates with City-wide DCL rates (by reducing Oakridge-Langara DCL rates and layering in City-wide DCL rates). Staff will be recommending that Council consider these amendments later this month (to both the City-Wide DCL by-law and the Area-specific DCL By-law) so that they take effect on January 1, 2014. This approach to implementation of the DCL rate changes would give in-stream applicants adequate time to reach the building permit stage before the rate adjustment takes effect.

Public Art Program – The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. As this rezoning has a floor area of 60,600 sq. ft., the public art requirement does not apply for this application.

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy, the City anticipates receiving voluntary community amenity contributions from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval, community needs, area deficiencies and the impact of the proposed development on City services. There is a limited capacity to achieve all City aspirations with every application, especially when there are other significant identified priorities.

After review by Real Estate Services staff of the applicant's development pro-forma, the applicant has offered a cash CAC of \$2,664,000. Real Estate Services staff recommend that this offer be accepted. Rather than provide market rental housing on site, staff are recommending 50% of the CAC for this application be allocated to the Affordable Housing Fund for housing projects in the Cambie Corridor Plan area, including the Major Project sites. It is expected that this practice (of allocating 50% of the CAC to the Affordable Housing Fund) will continue in the interim pending a staff review to develop options that will more efficiently and effectively implement the housing policy objectives of the Cambie Corridor Plan. This may include pooling of rental housing between projects as well as other measures to reduce the costs of delivering rental housing.

Staff recommend that the cash CAC of \$2,664,000 be allocated as follows:

- \$1,332,000 to the Affordable Housing Fund.
- \$1,232,000 to childcare facilities within the Cambie Corridor Plan area, preferably within the Langara and/or Oakridge neighbourhoods.
- \$100,000 to the construction of local traffic-calming measures and public realm improvements.

The allocations as proposed are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan.

See Appendix F for a summary of all of the public benefits for this application.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the Community Amenity Contribution (CAC) is \$2,664,000, and will be allocated to the Affordable Housing fund (\$1,332,000), child care within the Cambie Corridor Plan area, (\$1,232,000), and neighbourhood traffic calming measures (\$100,000). Approval and timing of specific projects will be brought forward as part of the Capital Budget process.

The site is subject to the Oakridge-Langara Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$419,789 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development represents an acceptable urban design response to the site and context. Planning staff conclude that the application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

The General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the General Manager of Planning and Development Services that, subject to the Public Hearing, it be approved, subject to the conditions of approval listed in Appendix B, and that Council approve in principle the form of development as shown in plans included as Appendix E.

* * * * *

6361-6385 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to an Artist Studio, Fitness Centre, or Library;
 - (b) Multiple Dwelling;
 - (c) Office Uses;
 - (d) Retail uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, or Small-scale Pharmacy;
 - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop, Restaurant, School - Business, School - Arts or Self-Improvement, School - Vocational or Trade; and
 - (f) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

3. The design and lay-out of at least 25% 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 space ratio must assume that the site consists of 1 691 m², being the site size 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 3.30.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion 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 purpose other than that which justified the exclusion.

Building Height

- 5. Building height, measured from base surface, must not exceed 27.5 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m,the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- 7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

6361-6385 Cambie Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for 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 GBL Architects, on behalf of Wanson (Oakridge) Development Ltd., and stamped "Received City Planning Department, October 17, 2012", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Provision of more substantial weather protection around the building.

Note to Applicant: Canopies should be continuous along the commercial façade and over the residential entryway and extend at least ten feet from the face of the building.

2. Design development to make open spaces more suitable for children.

Note to Applicant: The applicant is commended on providing an amenity room near to open space. Intent is to improve the functionality of this space. See the High-Density Housing for Families with Children Guidelines for more information.

3. Design development to provide optimal access to natural light, in balance with privacy, for new, approved and existing residential units.

Note to Applicant: The optimal balance of liveability and privacy for residents will depend on an evaluation of suite and window layouts. Plans and elevations should be included in the application to show the proposed relationship among units facing the lane, courtyard, or north property line. Design strategies may include translucent glazing, screens, and planting, and these should be drawn and noted on the plans and elevations along with the reflected building.

4. Extension of a distinctive surface treatment from the on-site pedestrian connection into the lane and towards 48th Avenue, together with signage and other design features, to create an inviting and notable passage for the public.

Note to Applicant: Coordination with the General Manager of Engineering will be required. Consider any public realm plans that may be available. Provide enlarged details and locations for signage, lighting and similar features. Design should be visually separate from that of the private residential areas.

5. Confirmation that the building does not exceed the gross areas stated in the rezoning application.
6. Provision of a schematic design to illustrate the opportunity for a wider, combined public passage when the south property is developed.

Landscape Design

7. Design development to expand programming and improve sustainability by including opportunities for urban agriculture and expanded common green amenity areas.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should 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.

8. Design development to improve public realm and encourage connectivity with context. Streetscape improvements should include a double row of street trees, coordinated with a row of smaller, private space trees for the CRU entries. There should be clear visual and wayfinding pedestrian connections to Cambie Street shopping, plazas and Canada Line Station, bike trails, playgrounds and other neighbourhood amenities.
9. Design development to insure achievability of design intent and future viability of trees and shrubs by increasing the depth of soil (growing medium) over the garage structure to at least (preferably more) that of the standard industry practice of effective depth. Refer to current edition of the BCSLA/BCNTA Landscape Standard.
10. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
11. 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.

12. 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 to be dimensioned to confirm depth of proposed growing medium on structures is deep enough to accommodate actual rootballs of proposed trees well into the future.
13. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street and courtyard, confirming a delineated and appropriate 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.

14. New proposed street trees should be 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 Amit Gandha (604-257-8587) of Park Board regarding tree species.
15. 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.
16. 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.

17. Trellis and vines to be provided over the underground garage access ramp.

Engineering Services

18. Provision of a means of separation for the pedestrian walkway from the adjacent Class A loading space. Bollards or other feature to separate the 2 uses are recommended.
19. Provision of automatic door opener devices on all bike storage rooms. Clarify and improve the garbage and recycling pick up process. Pick up process should not rely on any extended storage of bins on the City lane. Please provide written confirmation of the expected pick up process from a waste hauler and confirmation that the bins can be hauled up the proposed ramps grades.
20. The proposed special treatments in the lane require a separate application to the General Manager of Engineering Services.
21. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Notes to applicant: The following items are required to meet provisions of the Parking By-law and the parking and loading design supplement:

- Provision of in-floor heat tracing for exposed portions of the parking ramp is required.
Note to Applicant: parking entry ramps which exceed 12.5% slope and are exposed to air must be heated
- Provision of an overhead gate separating the commercial and visitor parking from the residential parking.
- Provision of all bicycle storage to be on the P1 parking level.
- Provision of a maximum 12.5% grade for parking ramps after the first 20' section of ramp measured from the property line at the lane.

Crime Prevention Through Environmental Design (CPTED)

22. 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

23. 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.

24. 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.

25. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas fired make-up air heaters.
26. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

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 General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services 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 11 & 12 of Lot B, Block 1008, DL 526, Plan 10803 to create a single parcel.
2. Provision of a statutory right of way, having a minimum width of 2.5 m, for a public pedestrian walkway along the entire length of the site's southerly property line from Cambie Street to the lane.

Note to applicant: This statutory right of way is intended to generally reserve a pedestrian corridor, recognizing that this statutory right of way can be refined at the development permit stage when the detailed building design are finalized.

3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground
4. 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.

Note to applicant: This project will require an interconnected water service (2 separate services) Please contact engineering water design branch at 604-873-7325 for details.

5. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - a. Should sidewalk damage during construction result in more than 50% of the sidewalk requiring reconstruction then the sidewalk is to be reconstructed at a minimum width of 2.5 m;
 - b. Provision of street trees adjacent the site and where space permits; and
 - c. Provision pedestrian countdown timers at the intersection of 49th Avenue and Cambie Street.

Sustainability

6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a District Energy System, if and when the opportunity is available and in accordance with the City's policy for District Energy Connectivity Standards and the Cambie Corridor Plan, which may include but are not limited to agreements which:
 - a. require buildings on site to connect to a District Energy System at such time that one becomes available;
 - b. grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonably required by the Applicant; and
 - c. 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).

Soils

7. Submit a site profile to the Environmental Protection Branch (EPB).
8. If required by the Manager of Environmental Protection 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.
9. If required by the Manager of Environmental Protection 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 Protection, City Engineer 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 a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Community Amenity Contribution (CAC)

10. Pay to the City, prior to enactment of the rezoning by-law, the Community Amenity Contribution of \$2,664,000 which the applicant has offered 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 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 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.

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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6361-6385 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

“6361-6385 Cambie Street [CD-1#] [By-law #] B (C-2)”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 6361-6385 Cambie Street”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as parking requirements:

Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Parking By-Law; except that:

- The minimum required parking for commercial uses is reduced by 20%.
- The minimum required parking for dwelling uses which are not secured market rental shall be reduced by 10%.

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6361-6385 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel

October 10, 2012 – EVALUATION: SUPPORT (11-0)

Introduction: Ian Cooper, Rezoning Planner, introduced the proposal noting that this was the third review by the Panel. Although the Panel supported the height, bulk, density, building location, site plan and general landscape approach, they had concerns primarily with the architectural expression. The proposal is for a mixed-use building on Cambie Street at West 48th Avenue with 8-storeys, ground floor retail and offices. As well, it will have courtyard housing and three 2-storey townhouses on the lane, with six units under the STIR program. Mr. Cooper noted the applicable policy for the area is the Cambie Corridor Plan. This includes 25% housing suitable for families with children (2 bedroom units). The proposal is for 42 of the 63 units as two or three bedroom units. As well 20% rental housing is encouraged. The Green Buildings Policy for Rezoning is applicable to this proposal and requires LEED™ Gold with a minimum of 63 points (6 points optimized energy performance, 1 water efficiency, 1 stormwater) and to be registered and certified.

Sailen Black, Development Planner, described the context for the area including a 6-storey building to the north, which was designed before the Corridor Plan was approved. He also noted that the Cambie Corridor Plan intends to balance city-wide and regional goals with the existing community and its context as well as to design and locate densities and forms to meet city and regional needs. The Plan allows heights up to six storeys at West 45th Avenue increasing to 8-storeys at this site, and recommends upper floors step back from Cambie Street to create a streetwall. The design of the proposal is also intended to respond to the approved form to the north through proposed setbacks and windows. The lane side of the building steps down to four storeys to create a transition to the lane townhouses and the rowhouses on Ash Street. There is also ground floor commercial space proposed. The exterior expression has been changed considerably in response to the Panel's concerns from the last review.

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

- Does the walkway and building design read as inviting and open for free public access?
- Is the public realm interface sufficiently developed with inviting and attractive features?
- Are the interface to existing (south) and approved (north) building sufficiently resolved as shown?
- How does the proposed streetwall and shoulder line respond to the intent of the area plan and the unusual context of this site?
- Is the proposed palette of materials and the façade expression, including the glass and panel combination shown, an appropriate response to this location?

Mr. Cooper and Mr. Black took questions

Applicant's Introductory Comments: Stuart Lyon, Architect, further described the proposal noting the building to the north is under construction and there will be commercial uses on the ground floor on that site as well. The building comes up to the property line so there will

be a fire wall about 3-storeys high between the buildings. They thought this was an opportunity to provide an ensemble of buildings as they back onto each other. Because there is a pedestrian right-of-way to the south, the primary entry faces on to it and gives a quieter opportunity for the residential entrance. He noted that they are animating the lane with the townhouses to make it more interesting. Mr. Lyon indicated that the building has come down in height and they have used a similar vocabulary to the building next door with some differences. The building has been scaled with a base, middle and top. It allows for some stepping and it provides an opportunity for solar control. At the ground plane, there are four or five smaller units proposed and an amenity space. There are units at the ground plane across from the laneway houses. On the second floor there are ten units which are going to be dedicated rental. There are a number of two and three bedroom suites planned for the project.

Stephen Vincent, Landscape Architect, described the landscape plans noting that their intention was to simplify the front and keep it open and to make sure there was good accessibility. As well they wanted to make sure there were no raised planters. They wanted a layered terrace effect with some trees and shrubs. The public walk way is at an important corner as it serves many program requirements including through space, entrance to the courtyard and entrance to the building. A water feature and some furniture elements are proposed at the corner. The courtyard space is programmed as a common space with adventure play for children, and at the southern end some tables and chairs. An extensive green roof is planned.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Add weather protection at the retail and residential entry;
- Review the suite interface carefully next to the building being constructed to the north;
- Review the loading to eliminate any negative impacts for vehicle drop off at the lane and the pedestrian passage;
- Consider bringing the mews to the crosswalk and out towards the street;
- Consider a vehicle drop off at the lane and on Cambie Street.

Related Commentary: The Panel supported the proposal and thought it was a huge improvement over the last submission.

The Panel said they appreciated the presentation package from the applicant. As well they said they had no issues with the building, but felt the interface with the building to the north could be further improved. They thought the interface to the south had also been improved. It was suggested that weather protection was needed along the retail frontage on Cambie Street. A couple of Panel members thought the lobby expression could be further improved. A couple of Panel members wondered if there could be a drop off area on Cambie Street while another Panel member suggested having one in the lane.

One Panel member encouraged the applicant to look at the connection through the mews as it relates to the crosswalk at West 48th Avenue. Since the connection doesn't line up with the crosswalk it was suggested to make some adjustments in the boulevard and bring the mews to

the crosswalk. Several Panel members were concerned with the neighbour to the south and thought the design needed a permanent solution to deal with that edge.

A couple of Panel members thought the way the loading bay was sitting in the mews and the interface of the outdoor courtyard could be improved. The Panel liked the relationship between the amenity room and the outdoor space. One Panel member thought Units A and B on the main floor facing west need work, and asked the applicant to look at the privacy issues between them and the townhouses. Another Panel member thought the children's space impacted the townhouses on the ground floor.

One Panel member thought there were some interesting opportunities to integrate art into the public realm.

Regarding sustainability, one Panel member noted that there wasn't any consideration for solar protection on the south and west facades. As well, they suggested adding provision on the roof for the addition of future solar panels. Another Panel member thought the roof area was a lost opportunity and encouraged the applicant to look at an intensive green roof and urban agriculture.

Applicant's Response: Mr. Lyon said he looked forward to the next round and appreciated the Panel's comments.

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6361-6385 Cambie Street
FORM OF DEVELOPMENT

View Looking Northeast



Cambie Street Elevation



Rear Elevation



Ground Floor Plan



6361-6385 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Eight-storey mixed-use development with ground floor retail and 63 dwelling units.

Public Benefit Summary:

The project would generate a DCL payment, and a CAC offering of \$2,664,000, to be allocated to the affordable housing fund, child care within the Cambie Corridor Plan area, and neighbourhood traffic calming improvements.

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 18,200 sq. ft./ 1 691m ²)	0.6	3.30
Buildable Floor Space (sq. ft.)	10,920 sq. ft.	60,600 sq. ft.
Land Use	Two-family residential	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		
	DCL (Oakridge/Langara)	\$32,650	\$419,789
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		\$1,332,000
	Cultural Facilities		
	Green Transportation/Public Realm		\$100,000
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$1,232,000
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$32,650	\$3,083,789

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Oakridge/Langara DCL, revenues are allocated into the following public benefit categories: Parks (63.2%); Housing (30.3%); and Transportation (6.5%). Revenue allocations differ for each of the Area Specific DCL Districts.

6361-6385 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6361-6385 Cambie Street
Legal Descriptions	PID: 009-301-089; Lot 11 of Lot B Block 1008 District Lot 526 Plan 10803 PID: 007-578-962; Lot 12 of Lot B Block 1008 District Lot 526 Plan 10803
Developer	Wanson (Oakridge) Development Ltd
Architect	GBL Architects
Property Owners	Wanson (Oakridge) Development Ltd

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-1	CD-1
SITE AREA		18,200 sq. ft. / 1 691 m ²
USES	Two-Family Residential	Multiple Dwelling, Retail, Office, Cultural and Recreational, and Service uses
FLOOR AREA		60,600 sq. ft./5 630m ²
Floor Space Ratio (FSR)	0.60 FSR	3.30 FSR
HEIGHT	9.5 m (31.2 ft.)	27.5.0 m (90 ft.)
PARKING, LOADING AND BICYCLE SPACES		71 vehicle parking spaces 100 bicycle parking spaces