

## SUMMARY AND RECOMMENDATION

**4. REZONING: 6361-6385 Cambie Street**

**Summary:** To rezone 6361-6385 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for an eight-storey mixed-use building containing 63 dwelling units and main-floor commercial uses. A height of 27.5 m (90 ft.), a floor space ratio (FSR) of 3.30, and total floor area of 5,630 m<sup>2</sup> (60,600 sq. ft.) are proposed.

**Applicant:** Stu Lyon, GBL 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 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, generally as presented in Appendix A of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning: 6361-6385 Cambie Street", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF 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 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.

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 designs 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.

- B. THAT 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 of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning: 6361-6385 Cambie Street", be approved.
- 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 Noise Control By-law, generally as set out in Appendix C of the Policy Report dated January 29, 2013, entitled "CD-1 Rezoning: 6361-6385 Cambie Street".
- D. 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: 6361-6385 Cambie Street".
- 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.

[RZ - 6361-6385 Cambie Street]