

## SUMMARY AND RECOMMENDATION

**2 REZONING: 516 West 50th Avenue and 6629-6709 Cambie Street**

**Summary:** To rezone 516 West 50th Avenue and 6629-6709 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit two six-storey apartment buildings as well as two-storey townhouses and amenity buildings along the rear lane, with a total of 128 dwelling units. A height of 21.0 m (69 ft.), a floor space ratio (FSR) of 2.49 and a residential floor area of 10,797.2 m<sup>2</sup> (116,224 sq. ft.) are proposed.

**Applicant:** Mosaic Avenue Lands Ltd.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of November 19, 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 Mosaic Avenue Lands Ltd. on behalf of the registered owners, Kitty Siu-Wei Chan, James Cha and Kazuko Kemanai Cha, Oscar Hanks and Ai Fung Toh, Brent Shi-Lin Chen and Amy Ming-Chun Chang, Kenden Marr Foo, and Bill Yui-Chi Wong and Anna Ngan-Sheung Wong, to rezone 516 West 50th Avenue and 6629-6709 Cambie Street [*Lots 36 to 41, Block 896, District Lot 526, Plan 10198; PIDs: 009-593-012, 009-593-021, 009-593-047, 008-224-749, 009-593-055 and 006-739-059 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.49 and the building height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of two six-storey residential buildings as well as two two-storey townhouses and amenity buildings along the rear lane, containing a total of 128 residential units, generally as presented in Appendix A of the Policy Report dated November 5, 2013, entitled "CD-1 Rezoning - 516 West 50th Avenue and 6629-6709 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 Ramsay Worden Architects Ltd., on behalf of Mosaic Avenue Lands Ltd., and stamped "Received City Planning Department, June 14, 2013", 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. Elevation of the below-grade spaces proposed between 50th Avenue and the building.

Note to Applicant: Intent is to create more livable space and a better street interface by reducing the amount of outdoor space below the sidewalk and lane around the north end of the site, and to avoid the guard rails and retaining walls that would be required. Consider raising the main floor at the north end by two to three feet to improve this relationship. The building entry may be relocated northward to follow the rise in Cambie Street and minimize the length of ramps for disabled access.

2. Provision of a 1.2 m (4 ft.) rear yard for the majority of the lane to better accommodate landscaping, pathways, and a transition to the residential units.

Note to Applicant: Setback should be increased around building entries in particular to accommodate hand rails, steps, landings, and similar features; and to provide on-site access between the various amenities. The site design should consider pedestrian safety along this service lane. See also condition 4.

3. Provision of a more gradual transition from Cambie Street to the residential units facing east.

Note to Applicant: Given the site depth of 39.6 m (130 ft.), natural grades should be continued across the property line and continue approximately half way into the setback to avoid retaining walls and similar structures close to the public sidewalk. See section 6.4.1 of the *Cambie Corridor Plan* for more information.

4. Provision of outdoor, on-grade access paths through the site to enable residents and visitors to enjoy better access between the proposed bicycle facilities, outdoor common spaces, townhouses, Cambie Street, and the lane.

Note to Applicant: This can be accomplished with a 1.2 m (4 ft.) wide path from east to west through the middle of this 108.5 m (356 ft.) wide site, and a similar path from north to south.

5. Design development to provide more openness between the two principal buildings.

Note to Applicant: Intent is to improve the real and perceived open area between buildings as intended in the *Cambie Corridor Plan*, and to improve livability and access to natural light for units facing into the aperture. This can be accomplished by continuing the shoulder line above the fourth storey around the building, by providing a similarly scaled step in plan, or some combination thereof.

6. Consideration for providing more variety in the exterior visual expression between the two main buildings.

Note to Applicant: While individual buildings should have a unified architectural expression, variety between buildings is encouraged to avoid repetition and create an interesting streetscape. See section 5.1.11 of the *Cambie Corridor Plan*.

7. Design development to vary the exterior design of each Cambie Street façade from the proposed flat plane of grid openings through changes in plane, composition and expression.

Note to Applicant: Consideration should also be given to the comments of the Urban Design Panel.

8. 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.

9. Design development to limit the maximum depth of dwelling units and extent of deep balconies to be comparable to the rezoning application.

Note to Applicant: Intent is to ensure that residents' access to natural light is maintained.

10. 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.

11. Design development to create open spaces suitable for children's play, located next to the common amenity rooms.

Note to Applicant: Staff commend the applicant 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.

12. Provision of high quality and durable exterior finishes.

Note to Applicant: Intent is to maintain the proposed architectural quality including the use and extent of brick.

13. Revision of the exterior framing elements to meet the permitted floor area.

Note to Applicant: Exterior spaces that are substantially covered or enclosed by columns should be measured to the outer limits of the building and included in the calculation of total floor area. Open balconies that meet balcony guidelines and patio spaces may be excluded from this total depending on their performance in terms of natural light, open space, and massing.

14. Revision of the residential storage area to provide individual spaces for each dwelling unit.

Note to Applicant: See the *Bulk Storage - Residential Developments* bulletin for more information. There is a requirement for 128 Bulk Storage rooms and 33 are currently provided. Areas identified as “Unit Storage” on level P1 in the North and South buildings should be divided into individual storage lockers. Some parking stalls in the North and South buildings could be converted into additional storage if required.

15. Revision of the bicycle storage area;

Note to Applicant: See Section 6.3. of the Parking By-law. Preliminary review indicates that at least 32 bicycle lockers are required; lockers must follow Section 6.3.19. of the Parking By-law, and the number of vertical bicycle spaces can be a maximum of 48.

16. Provision of Class B Loading Space as per Section 5.2 of the Parking By-law.

#### **Crime Prevention Through Environmental Design (CPTED)**

17. Design development to respond to CPTED principles, having particular regards for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

#### **Sustainability**

18. 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.

19. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving

Gold certification under LEED® Canada for Homes with a minimum of twelve energy and atmosphere points.

Note to Applicant: Provide a LEED® Canada for Homes checklist confirming that the project will achieve Gold level and a detailed written description of how the minimum target points will be achieved. Both checklist and description should be incorporated into the drawing set and significant LEED® features detailed on the plans.

20. 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.

21. 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.
22. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

#### **Landscape Review**

23. Provision of a high quality public realm adjacent the site, including a double row of street trees along the Cambie Street frontage.
24. Design development to the Cambie Street frontage to set back exterior walls from the property line (refer to Urban Design condition 3) and resolve grade changes using a terraced, landscape approach.

Note to Applicant: Any necessary transition to raised patios should be done in planted terraces, avoiding walls higher than three feet. Walls should have high quality surfacing and be softened with planting.

25. Design development to locate site utilities and vents on private property and integrate them discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: While the pad mounted transformer (PMT) is integrated with the parkade access and outside of landscaped areas, further detailed design is needed. By way of its location on a corner section of the building, the PMT's should not create an awkward, unfinished alcove. Vehicular turning impacts should also be considered and mitigated.

26. Provision of urban agriculture in the form of edible landscaping and including some areas (planters or plots) suitable for urban agriculture activity. 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 provide universal access.
27. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 m<sup>2</sup> (100 sq. ft.).
28. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth [exceed British Columbia Landscape and Nursery Association (BCLNA) Landscape Standard].

Note to Applicant: Public and private trees will need to be planted at grade and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, the underground parking should angle downward at the corner [1 m (3.3 ft.) across and 1.2 m (3.9 ft.) downward].

29. Responsible resolution of any conflict with neighbour trees and vegetation in proximity to proposed excavation.

Note to Applicant: There may be trees and plants that are either owned or co-owned by the south neighbor at 6729 Cambie Street that could be affected by proposed excavation near the property line. All neighbor and co-owned trees should be safely retained with the necessary arborist services and/or design development. Alternatively a tree permit application will need to be submitted to remove/replace the trees, accompanied by the adjacent owner(s) consent in writing.

30. At time of development permit application:
  - (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed

street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of a Tree Plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the arborist report, dated Dec.19, 2012 (Michael Mills Consulting) and legal survey. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection barriers. An arborist report addendum may be necessary for offsite trees and vegetation. Tree replacements can be shown on the proposed phased landscape planting plans.

- (iii) Provision of large scale landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the lane interface, common areas and upper levels.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball.

- (iv) Provision of new street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Engineering Services (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

## Engineering

- 31. Clarification is required of the dashed box around PMTs shown projecting into the lane (Page A5.04). Delete this item.
- 32. Clarification of the projections above the first floor level of the townhouses shown encroaching into the lane (Page A3.01, North and South Elevations). Delete these features.
- 33. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

34. Clarify tree and planting locations along the lane property line. It appears that the trees and planting are straddling or beyond the property line. Please ensure all landscaping treatments are fully within the property lines along the lane.

Note to Applicant: The partial westerly dimension of 360'-8 1/2" on the Parkade Key Plan is actually the overall dimension (Page A2.00).

35. Delete portion of retaining wall on south pedestrian ramp along Cambie Street that appears to extend over the property line (A5.04).
36. Update the landscape plan to reflect the off-site improvements proposed through the rezoning and submit a copy directly to Engineering Services for review.
37. 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:

- (i) Wheel stops are required for parking spaces perpendicular to one another.
- (ii) Parking ramps with a slope greater than 12.5% which are exposed to open air must be heat-traced.
- (iii) The slope of the parking ramp from the lane to P1 is not to exceed 12% for improved ingress and egress by cyclists.
- (iv) Provision of the required Class B loading space to be provided on the southerly half of the site.
- (v) Tandem parking spaces cannot be counted toward the required parking.
- (vi) Disability parking spaces can only be counted as 2 spaces when they are required to make up the minimum required parking for the development.

#### **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 36 to 41, Block 896, DL 526, Plan 10198 to create a single parcel.

2. Release of Easement & Indemnity Agreement 290203M (utilities) prior to building occupancy. The applicant is to confirm with the user of the right-of-way that it is no longer required and provide a copy of the response to Engineering Services.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

Size: A station with a size of 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.

Location: The station must be located on private property while still clearly visible to the public with 24/7 public access.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions, to maximize sun exposure, as station operates on solar power. Ideally the station should receive five hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

4. 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 new concrete sidewalks adjacent the site.
  - a. **Cambie St (west side)** Provision of a minimum sidewalk width of 2.1 m.
  - b. **50th Avenue (south side)** Provision of a minimum sidewalk width of 1.8 m.
- (ii) Provision of street trees adjacent the site where space permits.
- (iii) Provision of a standard concrete lane entry at the lane west of Cambie Street on the south side of 50th Avenue.
- (iv) 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 applicants' 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: An interconnected water service will be required for this development. There are water mains available on Cambie Street and 50th Avenue for servicing.

- (v) There is no City sewer available to serve this location, written confirmation from Metro Vancouver that they will allow this site to be connected to their sewer line is required. If Metro Vancouver service is not available then arrangements to the satisfaction of the General Manager of Engineering Services for provision of adequate sewer services will 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.

## 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:
  - (i) require buildings on site to connect to a District Energy System, once available;
  - (ii) 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
  - (iii) 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.

## Soils

7. If applicable:
  - (i) Submit a site profile to the Environmental Protection Branch (EPB);
  - (ii) As 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; and
  - (iii) 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

## 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.

### Community Amenity Contribution (CAC)

9. Pay to the City the Community Amenity Contribution of \$4,597,874 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. The CAC is to be allocated as follows:
  - (i) \$2,298,937 to the Affordable Housing Reserve.
  - (ii) \$1,298,937 to childcare facilities in the Cambie Corridor area; and
  - (iii) \$1,000,000 towards social/cultural spaces for non-profit organizations, to be located in or near the Cambie Corridor Plan 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 Parking By-law, generally as set out in Appendix C of the Policy Report dated November 5, 2013, entitled "CD-1 Rezoning - 516 West 50th Avenue and 6629-6709 Cambie Street".
- 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 November 5, 2013, entitled "CD-1 Rezoning - 516 West 50th Avenue and 6629-6709 Cambie Street".
- D. THAT Recommendations A to 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 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 - 516 West 50th Avenue and 6629-6709 Cambie Street)**