

SUMMARY AND RECOMMENDATION

3. REZONING: 4533-4591 Cambie Street and 510 West 29th Avenue

Summary: To rezone 4533-4591 Cambie Street and 510 West 29th Avenue from RS-1 (Family Residential) District to CD-1 (Comprehensive Development) District. The proposal is for three 6-storey residential buildings containing 175 dwelling units. A height of 21.0 m (68.9 ft.), combined floor space ratio (FSR) of 2.50, and total floor area of 15,298 m² (164,667 sq. ft.) are proposed.

Applicant: Doug Ramsay, Ramsay Worden Architects

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

- A. THAT the application by Ramsay Worden Architects, on behalf of Intergulf Development (QE Park) Corp, to rezone 4533-4591 Cambie Street [*Lots 8 to 13, Block 760, District Lot 526, Plan 7131; PIDs: 011-491-825, 011-491-833, 011-465-077, 011-491-841, 011-491-868 and 011-491-876 respectively*] and 510 West 29th Avenue [*PID: 010-821-015; Lot 7, Block 760 District Lot 526, Plan 6960*], from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to provide for a combined floor space ratio of 2.50, to permit the development of three six-storey residential buildings containing 175 dwelling units, generally as presented in Appendix A of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning - 4533-4591 Cambie Street and 510 West 29th Avenue", 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, on behalf of Intergulf Development Group, and stamped "Received City Planning Department, October 5, 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. Design development to create open spaces suitable for children's play with adjacent common amenity rooms.

Note to Applicant: Staff commend the applicants for providing a wide range of units, and recommend that the various amenity areas and open spaces be rearranged to improve the functionality of these common

areas for families with children. See the High-Density Housing for Families with Children Guidelines for more information.

2. Reduction in the height of Building B facing the lane to four storeys for that portion adjacent to the opening between buildings.

Note to Applicant: The floor area may be relocated so long as the design principles for this part of the Cambie Corridor are respected.

3. Design development to increase the amount of permeable surface on grade.

Note to Applicant: Loading and other hard surface areas that are not subject to daily truck turning should have permeable surface systems specified and shown in detail on the drawings.

4. Design development to dwelling units to ensure the delineation of the public and private realm, to accommodate a front entrance area or patio, and to avoid a blank wall condition at the front or rear of the site.

Note to Applicant: In general, this can be accomplished by locating the entry door approximately three feet above the sidewalk grade, or approximately two feet above the lane grade. Where significant sloping conditions or retained walls affect this general solution, adjustment of individual dwelling unit levels or the vertical dimension may be needed, to the satisfaction of the Director of Planning.

5. Design development to ensure that the main level of dwelling units are located no more than 18 inches below grade to allow for better access to light, ventilation and open space.

Crime Prevention Through Environmental Design (CPTED)

6. 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

7. 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 Rezoning, 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.

Landscape Review

8. Retention of two trees identified as #3 and #5 in the arborist report dated May 22, 2012. These two large Sawara Cypresses are in good health and are located outside the building envelope.

Note to Applicant: A more detailed arborist assessment is required about methods of safe retention for these trees.

9. Design development to the mid-block walkways to achieve a distinctive high quality landscape treatment. Downlighting, seating and signage at both ends of the walkway will improve way finding and will encourage the use of this link by the public.

Note to Applicant: Larger scale drawings of the walkway will be required at the time of development permit application to demonstrate a fine grained approach to the walkway.

10. Provision of a pedestrian friendly experience at the lane edge through the use of downlighting and planting at grade.

11. Provision of urban agriculture in the form of planters or plots that are suitable for agriculture activities. 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 be universally accessible.

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

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

13. Provision of adequate soil depths within planters on slab, to meet the BCSLA latest standard.

14. Provision of a separate Lighting Plan at the time of development permit application to ensure pedestrian safety and security.

15. Provision of a full Landscape Plan at the time of development permit application. The Landscape Plan should illustrate proposed plant materials, paving, walls, 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 of 1/8"=1' or 1:100 in scale.

16. Provision of large scale sections (1/4"=1' or 1:50) at the time of development permit. The sections should illustrate the townhouse to public realm interface for Cambie Street, 30th Avenue, and for the lane. The sections should include details of retaining walls, guardrails and soil depths for planters. The location of the underground slab should be included in the sections.

Sustainability

17. 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.

18. 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.
19. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

Engineering

20. Deletion of the rainwater management system showed meandering over the property line on Cambie Street and on 29th Avenue.
21. Provide a complete tech table with required parking, loading, bicycle space calculations and the number of spaces being provided.
22. Provision of the following improvements to the parkade design consistent with the parking and loading design supplement.
 - i) Provision of an improved plan showing the design elevations on both sides of all ramps and breakpoints to be able to calculate slopes and cross falls. Provide elevations on sections drawings.

Note to Applicant: Clarify the parking ramp slope as 10% is indicated on drawing DP 2.01 and 12% is shown on DP 4.02.

- ii) Recess garbage/recycling room doors to be clear of the drive aisle.

- iii) Provide a larger corner cut to the west side of the main ramp at the garbage/recycling room to provide improved 2-way flow.

Note to Applicant: To clarify this condition, please call Dave Kim at 604-871-6279.

- iv) Consider providing a 9' x 9' (3 m x 3 m) corner cut at the top of the ramp from P2 to P1 to provide improved 2-way traffic flow.

- 23. Provision of Class B bicycle storage on 29th Avenue to be visible from the street.
- 24. Property line dimensions must be added to the site plan

Note: on the site plan the city lanes scale much wider than their 20 ft. widths.

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 Lot 7, Plan 6960, and Lots 8 to 13, Plan 7131; all of Block 760, DL 526 to form a single parcel.
- 2. Release of Restrictive Covenant 25375M prior to building occupancy.
- 3. Release of Restrictive Covenant 25462M by way of cancellation by effluxion of time.
- 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.
- 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 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.

6. 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.
 - i) Provision of upgrades to the existing combined storm/sewer main from 29th Avenue to King Edward Avenue to manage the proposed storm and sanitary flows projected for the site.
 - ii) Provision of an on-street bicycle/pedestrian plaza at the corner of 29th Avenue and Cambie Street which should include a seating wall, 6 chairs or bench equivalents, special paving where possible within the plaza area, a drinking fountain, bicycle racks, a bicycle pump, lighting and landscaping.
 - iii) Provision of pedestrian scale lighting along 29th Avenue adjacent the site consistent with bikeway treatments through-out the City.
 - iv) Provision of curb and gutter and asphalt pavement to centerline on 30th Avenue from Cambie Street to the lane west of Cambie Street
 - v) Provision of intersection improvements identified through the additional traffic analysis and review sought prior to development permit application.
 - vi) Provision of standard concrete lane crossings at the lane entry at 29th Avenue and the lane west of Cambie Street and 30th Avenue and the lane west of Cambie Street.
 - vii) Provision of Street trees adjacent the site where space permits.
 - viii) Should construction damage to the existing sidewalks around the site be significant and warrant replacement the existing sidewalks are to be upgraded to a minimum of 2.1 m in width.

Sustainability

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 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:
 - i) require buildings on site to connect to a District Energy System at such time that one becomes available;
 - ii) 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
 - 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).

Public Art

8. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Public art application and fulfillment options can be discussed with the Public Art Program Manager.

Soils

9. Submit a site profile to the Environmental Protection Branch (EPB).
10. 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.
11. 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)

12. Pay to the City the Community Amenity Contribution of \$6,500,000 which the applicant has offered to the City, to the satisfaction of the Director of Legal Services.

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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning - 4533-4591 Cambie Street and 510 West 29th Avenue".
- C. 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 set out in Appendix C of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning - 4533-4591 Cambie Street and 510 West 29th Avenue".
- D. THAT Recommendations 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; 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.

[RZ - 4533-4591 Cambie Street and 510 West 29th Avenue]