

## SUMMARY AND RECOMMENDATION

**2 REZONING: 4412-4488 Cambie Street**

**Summary:** To rezone 4412-4488 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit two six-storey residential buildings and two-storey townhouses with a total of 102 dwelling units. A height of 21.1 m (69.3 ft.), a floor space ratio (FSR) of 2.60 and a residential floor area of 9,467 m<sup>2</sup> (101,897 sq. ft.) are proposed.

**Applicant:** Dava Developments Ltd.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of September 24, 2013.

**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 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, generally as presented in Appendix A of the Policy Report dated September 10, 2013, entitled "CD-1 Rezoning - 4412-4488 Cambie Street", be approved subject to the following conditions:

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by 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 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.

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 ft. (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 ft.) 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated September 10, 2013, entitled "CD-1 Rezoning - 4412-4488 Cambie Street".



- 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.

(RZ - 4412-4488 Cambie Street)