



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: September 10, 2013  
Contact: Kent Munro  
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RTS No.: 10257  
VanRIMS No.: 08-2000-20  
Meeting Date: September 24, 2013

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 4412-4488 Cambie Street

**RECOMMENDATION**

A. THAT the application by Fougere Architecture Inc., on behalf of Parc Elise Project Inc., to rezone 4412-4488 Cambie Street (*Lots 1 to 4, Block 741 DL 526 Plan 6539; PIDs 010-864-202, 010-864-229, 010-864-245 and 010-864-253 respectively*) from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.60 to 2.60 FSR and the height from 10.6 m (35 ft.) to 21.1 m (69.2 ft.) to permit the development of two six-storey residential buildings, as well as lane-fronting two-storey townhouses, containing a total of 102 residential units, be referred to a Public Hearing, together with:

- (i) plans prepared by Fougere Architecture Inc., received December 24, 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 Public Hearing.

B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A to B 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 bylaw 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 evaluates an application to rezone four lots located at 4412-4488 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings and two-storey townhouses containing a total of 102 dwelling units all over two levels of underground parking. 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. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council Policies for this site include:

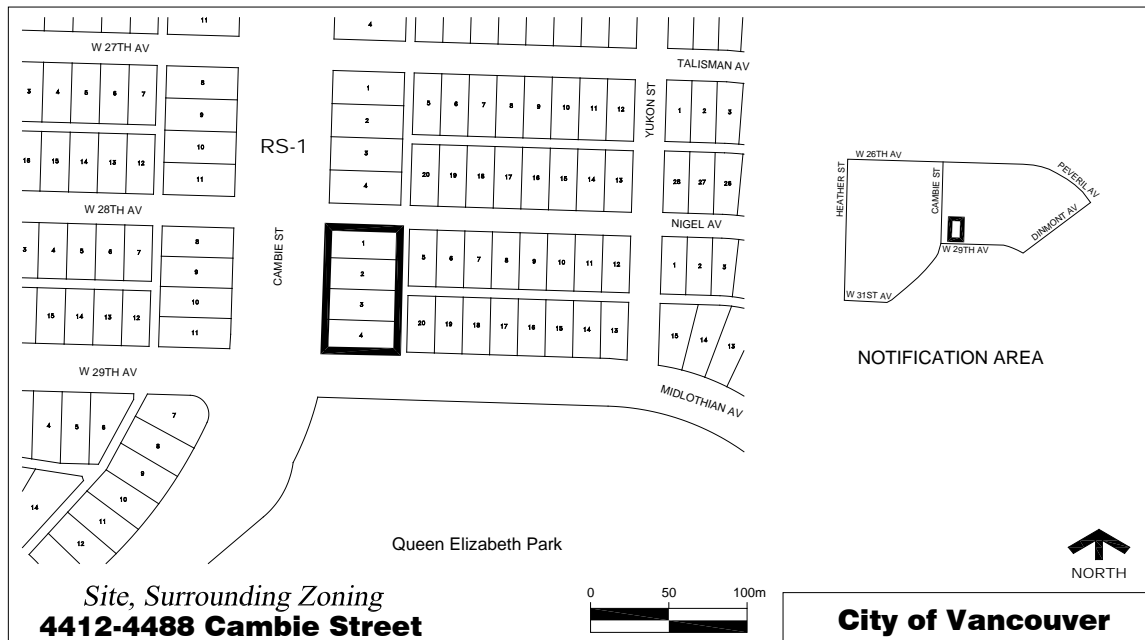
- Cambie Corridor Plan (2011)
- Transportation 2040 (2012)
- Green Building Rezoning Policy (2010)
- Community Amenity Contributions Through Rezonings (1999).

### ***REPORT***

#### ***Site and Context***

The subject site is located on the northeast corner of Cambie Street and 29<sup>th</sup> Avenue (see Figure 1). The site is comprised of four legal parcels and has 70.4 m (230.8 ft.) of frontage along Cambie Street. Single detached houses are currently located to the west, east, and north of the subject site, however, land use policy change may occur in these surrounding areas when the Cambie Corridor Phase Three work is undertaken in the future. South of the subject site is Queen Elizabeth Park.

Figure 1: Site and surrounding zoning (including notification area)



### Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan. Subsequent to a comprehensive planning process, that work identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the corridor. The plan envisioned mid-rise building forms for the subject site.

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 “Queen Elizabeth” neighbourhood. In this neighbourhood, the plan strives to strengthen and enhance the area’s existing residential character.

Subsection 4.3.1 specifically supports residential buildings up to six storeys in height. A density range of 2.0 to 2.5 floor space ratio (FSR) is estimated, but is not a maximum. The housing strategy of the plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 49 of the 102 units be two-bedroom units and 10 units be three-bedroom units, achieving 58% of the total units as suitable for families.

### STRATEGIC ANALYSIS

#### 1. Land Use and Density

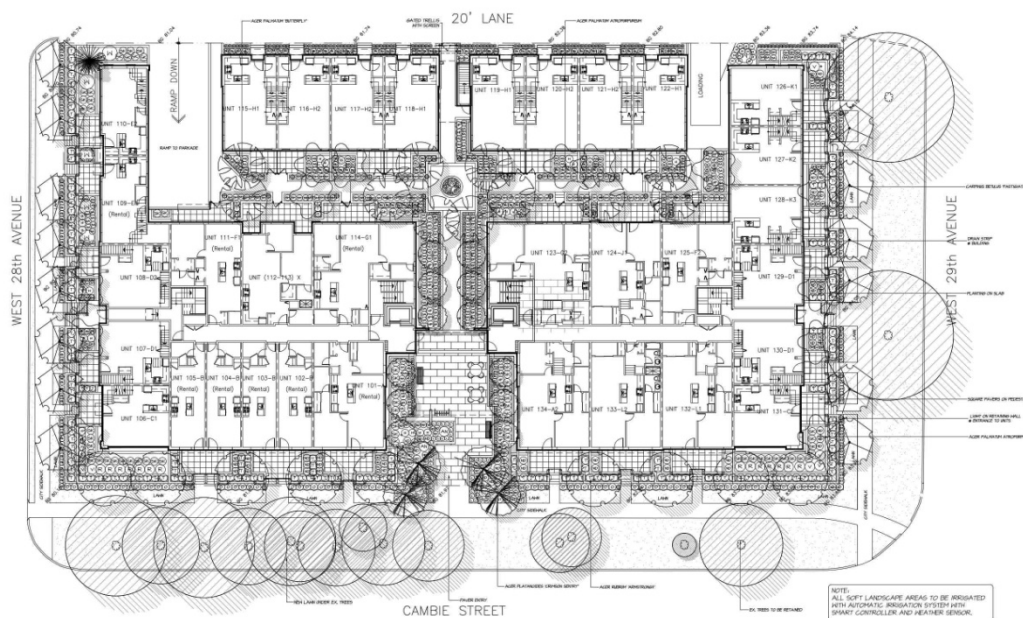
The residential development proposed by this application is consistent with the Cambie Corridor plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. The

resulting floor space ratio may be higher than the estimated range noted in the plan as long as the built-form guidelines have been successfully achieved. Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density of 2.60 FSR can be achieved in this particular instance.

## 2. Form of Development (refer to drawings in Appendix E)

The application proposes the construction of two six-storey buildings along Cambie Street between 29th Avenue and 28th Avenue, and two buildings containing townhouses facing the lane. The two main buildings generally follow the height limits, form of development guidelines and setbacks set out in the Cambie Corridor Plan. The proposal adheres to the maximum building frontage of 150 feet (45.7 m) indicated in the plan. The townhouses meet the built form guidelines for height as well as the required setback to the main building.

Figure 2 - Site Plan



This proposal provides for three-storey building elements located along both the 28th Avenue and 29th Avenue frontages. While there is no specific guideline for building elements that extend along the flanking streets found within the plan, these elements are considered on a case-by-case basis and are rationalized by demonstrating an appropriate response to the site. The subject site is visually prominent to the northbound portion of Cambie Street. Therefore, a strong presence along 29th Avenue helps frame the corner and provide a proper interface between the site and Queen Elizabeth Park. The 28th Avenue façade proposes a similar three-storey building element.

The Urban Design Panel reviewed and supported this application on March 27, 2013. Staff conclude that the design responds well to the expected character of this area and support the application, subject to the design development conditions noted in Appendix B, which will further improve building design through the development permit process.

### 3. Parking and Transportation

Access to the underground parking and bicycle storage is proposed from the rear lane. A loading space is proposed at the rear of the project. Staff recommend that the proposal meet the standards set out in the Parking By-law for parking and bicycle spaces. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

### 4. 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 the 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.

#### *Public Input*

The City of Vancouver Rezoning Centre web page included notification and application information as well as an online comment form. Notification signs were posted on the site. An open house was held on March 21, 2013 with staff and the applicant team present. Approximately 55 people attended the event and 18 comment forms were received. While there was a level of support for the application, there was commentary regarding the six-storey height of the building, the townhouses on the rear lane, and parking and traffic. The height of the building and the townhouses in the rear lane are provisions contained in the built form sections of the Cambie Corridor Plan.

#### *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 centres, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$136.38/m<sup>2</sup> (\$12.67/sq. ft.). On this basis, a DCL of approximately \$1,291,035 is anticipated. DCLs are payable at building permit issuance. The rate of \$136.38/m<sup>2</sup> (\$12.67/sq. ft.) reflects the annual inflationary adjustment which takes place on September 30, 2013.

**Public Art Program** — The Public Art Program requires that rezonings involving a floor area of 9,290 m<sup>2</sup> (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. With 9,467 m<sup>2</sup> (101,897 sq. ft.) of floor area proposed in this rezoning, a public art budget of approximately \$184,434 is anticipated.

**Offered Public Benefits:**

**Community Amenity Contribution (CAC)** — In the context of the City's Financing Growth Policy and the Cambie Corridor Plan, the City anticipates a voluntary CAC from the owner of a rezoning site to help address the impacts of rezoning. Contributions for Cambie Corridor rezoning applications reflect 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.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate is being implemented. This rate is the basis for all four-to-six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. A target CAC rate of \$55 per square foot, based on the net additional increase in floor area (74,463 sq. ft.), has been determined to be appropriate for this application; this target CAC reflects the increase in land value expected to result from this rezoning. Accordingly, this applicant has offered a cash CAC of \$4,095,466. Real Estate Services staff recommend that this offer be accepted.

Staff recommend that this cash CAC be allocated as follows:

- \$2,047,733 to the Affordable Housing Reserve.
- \$2,047,733 to new or expanded childcare facilities in or near the Cambie Corridor Plan area.

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 the public benefits that would arise should this application be approved.

***FINANCIAL IMPLICATIONS***

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$4,095,466, to be allocated to the Affordable Housing Reserve (\$2,047,733) and to new or expanded childcare facilities in or near the Cambie Corridor area (\$2,047,733). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of \$184,434, noting that the applicant has the option to make a cash contribution to the City for off-site public art.

The site is within the City-wide DCL District. It is anticipated that the applicant will pay approximately \$1,291,035 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 its context. 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 rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

4412-4488 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) Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

**Conditions of Use**

3. The design and layout 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 area must assume that the site consists of 3,641 m<sup>2</sup>, 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 2.60.
- 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 m<sup>2</sup> 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 for amenity areas must not exceed the lesser of 20% of permitted floor area or 929 m<sup>2</sup>.
- 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 21.1 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 m<sup>2</sup>.

#### 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

\* \* \* \* \*

4412-4488 Cambie Street  
DRAFT 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 Fougere Architecture Inc. and stamped "Received City Planning Department, December 24, 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 of the laneway townhouse entries to provide sufficient landings and visual access to the lane in order to ensure safe entry to and from the lane relative to passing traffic.

Note to Applicant: The intention of the laneway townhouses is to activate the lane and for the related landscape realm to provide a public amenity to the lane. In light of this condition careful coordination with the landscape design will need to be carried out. Privatization of the 4'0" setback with high and solid fencing towards the lane should be avoided.

2. Design development to mitigate privacy and overlook issues for new and existing residents.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections and other drawings that illustrate the specific built features needed to balance access to natural light with privacy concerns.

3. Design the development to create ground-oriented open spaces suitable for children's play with adjacent common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information.
4. Provision of high quality and durable exterior finishes.

Note to Applicant: As this project continues through the development application process, the overall proposed quality of materials, articulation, and expression is to be maintained.

5. Design development to remove architectural fin features (horizontal and vertical) in all instances where they occur.

Note to Applicant: These features do have an effect on the massing of the building, their removal will reduce the perceived bulk of the building in addition to the space between buildings.

6. Design development to provide a space within the north building to support the function and viability of the rooftop garden amenity of a size ranging between 50 and 100 sq. ft.

Note to Applicant: This space will not be located on the roof, however it could be located near the elevator elsewhere within the building to facilitate convenience.

7. Design development to meet the *Cambie Corridor Draft Public Realm Plan* including lane, side yard and front yard treatments.

Note to Applicant: The applicant is encouraged to convene with Planning, Landscape and Engineering staff prior to the preparation of a Development Permit submission to ensure technical compliance with the anticipated design intent, including CPTED performance, and with a design focus on hardscape, softscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

8. Design development to respond to CPTED principles, having particular regards for:
  - a. theft in the underground parking;
  - b. residential break and enter;
  - c. mail theft; and
  - d. mischief in alcoves and vandalism, such as graffiti.

## Sustainability

9. Provision of a deconstruction strategy for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Note to Applicant: The deconstruction strategy should be provided at the time of development permit application.

10. 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.

11. 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.

12. 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.
13. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

## Landscape

14. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, with direct access to the natural water table, where possible.
15. Maximization of plant growing-medium depth (to exceed BCLNA standards) for tree and shrub planters on structures.

Note to Applicant: Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

16. Retention of healthy trees on the subject site and on the adjacent City boulevards, where possible.

Note to Applicant: Tree removal so to be reviewed at the development permit stage. City tree removal subject to review by the City Arborist.

17. Provision of intensive and extensive green roof areas on the rooftops of new buildings.
18. Design development of the public realm interface to provide high-quality landscaped open spaces with substantial greenery and amenities to create a safe and interesting pedestrian experience at the street and lane.

19. Design development to integrate utilities into the building, where possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened landscaping. Avoid the awkward placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

20. Provision of opportunities and infrastructure for Urban Agriculture on common roof decks.

Note to Applicant: The spaces should include areas for tool storage, composting, and seating. At least two hose bibs should be provided in each Urban Agriculture area.

21. Provision of best current practices for irrigation and managing water conservation including high-efficiency irrigation, aspects of xeriscaping making use of drought tolerant plant selection and mulching.

22. Provision of hose bibs for all patios greater than 100 sq. ft in area.

23. Provision of an external lighting plan consistent with the Cambie Corridor Public Realm Plan.

Note to Applicant: The lighting plan must address all common pedestrian routes, courtyards and the lane edge. Ensure that light levels are achieved for CPTED performance while minimizing glare for residents.

24. Submission of a fully labelled Landscape Plan, Sections and Details at the Development Permit Stage.

25. Provision of large-scale sections ( 1/4"=1'-0" or 1:50 ) illustrating the townhouse to public realm interface at the street, lane and common courtyard areas.

Note to Applicant: The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths.

26. Provision of an ISA Certified Arborist tree assessment report for all tree proposed to be removed and retained, as noted on the survey, to the satisfaction of the General Manager of Planning and Development Services.

## Engineering

27. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

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

- Provision of a minimum 24' (7.3 m) separation between the parking ramp and the maneuvering aisle at section line B.

Note to Applicant: Greater separation is required between the maneuvering aisles at section line A and B on drawing 10 to minimize conflicts between inbound and outbound vehicles.

- Provision of an improved plan showing the design elevations on both sides of the ramp, at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
- Provide elevations on sections drawings.

Note to Applicant: The ramp slopes on drawings 10 and 13 are different.

- Provision of in-slab heating for any portion of exposed parkade ramp greater than 12.5%.
- Remove the stairs between the loading bay and the elevator lobbies to improve loading access or relocate the loading bay to provide for this.
- Relocate the door for the 20 Class A bicycle room to the access aisle on drawing 10. To avoid conflict with the adjacent parking stall and bike room access.
- Relocate hydro pole in lane as it conflicts with loading access. Confirmation from BC Hydro that the pole can be relocated is required.

28. Provision of on-site garbage and recycling storage and pick-up space. For details, please refer to the City of Vancouver's Garbage and Recycling Facility Storage Supplement.

#### 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 1 to 4, Block 741, DL 526, Plan 6539 to create a single parcel.
2. 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. 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.
  - b. Provision of a minimum sidewalk width of 2.1 m (6.9') on 29th Avenue adjacent to the site.  
  
Note to Applicant: Should the existing sidewalks on Cambie Street and 28th Avenue adjacent the site be significantly damaged during construction activities then the sidewalk is to be replaced to current City standards. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
  - c. Provision of pedestrian-scale lighting along the sidewalk on 29th Avenue consistent with greenway and bikeway standards.
  - d. Payment to the City of installation costs associated with placement of a bus shelter at the northbound bus stop (#15) on Cambie Street and 29th Avenue.
  - e. Provision of new asphalt paving in the lane east of Cambie Street between 28th and 29th Avenues including provision of speed humps in the lane subject to neighbourhood consultation.
  - f. Provision of standard concrete lane crossings at the 28th and 29th Avenue lane entries to the site (lane east of Cambie Street at 28th and 29th Avenues) and improved disability ramps at the 29th Avenue lane entry to the site.
  - g. Provision of street trees adjacent the site where space permits.
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.



## Sustainability

4. 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, once available;
  - b. grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation; and
  - c. grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

## Public Art

5. 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

6. If applicable:
  - (i) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (iii) If required by the Manager of Environmental Planning 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 Planning, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance 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)**

7. Pay to the City the Community Amenity Contribution of \$4,095,466 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated as follows:
  - a. \$2,047,733 to the affordable housing fund; and
  - b. \$2,047,733 to new or expanded childcare facilities in the Cambie Corridor area.

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.

\* \* \* \* \*

4412-4488 Cambie Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 1 to 4, Block 741 DL 526 Plan 6539, PIDs: 010-864-202, 010-864-229, 010-864-245 and 010-864-253 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

4412-4488 Cambie Street  
ADDITIONAL INFORMATION

Urban Design Panel

EVALUATION: SUPPORT (6-1)

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a rezoning application being considered under the Cambie Corridor Plan. The site is located in the Queen Elizabeth neighbourhood and is adjacent to the park. There are two bikeways nearby; one along West 29<sup>th</sup> Avenue and other along Yukon Street. The proposal is for a residential development consisting of two 6-storey buildings fronting Cambie Street with a row of 2-storey townhouses facing the rear lane.

Sailen Black, Development Planner, further described the proposal for a site on the east side of Cambie Street between West 28<sup>th</sup> Avenue and West 29<sup>th</sup> Avenue. Mr. Black noted that West 29<sup>th</sup> Avenue forms the northwest edge of Queen Elizabeth Park. He described the context for the area and mentioned that it is detached residential housing to the west, north and east of the site. The proposal has a height of 80 feet with 6-storeys. As well he mentioned that there are a number of proposed setbacks and a twenty-four foot separation between buildings in the courtyard.

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

1. Taking into consideration the Cambie Corridor Plan and its design principles, does the Panel support the development shown in terms of siting, height (six storeys), density (2.6 FSR), and massing?
2. Looking at the south elevation specifically, does the form of the proposed massing successfully address the prominent 29<sup>th</sup> Avenue frontage with respect to Queen Elizabeth Park?
3. Noting that the plan prescribes a 6 storey height, please comment on the effect of the roof access of the north building on the height, mass and visual scale of the building
4. Given the recommended separation of 24 feet from a main building to its laneway townhouses, please comment on the effect of balconies in terms of the scale of the courtyard and privacy between units
5. Does the Panel have any preliminary advice on the overall design with regard to
  - a. Neighbourliness including shadow and view impacts
  - b. Open space and landscape treatments
  - c. LEED Gold strategies and Rezoning Policy for Greener Buildings
  - d. Indicative materials and composition

Ms. Zeng and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Wayne Fougere, Architect, further described the proposal noting the actual height of the buildings are 60 feet. There is a 4-storey wall mainly around the main part of the building using brick, composite panel and punched windows. There are two different treatments at the corners. The upper two floors are setback eight feet. The wings on West 28<sup>th</sup> and West 29<sup>th</sup> Avenues step down to three storeys which will be townhouses with garage access. On West 28<sup>th</sup> Avenue, the unit at the end is a three storey townhouse. They are planning a large roof top garden but there isn't elevator access at the moment.

Mary Chan-Yip, Landscape Architect, described the landscaping plans and explained that they have given each of the units some separation between the street frontages and their outdoor space at the ground plane. There will be landscaping along the edges and a double row of trees adjacent to the patio areas. Along the laneway, there will be some foundation planting. The courtyard has an outdoor amenity area with some weather protection. There will be some furniture for seating and bike racks. The south roof will be a green roof and the north roof will have an outdoor amenity area with an outdoor barbeque area and picnic tables. Garden plots for urban agriculture and a green space for children's play.

Charlie Lorensen, Sustainability Consultant, explained that they are looking at either geo-exchange heating or recovery heating as well as high efficiency boilers and other key issues regarding rain water collection. The paving elements will be permeable and they plan to use glass in the windows facing west that will reduce solar gain.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to the corner facing the park;
  - Design development to widen the courtyard;
  - Design development to improve privacy between units in the courtyard;
- **Related Commentary:** The Panel supported the proposal and thought it met the Cambie Corridor Guidelines.

The Panel supported the height, density and massing however they felt that the building failed to respond adequately to the corner of Cambie and West 29<sup>th</sup> Avenue. The Panel would support a redistribution of density along the West 29<sup>th</sup> Avenue facade to create a better relationship to Queen Elizabeth Park and to recognize the importance of this corner. While the Panel acknowledged the Policy of a minimum of 24 foot separation in the courtyard between the two buildings they did not support the projection of upper balconies into this setback which further worsens privacy issues between units. The Panel recommended further design development.

The Panel thought the building could have a stronger linear expression on the street and could be expressed as two buildings. The Panel strongly recommended that the building needed further design development and questioned the "Art Deco" detailing. They supported the edges and landscape setbacks noting they are part of the character of

Cambie Street. As well they supported the landscape plans and liked the roof uses but thought it should have proper access.

- **Applicant's Response:** Mr. Fougere thanked the Panel for their comments and said he agreed with them about the balconies. He explained that the room laid outs still need to be worked out however. As well he agreed that the courtyard could be bigger. He noted that if they make it bigger they will have to setback the lower floors and up through the building to the top floors. As for the massing on West 29<sup>th</sup> Avenue, he said he thought it was a good idea and will consider how to make that work.



Elevations



WEST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

1 COMPOSIT PANEL	ORIGAM WHITE - SW7636
2 COMPOSIT PANEL	PACKING NUT - GPC2381W
3 CONCRETE	FUSSYWILLOW - SW7643
4 WINDOW FRAME / RAILING	SEALSKIN - SW7737
5 ENTRY DOOR	COPPER WIRE - SW7875
6 BRICK	TAN TERRA SMOOTH - MUTUAL MATERIAL CO.



SOUTH ELEVATION

LOP SUBMISSION  
MARCH 23, 2018



EAST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

1 COMPOSIT PANEL	ORIGAM WHITE - SW7636
2 COMPOSIT PANEL	PACKING NUT - GPC2381W
3 CONCRETE	FUSSYWILLOW - SW7643
4 WINDOW FRAME / RAILING	SEALSKIN - SW7737
5 ENTRY DOOR	COPPER WIRE - SW7875
6 BRICK	TAN TERRA SMOOTH - MUTUAL MATERIAL CO.



NORTH ELEVATION

LOP SUBMISSION  
MARCH 23, 2018



4412-4488 Cambie Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Residential development with two six-storey apartment buildings and two-storey townhouse buildings facing the rear lane, containing a total of 102 dwelling units.

**Public Benefit Summary:**

The project would generate a DCL payment, public art and a CAC of \$4,095,466 to be allocated to the affordable housing fund and childcare facilities in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 3,641m <sup>2</sup> /39,191 sq. ft.)	0.70 (See Note 2)	2.60
Floor Area (sq. ft.)	27,434 sq. ft.	101,897 sq. ft.
Land Use	Single Dwelling Residential	Multiple Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$69,369	\$1,291,035
	DCL (other)		
	Public Art		\$184,434
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		\$2,047,733
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$2,047,733
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$69,369</b>	<b>\$5,570,935</b>

Note 1: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

Note 2: For the purposes of CAC Calculation buildable floor area assumes a base FSR of 0.70

4412-4488 Cambie Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	4412-4488 Cambie Street
Legal Descriptions	Lots 1 to 4, Block 741 DL 526 Plan 6539; PIDs 010-864-202, 010-864-229, 010-864-245 and 010-864-253 respectively
Developer	Dava Developments Ltd.
Architect	Fougere Architecture Inc.
Property Owner	Parc Elise Project Inc.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA		3,641 m <sup>2</sup> (39,191 sq.ft.)
USES	Single Detached Dwelling	Multiple Dwelling
FLOOR AREA	2,549 m <sup>2</sup> (27,434 sq.ft.)	9,467 m <sup>2</sup> (101,897 sq.ft.)
Floor Space Ratio (FSR)	0.60 FSR plus laneway house	2.60 FSR
HEIGHT	10.5 m (34.5 ft.)	21.1 m (69.3 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law