



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 7, 2014
Contact: Kent Munro
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RTS No.: 10536
VanRIMS No.: 08-2000-20
Meeting Date: April 15, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House

RECOMMENDATION

- A. THAT the application by IBI/HB Architects Inc., on behalf of Shato Holdings Ltd, to rezone:
- (i) 2806 Cambie Street [*Lot 1 Except Part in Explanatory Plan 17416, Block B, District Lot 526, Plan 1530 and Lot 2, Block B, District Lot 526, Plan 1530; PIDs: 014-570-301 and 014-569-884 respectively*] and 2850 Cambie Street [*Lots A, B and C, (Reference Plan 271) Except the West 10 Feet, Now Road, of Lots 15 and 16, Block B, District Lot 526, Plan 1530; PIDs: 005-791-421, 005-791-375 and 005-791-138 respectively*] from C-2C (Commercial) District, and
 - (ii) 454 West 12th Avenue [*Lot 3, Block B, District Lot 526, Plan 1530; PID: 014-569-931*] and 465 West 13th Avenue [*Lot 14, Block B, District Lot 526, Plan 1530; PID: 011-920-181*] from RT-6 (Two-Family Dwelling) District,

all to CD-1 (Comprehensive Development) District and including that portion of lane, south of 2806 Cambie Street (if closed and conveyed to the registered owner of the above lands), to increase the permitted floor area from 7,050 m² (75,891 sq. ft.) to 12,189 m² (131,208 sq. ft.) and building height from 13.7 m (45 ft.) to 27.0 m (58.58 ft.) to allow for a mixed-use development in two buildings, including a new eight-storey building with ground-level retail and restaurant uses, 148 residential strata units and eight rental housing units, and a four-storey heritage building, with three residential strata units, be referred to a Public Hearing, together with:

- (iii) plans prepared by IBI/HB Architects, received October 22, 2013;
- (iv) draft CD-1 By-law provisions, generally as presented in Appendix A; and

- (v) 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, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (C-2C)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the Public Hearing.

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

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

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

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

- E. THAT, subject to approval in principle of the rezoning, Council approve the heritage designation of the exterior of 454 West 12th Avenue (the "Wilcox House"), listed in the "C" evaluation category of the Vancouver Heritage Register, as a protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the Public Hearing.

- F. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- G. THAT Recommendations A through F 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 the properties at 2806 Cambie Street, 2850 Cambie Street (the existing site of the “White Spot” restaurant), 454 West 12th Avenue, and 465 West 13th Avenue to allow for a mixed-use development, in two buildings, with 12,189 m² (131,208 sq. ft.) of floor space. The application proposes:

- A new eight-storey building fronting Cambie Street with retail and restaurant uses on the ground level and residential uses above, including eight secured rental housing units, to replace eight existing on-site rental units, and 148 residential strata units; and
- An existing four-storey “C” listed heritage building, which will be relocated from 12th Avenue to 13th Avenue, and is proposed to be designated, rehabilitated and renovated and to contain three strata residential units.

If approved, the application would achieve a number of City objectives including the retention, rehabilitation and designation of a heritage structure, the replacement of existing rental housing, improvements to the pedestrian environment, and the addition of a diversity of uses and housing types to an area well served by frequent, high-capacity transit. In addition, the report recommends that the Community Amenity Contribution (CAC) from this rezoning be allocated towards repairs for the childcare facility located at City Square.

The application also seeks to reconfigure the existing lane access on Cambie Street to a new location on 12th Avenue. Subject to Public Hearing and prior to enactment of the rezoning by-law, the General Manager of Engineering Services will bring forward a further report to Council to obtain authority to stop up, close and convey a portion of the lane located south of 2806 Cambie Street and accessed off Cambie Street.

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.

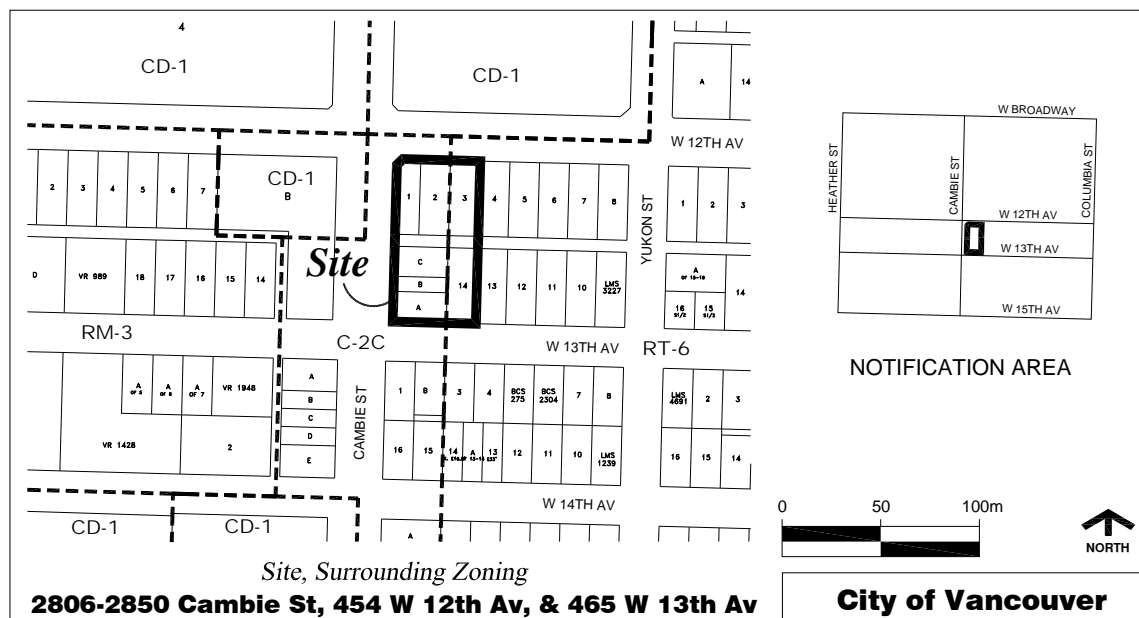
COUNCIL AUTHORITY/PREVIOUS DECISIONS

City policy directions that are considered relevant to consideration of a rezoning for this site include:

- Heritage Policies and Guidelines (1986)
- Heritage Action Plan (2013)
- Housing and Homelessness Strategy (2011)
- Rate of Change Guidelines (2007)
- Transportation 2040 (2012)

- C-2C District Schedule
- C-2B, C-2C and C-2C1 Guidelines (1987)
- RT-6 District Schedule
- RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 Guidelines (1984)
- Cambie Corridor Plan (2011)
- Central Broadway C-3A Urban Design Guidelines (2004)
- Green Buildings Policy for Rezoning (amended 2010)
- Neighbourhood Energy Strategy (October 2012)
- Community Amenity Contributions Through Rezonings (2004)
- Public Art Policies and Guidelines (amended 2008).

Figure 1: Site, surrounding zoning and notification area



REPORT

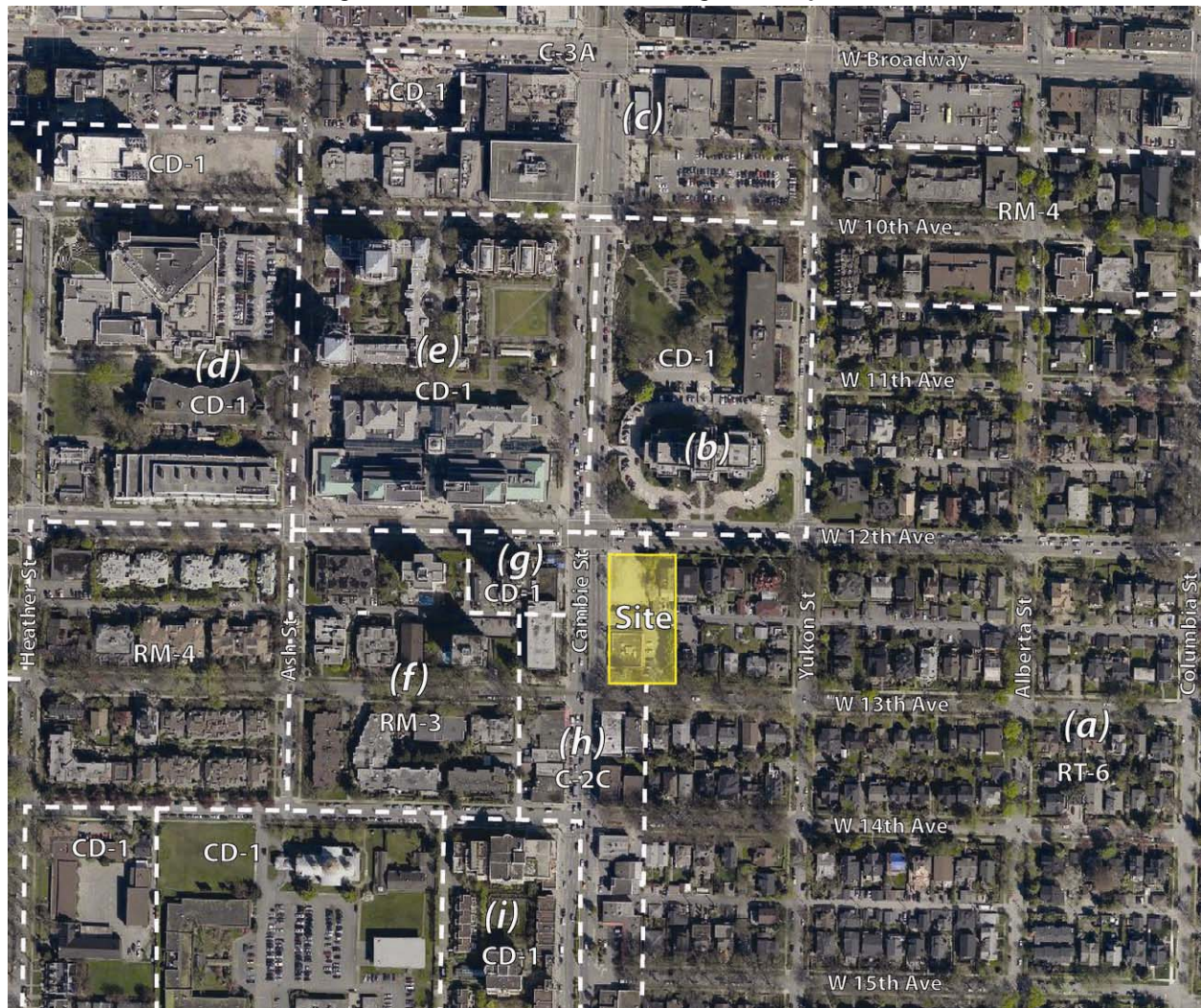
Background/Context

1. Site and Context

The site is located on the east side of Cambie Street between 12th and 13th Avenues (see Figure 1) and is directly south of Vancouver City Hall. It includes seven legal lots and is divided by an east-west lane, with C-2C zoning along the Cambie Street frontage and RT-6 zoning on the easterly, avenue-addressed lots. Existing development includes the White Spot restaurant, a parking lot, and a multiple-conversion dwelling that is listed on the Vancouver Heritage Register (VHR) in the “C” category. The site includes an empty lot at the corner of 12th Avenue and Cambie Street which was previously developed with a gas station.

The site is located at the interface of the Mount Pleasant and Fairview areas, and is surrounded by a mix of commercial, institutional and residential uses with a variety of building types and heights. Significant development in the immediate area is listed below and is shown in Figure 2.

Figure 2: Site and surrounding development

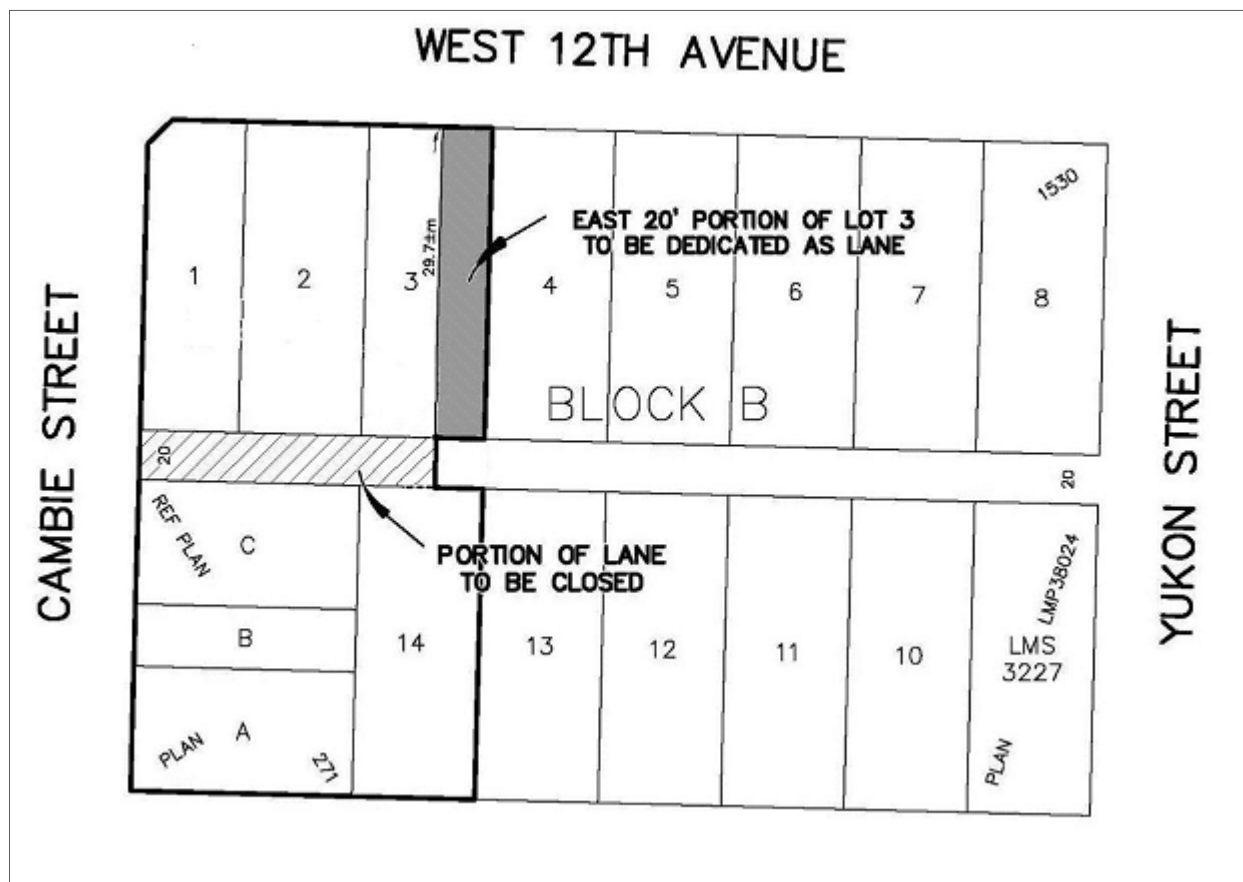


- (a) The blocks to the east and south of the site are part of the Mount Pleasant community, are zoned RT-6 (residential development) and are developed with heritage and character multiple-conversion, duplex, single-family and coach house dwellings.
- (b) To the north is the 11-storey Vancouver City Hall.
- (c) At Broadway and Cambie Street is the “Broadway-City Hall” Canada Line station.
- (d) Vancouver General Hospital Precinct.
- (e) “City Square” includes commercial and residential development, with seven storeys of office/retail along 12th Avenue and higher towers to the north.

- (f) The blocks to the south and west of the site are part of the Fairview area, zoned RM-3 (residential development), and are developed primarily with low- and medium-scale multiple dwellings.
- (g) Across Cambie, to the west, is a CD-1 zoned site, with a 12-storey tower and podium structure, previously the Plaza 500 Hotel.
- (h) Cambie Street to the south is zoned C-2C (commercial/residential development) and is developed with lower-scale apartment and commercial development.
- (i) On the west side of Cambie, between 14th and 16th Avenues, an eight-storey mixed commercial and residential development is zoned CD-1.

Should this application be approved in principle, a further approval by Council would be sought to stop up and close the existing portion of City lane that passes between 2806 and 2850 Cambie Street. These lands would be conveyed to the applicant and consolidated with the development site. A 20-ft. (6.1 m) wide dedication would be provided in the northeast portion of the development site to redirect the lane to 12th Avenue. This would ultimately result in the creation of an irregularly-shaped, consolidated lot of 3,200 m² (34,449 sq. ft.), with frontages of 82.3 m (270 ft.) on Cambie Street, 32.9 m (108 ft.) on 12th Avenue and 42 m (138 ft.) on 13th Avenue, as shown in Figure 3.

Figure 3: Proposed Lane Reconfiguration



2. Policy Context

Heritage Policies – The heritage house at 454 West 12th Avenue is listed in the “C” evaluation category on the Vancouver Heritage Register. The City’s *Heritage Policies and Guidelines* affirm a long-term goal to protect, through voluntary designation, as many resources on the Vancouver Heritage Register as possible. “C”-listed buildings represent good examples of a style or type of building that is associated with an early pattern of development.

The City recently approved a *Heritage Action Plan* to comprehensively respond to citizens’ and Council’s desire to encourage and support heritage conservation in Vancouver. A number of actions were identified and endorsed including specific direction to use any available tools to conserve the city’s key heritage resources.

Housing Policy – The application proposes eight units of rental housing to replace the units currently existing on the site. On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods in order to enhance quality of life. The Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy’s goals. The priority actions that relate to this application are to work to achieve secure market rental housing, and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Transportation Policy – The site is located at the intersection of two major arterial streets and is in close proximity to transit (including the “Broadway-City Hall” Canada Line station and a high-frequency bus service along Broadway), to local services, and to significant employment centres including the Broadway Corridor, Vancouver General Hospital, and Vancouver City Hall. *Transportation 2040*, adopted by Council in 2012, addresses the importance of land use and density in supporting shorter trips and sustainable transportation choices, and encourages a dense and diverse mix of services, amenities, jobs and housing types in areas well-served by frequent, high-capacity transit.

Strategic Analysis

1. Proposal

The application was first submitted on April 12, 2012. In response to advice from staff as well as commentary from the Urban Design Panel, the application has been revised a number of times throughout the application review process. In early 2013, the applicant engaged a new architect who worked closely with staff and the Urban Design Panel to advance a new proposal. A revised application was submitted on October 22, 2013. In general, the various revisions and refinements were intended to reduce the height and floor area of the proposal in order to maintain the visual prominence of City Hall when viewed from the north, to reduce the impacts on the surrounding neighbourhood, and to better fit with the varied context of the area.

The present rezoning application that is the subject of this staff report proposes a mixed-use commercial and residential development in two buildings, with a total floor area of 12,189 m² (131,208 sq. ft.) and a floor space ratio (FSR) of 3.81.

- The new eight-storey building is proposed to include restaurant and retail uses on the ground level, oriented to Cambie Street, 12th Avenue and 13th Avenue; eight ground-oriented rental housing units accessed from a mews off 13th Avenue; and 148 residential strata units accessed from a Cambie Street residential lobby.
- The four-storey building is an existing, VHR-listed “C” category, multiple-conversion dwelling that is currently located on the site at 454 West 12th Avenue, and is proposed to be relocated such that it would front 13th Avenue. The application seeks to rehabilitate, renovate and designate this structure such that it would accommodate three residential strata units.

2. Land Use and Density

C-2C Zoning – The zoning for the parcels fronting onto Cambie Street is currently C-2C, the intent of which is to:

“... provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian-oriented district shopping area by increasing the residential component and limiting the amount of office use.”

RT-6 Zoning – The existing RT-6 lots are located mid-block, on the most easterly portion of the site. The intent of this zoning district is to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. The proposed relocation of the existing heritage house meets this intent.

In the C-2C District Schedule, the maximum permitted FSR is 3.0. The RT-6 District Schedule allows a maximum FSR of 0.75. The FSR proposed in this application is 3.81 which equates to 12,189 m² (131,208 sq. ft.) of floor area, of which up to 10,905 m² (117,389 sq. ft.) is residential floor area and 1,284 m² (13,819 sq. ft.) is commercial floor area. Based on the urban design assessment, staff conclude that the proposed additional floor area can be accommodated satisfactorily within the proposed development, subject to the design development conditions in Appendix B.

Staff support the proposed uses and density on the site which are consistent with the intent of the existing zoning, achieving a mixed-use development with commercial uses at grade that helps to animate the pedestrian experience, while providing an appropriate transition to the residential neighbourhood to the east.

3. Housing

The application proposes 151 residential market strata units and eight secured market rental units.

Rental Housing – The site currently includes a multiple-conversion dwelling with eight rental units, three of which are occupied, with rents ranging from \$585 to \$880 per month. There is a high degree of turnover in these rental units, with no long-term tenants. The Rental Housing Stock ODP expresses the need to maintain Vancouver’s rental housing stock. Although it does not specifically apply to C-2C and RT-6 zoned properties, the policy objective is relevant where existing rental would be demolished and replacement housing can be encouraged. The application addresses the loss of rental housing stock by providing an equivalent number of replacement rental units. To ensure that these units remain rental, a housing agreement would secure the units in accordance the Rental Housing Stock Official Development Plan and the Rate of Change Guidelines.

Tenant Relocation Plan – As noted, if Council approves this rezoning application, the eight rental units currently at 454 West 12th Avenue would be replaced with eight rental units in the new eight-storey building. The relocation and restoration of the heritage building would necessitate the relocation of existing tenants. Staff recommend that a tenant relocation plan be required and that it be consistent with the City’s *Rate of Change Guidelines* (2007) which include:

- provide each tenant with two months free rent,
- reimburse tenants for receipted moving expenses, and
- provide a first-right-of-refusal for existing tenants to re-locate into replacement housing units on this site or provide the opportunity for existing tenants to move to another rental unit off-site or other form of agreed-upon affordable housing.

The City’s *Rate of Change Guidelines* do not apply in areas zoned C-2C or RT-6. Nevertheless, in this circumstance, the applicant has agreed to a tenant relocation plan that is consistent with the City’s Rate of Change Guidelines as a condition of this rezoning (see Appendix B), to address the needs of the tenancies currently existing on the subject site. The applicant has also agreed to work closely with the tenants requesting assistance in finding alternate accommodation and provide them with three options in the Vancouver area, one of which must be in the same general area as their current home.

Rents in the new building are anticipated to start at approximately \$900 per month (2014 dollars) for a studio unit. For existing tenants wishing to move back into the new building upon completion, the applicant has agree to offer a discounted initial rent at 10% below starting rents, subject to increases under the Residential Tenancy Act. Should this application move forward, a final detailed Tenant Relocation Plan and Tenant Relocation Report will be required prior to issuance of a Development Permit.

Family housing – Family units are defined as units with two or more bedrooms. The application proposes a total of 54 two-bedroom, 15 three-bedroom and one four-bedroom unit. This means that 44 per cent of the total number of housing units proposed will be family-oriented units. The proposed by-law provisions include the requirement to achieve a minimum of 25 per cent of the housing units in the development as family units to comply with the City’s *High Density Housing for Families with Children Guidelines*.

4. Height and Form of Development

The proposed consolidated site accommodates the reconfiguration of the lane from Cambie Street to 12th Avenue, the relocation of the heritage house from 12th Avenue to the southeast corner of the site, and a mixed-use building on Cambie Street for the length of the block between 12th and 13th Avenues. The mixed-use building is comprised of a five-storey base across the length of the site with levels 6 through 8 having varying stepped massing (see Figure 4). The building massing and height is generously set back from the east property line, providing visual relief and transition to the multiple-conversion dwellings located to the east of the site.

The proposal was assessed under the provisions of both the *Central Broadway C-3A Urban Design Guidelines* and the *Cambie Corridor Plan* built-form parameters. The *Central Broadway C-3A Urban Design Guidelines* seek to ensure that views towards significant public buildings such as City Hall are preserved. The proposed massing was revised through the course of the application to take on a horizontal expression in order to defer to City Hall. The generous building setbacks from 12th Avenue, at levels six through eight, as described above, have been provided to further preserve views from False Creek towards City Hall. The overall height has been reduced from the October 2013 submission by 1.9 m (6.56 ft.) from 28.9 m (95.14 ft.) to 27.0 m (88.58 ft.) to reduce the building's mass and visual scale, and to improve its relationship to City Hall and the adjacent RT-6 context (see conditions in Appendix B).

Figure 4: Perspective rendering of proposed development looking north from west side of Cambie Street at 13th Avenue



Although the subject site falls just outside of the area subject to the *Cambie Corridor Plan*, the built-form guidelines in the Plan reflect current form of development guidelines for development along Cambie in shopping areas near transit nodes. Sites within the Cambie Corridor Plan in similar locations range in height from six to eight storeys. In view of this, the proposal is generally consistent with the form of development under the *Cambie Corridor Plan*.

The relocation of the lane to 12th Avenue results in a better pedestrian experience and interface along Cambie Street. Active edges along Cambie Street, in addition to the residential entrance, would now be provided along an uninterrupted sidewalk and public realm. Enhanced setbacks would be required on the south, west and north sides of the project. The setback along the south edge is adjacent to retail space. The business that locates there could spill out into the setback area, contributing to the street life in the area. The residential entry along Cambie Street is accented by a water feature. Along the 12th Avenue frontage, increased setback is provided adjacent to a proposed restaurant, allowing for the possibility of an outdoor terrace, further adding street life to the area.

The heritage house relocated to 13th Avenue serves to strengthen the historical residential character of this local street. The renovated building will contain three dwelling units within the existing structure. The space between the new eight-storey building and the relocated house will create a mews that will be activated by entries for eight townhouse units located in the base of the new building.

The Urban Design Panel reviewed and supported the rezoning application and the proposed form of development on September 11, 2013 (see Appendix D).

As the additional height and density is largely consistent with the *Central Broadway C-3A Urban Design Guidelines* and the *Cambie Corridor Plan* built-form parameters, staff conclude that the proposed form of development is well handled in terms of providing a successful transition to the RT-6 neighbourhood, as well as being respectful of the significance of City Hall and its related views. Staff recommend that the density, height and proposed form of development be approved, subject to the conditions included in Appendix B. The form of development drawings are included in Appendix E and the development statistics in Appendix G.

5. Transportation and Parking

The site has excellent access to transit with a local bus on Cambie Street and frequent, high-capacity transit service about a three-minute walk away at Broadway and Cambie Street. Bikeways are also nearby on Yukon Street and on 10th Avenue.

The site currently has an east-west lane traversing it and vehicular access is from both 13th Avenue and the lane. The application proposes to modify the lane so that it connects to 12th Avenue instead of Cambie Street, creating one legal parcel for the site (see Figure 3). The proposed development would take its vehicular access off the new lane which is connected to 12th Avenue at its west end and to Yukon Street at its east end. The advantage to the lane reconfiguration is that the single development site that is created allows for a continuous building frontage along Cambie Street, uninterrupted by vehicular movements, creating a more comfortable pedestrian realm. Cambie is the more important walking street of the two, with greater volumes of pedestrian traffic, making vehicular access on 12th preferable.

The proponent has submitted a transportation study which looked at the potential impacts of the development. In particular, it investigated concerns that, because some movements to and from the site would be challenging, traffic would end up on local streets including the Yukon Street bikeway. While some additional traffic is anticipated on the local streets, it is expected that the impacts can be managed. Staff recommend a rezoning condition that the proponent fund up to \$100,000 worth of traffic calming measures. This funding would be used to address the impacts of any additional traffic on the local streets, in consultation with the local community. The arterial streets and nearby intersections are expected to continue to function acceptably.

Parking, loading and bicycle parking are to be provided as per the Parking Bylaw and parking impacts on the local streets are expected to be minimal. The application proposes 233 parking stalls, one Class A loading space, two Class B loading spaces, 210 Class A bicycle spaces and 12 Class B bicycle spaces. An amendment to Schedule C of the Parking By-law is proposed in Appendix C of this report, to require the Class A loading.

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.

6. Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 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 application included a preliminary LEED® scorecard, which generally conforms to the policy, indicating that the project could attain a minimum of 63 LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Neighbourhood Energy – The subject site is within a Neighbourhood Energy Priority Zone of the Council-approved Vancouver Neighbourhood Energy Strategy (October 2012), and is therefore a priority candidate for future Neighbourhood Energy System (NES) connectivity. As such, design development of all new buildings must be easily connectable to a neighbourhood-scale heating system. Additionally, developments in Priority Zones require agreements to ensure connection to the City-designated NES when available. Conditions of rezoning are contained in Appendix B which provide for NES design compatibility and future connection.

Figure 5: The “Wilcox House” - 454 West 12th Avenue



7. Heritage House (The “Wilcox House” - 454 West 12th Avenue)

Within the subject site, addressed as 454 West 12th Avenue, is a multiple-dwelling building (the “Wilcox House”) which is listed in the “C” evaluation category on the Vancouver Heritage Register (VHR) (see Figure 5). This application proposes the relocation of this heritage building, which contains approximately 438 m² (4,700 sq. ft.) of floor area, such that it would front onto 13th Avenue. Additionally, it is proposed that the Wilcox House be restored and rehabilitated and that the building’s exterior be designated as heritage.

A Heritage Conservation Plan has been submitted as part of the application which proposes to restore and rehabilitate existing materials when feasible, or replicate if the materials are beyond repair. Further investigation and detailed assessment of the existing building materials will be completed as part of the Development and Building permit applications and it is anticipated that refinements in the Conservation Plan will result. The proposed approach is generally consistent with the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The heritage value of 454 West 12th Avenue is linked to the early development of the West Mount Pleasant neighbourhood, as well as to the building’s architectural style and detailing. The house was built in 1909 for Myron C. Wilcox (a co-owner of a real estate and lumber company) at a time when many impressive houses were being built in the area south of Broadway and the False Creek industrial district. The house includes a number of notable design features including a broad, front roof gable with scalloped shingles, a pair of bay windows with leaded glass upper sashes, a wide front porch (a portion of which has been

closed in), as well as stained and leaded glass windows. The original wood siding on the exterior appears to be intact under the asbestos shingles which were added at a later date.

This application was reviewed by the Vancouver Heritage Commission on November 19, 2012 (see Appendix D). The Commission supported the Statement of Significance, the Heritage Conservation Plan and the proposed relocation of the house to 13th Avenue. Additional comments requesting design refinements will be addressed through conditions of approval at the development permit stage.

Should the application be referred to Public Hearing, a Heritage Designation By-law to designate the exterior of the Wilcox House as a protected heritage resource will be prepared for consideration along with the CD-1 rezoning. Subject to approval in principle of the rezoning and enactment of the designation by-law, a Heritage Revitalization Agreement By-law will be brought forward for Council's consideration prior to enactment of the rezoning by-law.

PUBLIC INPUT

A rezoning information sign was installed on the site shortly after receipt of the initial application in April 2012, followed by a notification and community open house in September 2012. Subsequent to initial community comment, staff input and review by the Urban Design Panel, the application was significantly revised and re-submitted by IBI/HVB Architects on October 22, 2013.

Public Notification – A revised information sign was installed on the site on October 22, 2013. Notification messages, revised application information and a comment form were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A total of 1,110 notifications were distributed in the neighbourhood in November 2013 including an invitation to a community open house. The open house was held on November 20, 2013; staff, the applicant team and a total of approximately 16 people attended.

Public Response – During the course of the review process for the revised application, the City received approximately 18 written responses, including open house comment forms, online responses and emails. Approximately 78% of the respondents voiced support, 17% voiced non-support and 6% were unsure.

Those who supported the application felt that the proposal was appropriate in terms of location, density and being a "statement" design. Those who did not support the proposal, or noted specific reservations despite their support, expressed concerns, listed in order of frequency, including:

- Building character which was seen as cold and not reflective of the heritage neighbourhood.
- Increased traffic and the impact of the new lane configuration on local streets.
- Height and the impact on the neighbouring properties.
- Need for additional housing options.

A more detailed summary of public comments on this application is provided in Appendix D.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCL) – Development Cost Levies collected from new development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and engineering infrastructure. The proposed commercial and residential uses, including the market rental housing, are subject to DCL charges at the City-wide rate which is currently \$136.38 per m² (\$12.67 per sq. ft.). Based on this rate, it is anticipated that the new floor area of 11,751 m² (126,494 sq. ft.), including the secured market rental housing but excluding existing floor area in the retained heritage building, would generate DCLs of approximately \$1,602,679. DCLs are payable at building permit issuance and the rates are subject to Council approval of an inflationary adjustment which takes place each year on September 30.

Public Art Program – The Public Art Program requires all rezonings, with 100,000 sq. ft. (9,290 m²) or greater of new floor area, to commission public art or to provide cash in lieu. Public art budgets are based on a formula of \$1.81 per sq. ft. times all areas contributing to the total FSR calculation, but excluding heritage floor area. With approximately 11,751 m² (126,494 sq. ft.) of new floor area proposed in this rezoning, a public art budget of around \$228,954 would be anticipated, and would be secured as a condition of by-law enactment.

Offered Public Benefits

Heritage Conservation and Designation – The owner has offered to restore, rehabilitate and renovate the building at 454 West 12th Avenue, and to accept its designation as a protected heritage property. The proposed on-site heritage conservation is valued at approximately \$300,000.

Secured Market Rental Housing – As part of the application, eight units of secured market rental housing (non-stratified) are proposed as replacement for eight existing rental units in the heritage building. As 148 of the 159 housing units in the development will be stratified, the project is not eligible for a waiver under the DCL By-law which requires 100% of the housing units to be rental. The public benefit accruing from the provision of eight rental housing units is the contribution they make to Vancouver's rental housing stock. If this rezoning application is approved, the rental housing would be secured through a housing agreement with the City, and would be subject to the housing agreement condition noted in Appendix B.

Community Amenity Contributions (CAC) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. Staff have identified a local need for improvements to childcare amenities in this area, particularly at the existing Childcare located at City Square which is one block from the subject site.

This site is within the City-wide assessment category and the offered CAC, based on a target of \$3.00 per sq. ft. for an increase in permitted floor area of 55,317 sq. ft., is \$165,951. It is recommended that this offer be accepted and that the CAC be allocated toward improvements to the existing Childcare Centre located in City Square.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$165,951, which is proposed to be allocated towards capital improvements to childcare in the area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

The value of the proposed additional density on site, which will facilitate the conservation and rehabilitation of a heritage house, is approximately \$300,000.

If the rezoning application is approved, the applicant will be required to provide new public art on site, or to make a cash contribution to the City for off-site public art, at an estimated value of \$228,954.

The site is currently within the City-wide DCL District. It is anticipated that the project will generate approximately \$1,602,679 in DCLs.

The eight units of replacement market rental housing, secured by a Housing Agreement in accordance the Rental Housing Stock Official Development Plan and the Rate of Change Guidelines.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that the public benefits of this proposal in terms of the CAC contribution and the rehabilitation and designation of a VHR-listed, "C" category structure, represents progress towards the City's sustainability, transportation and heritage goals. Staff assessment of the application has also concluded that the proposed form of development represents an appropriate urban design response to the site and to the physical and policy context for this area.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with the draft by-law provisions 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.

* * * * *

2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue and 465 West 13th Avenue
PROPOSED 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

- 1.1 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.

[Schedule A, not included in this appendix, is a map that will be prepared for the draft by-law which will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (____).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses, limited to Multiple Conversion Dwelling and Dwelling Units in conjunction with any of the uses listed in this section;
 - (b) Cultural and Recreational Uses, limited to Fitness Centre;
 - (c) Office Uses, limited to Financial Institution, Health Care Office and Health Enhancement Centre;
 - (d) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store and Small-scale Pharmacy;
 - (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1; and
 - (f) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of Use

- 3.1 The design and lay-out 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".

- 3.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion of the building.

Floor Area and Density

- 4.1 The maximum floor area for all uses must not exceed 12,189 m² [131,208 sq. ft.].
- 4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.3 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 the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens only if 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit;
- 4.4 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m².
- 4.5 The use of floor area excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

Building Height

- 5.1 The building height, measured above base surface, must not exceed 27.0 m [88.58 ft.].

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 5.1 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 m².

Acoustics

- 7.1 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

2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue, 465 West 13th Avenue
PROPOSED 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 FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by IBI Group, and stamped "Received City Planning Department, October 22, 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. Design development to comply with the maximum building height of 27.0 m [88.58 ft.] subject to the following:
 - (a) eliminate the mezzanine level which is considered a storey under the Zoning and Development By-law;
 - (b) eliminate any rooftop structures except for those that can be exempted under Section 10 of the Zoning and Development By-law;
2. Design development to provide an amenity space, pursuant to the *High Density Housing for Families with Children Guidelines*, to provide a gathering room of approximately 37.16 m² (400 sq. ft.) supported by a pantry and an accessible washroom equipped with a baby change station.
3. Design development of the building massing to be simplified and revised as follows:
 - (a) the massing to read as two rather than three distinct elements – a five-storey base with a three-storey penthouse mass; and
 - (b) the massing of the five-storey base is to have a uniform and uninterrupted parapet edge, particularly along the west elevation.
4. Design development of the penthouse levels – to be revised in a manner that improves northward views to the City Hall.
5. Design development of the southern portion of the reflecting pool to be reduced to match and mirror the northern reflecting pool.

Note to Applicant: This is in order to maintain a uniform width of the sidewalk and maintain flexibility of use and programming for the adjacent retail storefront.

6. Design development to create open spaces suitable for children's play adjacent to the common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information.
7. Design development of the proposed setbacks, from the face of the building to the property line, shall remain as proposed within the rezoning drawing submission.

Note to Applicant: Proposed setbacks may be increased through the design development process.

8. 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.

9. 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 meet 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, soft landscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

Crime Prevention through Environmental Design (CPTED)

10. 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 alcove and vandalism, such as graffiti.

Sustainability - LEED Rating

11. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point. At minimum, the applicant is expected to obtain 60 points, LEED Gold Certification.

Note to Applicant: Provide a LEED® checklist confirming the above and 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 is also required under the policy.

Landscape

12. Provision of high-efficiency irrigation for all planted areas and individual hose bibs for all patios/common areas greater than 9.29 m² (100 sq. ft.).
13. Design development to the location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad-mounted transformers, "Vista" junctions, underground venting) in the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

14. At time of development permit application, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material. 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, 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.

Note to Applicant: On adjacent sites ensure clarification of existing shrub layers, soil and grades to be altered, retained or replaced. Further comments may be outstanding.

15. Provision of a "Tree Removal / Protection/ Replacement Plan".

Note to Applicant: Contact the Park Board at the earliest convenience to assess the street tree canopy along 13th Avenue, with regard to avoiding unnecessary pruning or aerial encroachment conflicts that may occur on the project. A project arborist may need to be consulted.

16. Provision of new street trees adjacent to the development site along Cambie Street at the discretion of City Engineering Streets Division and Park Board.

Engineering

17. Provision of consolidated building grade plans. Please seek a consolidated plan of the two separate building grade plans currently issued for the site. Note that some of the current building grades may be adjusted to accommodate the lane closure and new lane. A request to the City's Streets Design Branch is required.
18. The following statement is to be noted on the landscape plans.

"This plan is Not for Construction of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "For Construction"; 8 weeks' notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details".

19. Clarify garbage pickup operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown. Pickup operations should not rely on bins being stored on the street or lane for pick up, and bins are to be returned to storage areas immediately after emptying. The proposed residential recycling storage area should be located much closer to grade (currently on P2) or confirmation that the bins can be brought to grade and stored while awaiting pick up is required.
20. Clarify garbage storage and pickup operations for the residential units in the heritage building.
21. Doors are not to swing over the property lines. Please delete the gate swing over 13th Avenue (A1.03).
22. Clarify feature shown on A2.02 (north elevation), which appears to be a retaining wall, and set it behind the property line.
23. Clarify if the canopy is intended to encroach beyond the property line on 12th Avenue (A2.01 and 02), and if so, please submit a canopy application to Engineering Services.
24. Clarify features shown on public property on the site plan (A1.03) at the 13th Avenue and Cambie Street corner.
25. Provision of automatic bike door openers on doorways leading to and from the bike rooms and the street.
26. Clearly show the lane bulge and remove all features and portions of the building from within the proposed SRW.
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.

- (a) Provision of the required loading and loading bay widths and throats.

Note to Applicant: The proposed commercial GFA triggers the requirement for two Class B and one Class C loading space. Engineering would support a relaxation of the Class C loading to three commercial Class A spaces. This would result in the provision of three Class B (one residential and two commercial) and

three commercial Class A loading spaces plus the two required residential Class A loading spaces in the rezoning.

- (b) Provision of an improved plan showing the design elevations on both sides of the parking ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. Provide elevations on sections drawings.
- (c) Modify the loading bays and parking ramp to start beyond the laneway bulge which is required as there is no corner cut in the lane.
- (d) Provision of a maximum 10% slope for the first 6.1 m (20 ft.) of the parkade ramp, noting that the ramp passes through the lane bulge sought for the project, which will limit grading to a maximum of five percent within the lane bulge area (the lane bulge must act like a City lane in design.)
- (e) Provision of a section drawing showing elevations, vertical clearance, and security gates for the main ramp and through the loading bay.

Note to Applicant: Vertical clearance of 2.3 m (7.5 ft.) is required for the disability stall access and 3.8 m (12.5 ft.) of vertical clearance is required for loading access. These should be clearly noted on the plans.

- (f) Provision of additional parking space width for stalls #71 and #72 on P1. It is assumed that a fence will be installed between the two stalls to supply the security needed for the overhead door to function as such.

Note to Applicant: 2.74 m (9 ft.) is recommended to improve maneuvering.

28. The heating and domestic hot water system of the building(s) shall be designed to be easily connectable and compatible with a future City-designated Neighbourhood Energy System to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the Neighbourhood 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 Neighbourhood Energy System compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

29. 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.

30. No heat producing fireplaces are to be installed within buildings.
31. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

Heritage

32. All work is to be consistent with the Conservation Plan approved for the project to the satisfaction of the Director of Planning.

Social Policy and Infrastructure

33. Submission with the Development Permit application, of a final tenant relocation plan, consistent with the Rate of Change Guidelines and to the satisfaction of the Managing Director of Social Development.
34. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent); and includes a summary of all communication provided to the tenants, to the satisfaction of the Managing Director of Social Development.
35. Design development to the proposed amenity gym /yoga room area to improve its ability to function as a multi-purpose common amenity space by adding a kitchenette, a storage closet, and an accessible washroom with baby change table.
36. Design development of the rooftop greenhouse should consider elements related to weight bearing loads, and ability of greenhouse to withstand wind, rain and snow, with consideration of winds at roof height.
37. Design development and siting of composting should consider ways to minimize odors and pests.

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 Managing Director of Social Development, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

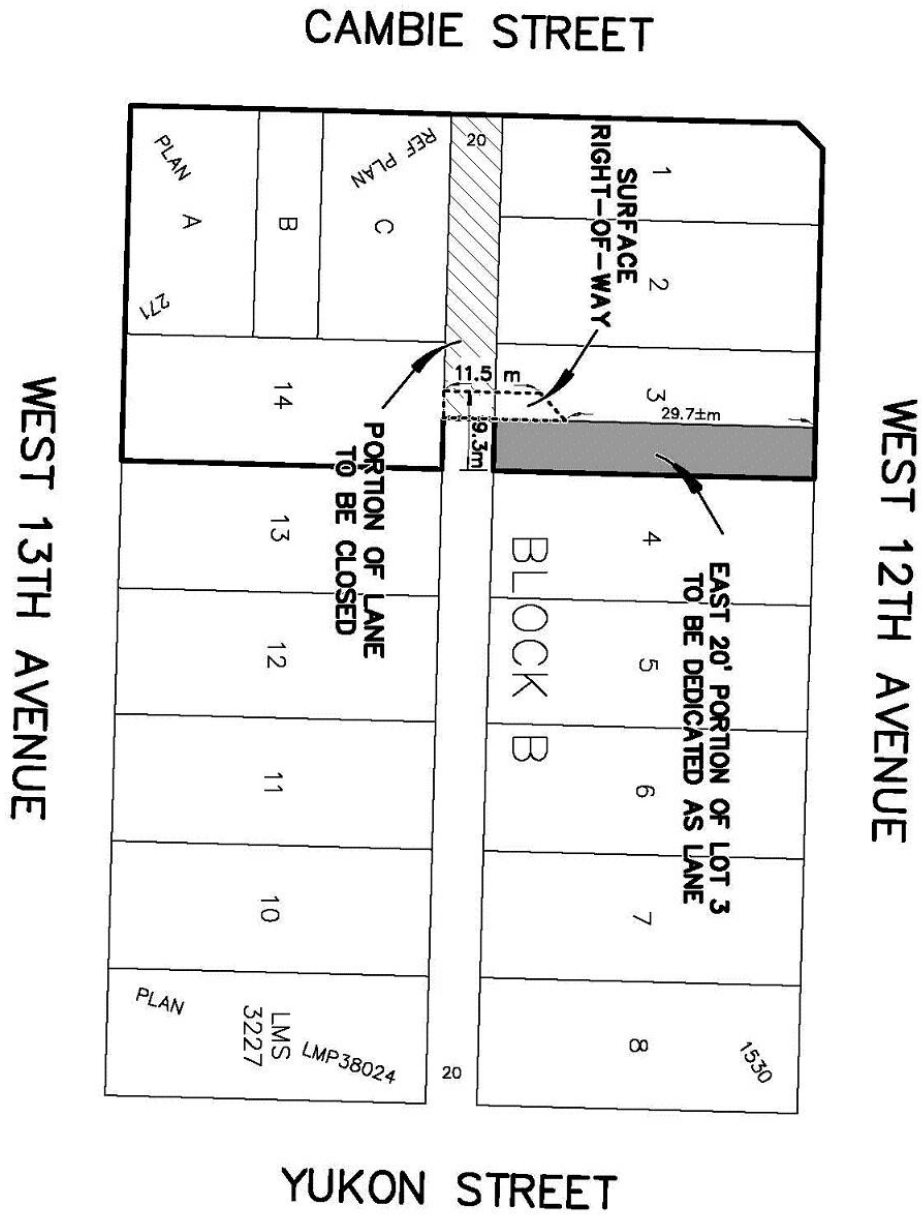
1. Council approving the stopping up, closure and conveyance of that portion of the lane lying south of 12th Avenue, between Cambie Street and a point 6.096 metres (20 ft.) westerly of the east property line of Lot 3, Block B, DL 526, Plan 15330. An application to the City Surveyor is required to initiate the lane closure and its purchase for a nominal amount.

Note to Applicant: Suitable arrangements must be made with all affected utility companies — B.C. Hydro, Telus and Shaw for overhead facilities and utility poles, Fortis B.C. and City Electrical/Utility branches to relocate or abandon these facilities from within the portion of lane to be closed, as necessary. Submission of written consents to the proposed lane closure and confirmation of arrangements to address utility needs from each of the affected parties will be required.

2. Consolidation of Lot 1, Except Part in Explanatory Plan 17416; Lots 2, 3, 14; and Lots A, B, and C (Reference Plan 271) Except The West 10 Feet, Now Road, of Lots 15 and 16; All of Block B, DL 526, Plan 1530 and the closed portion lane to form a single parcel and subdivision of that site to result in dedication of the east 6.096 metres (20 ft.) of Lot 3 to the City for lane purposes.
3. Provision of a surface statutory right-of-way over portion of the development site at the westerly limit of the intersection of the existing east-west and the new north-south lane sections for vehicle manoeuvring purposes. The sketch below shows the dimensions of the SRW area.

Note to Applicant: Within this SRW there is to be a minimum vertical clearance of 7.62 m (25 ft.) measured from grade to the underside of any overhead structure and the provisions of the Street and Traffic By-law (#2849) are to be enforceable within the SRW area.

May 7, 2012



DRAWING
SCALE 1:750

CITY OF VANCOUVER
ENGINEERING SERVICES

4. Removal of the portion of existing garage on Lot 4 which will encroach onto the portion of Lot 3 to be dedicated as Lane, or the provision of a standard encroachment agreement permitting the encroachment onto the proposed lane dedication.
5. Provision of building setback and a surface SRW to achieve a 5.5.m (18.05 ft.) distance from the back of the City curb to the building face on Cambie Street. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to be provided at the owner's cost to determine the final setback/SRW dimension.
6. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

Size: At minimum, the smallest sized station at 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 and allowing easy access to the street. Preferred location along Cambie Street at 12th Avenue or 13th Avenue is sought.

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 percent and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5 percent. 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.

7. Release of Easement & Indemnity Agreement 490210M (commercial crossing agreement) prior to building occupancy. A letter of undertaking is acceptable to address this condition prior to enactment with discharge required prior to building occupancy.
8. Provision of a Services Agreement to detail the on-site 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) Relocation of the existing traffic signal feed to Cambie Street currently provided from the B.C. Hydro pole within the portion of lane to be closed.
 - (b) Relocation of the existing City sewer infrastructure (combined storm and sanitary sewer line and catch basins) from within the portion of lane to be closed, i.e., redirect the storm water and sanitary sewer flows within the subject block and existing lane through the new lane outlet to 12th Avenue and ultimately connecting to the GVS&DD sewer on Cambie Street. Submission of written consent from the GVS&DD to the proposed connection to their sewer will be required; alternatively, arrangements to protect the sewer infrastructure within the underground parking structure of the proposed development under a volumetric statutory right of way agreement in favour of the City will be required.
 - (c) Provision of speed humps in the lane south of 12th Avenue between Cambie Street and Yukon Street, subject to neighbourhood consultation, is required.
 - (d) Provision of a raised median along West 12th Avenue at the realigned lane to restrict vehicles to right in-right out movements only.
 - (e) Provision of a new lane entry and removal of the closed Cambie Street lane entry including related utility and street work necessary to accommodate the lane entry changes.
 - (f) Provision of new sidewalks around the site that meet the current standards for the area.
 - (g) Provision of street trees around the site where space permits.
 - (h) Payment to the City of up to \$100,000 for local traffic calming measures, within five years of building occupancy, to address any traffic impacts of the project on the surrounding streets. The amount payable is to be determined by the General Manager of Engineering Services at his sole discretion.
 - (i) 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.
9. 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.

Neighbourhood Energy

10. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to the City-designated Neighbourhood Energy System, if and when the opportunity is available and in accordance with the Council-approved Vancouver Neighbourhood Energy Strategy and Energy Centre Guidelines, and corresponding Neighbourhood Energy Connectivity Standards, which may include but are not limited to agreements which:
 - (a) Require buildings on site to connect to a Neighbourhood 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 Neighbourhood Energy System connection and operation; and
 - (c) Grant access to and use of suitable space required for the purposes of Neighbourhood Energy System operation equipment.

Soils Agreement

11. 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.
12. 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 there from on terms and conditions satisfactory to the Manager of Environmental Planning, the General manager of Engineering Services and the Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s)/Final Determination (to state that the site is not a contaminated site) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Heritage

13. Subject to its approval in principle after the Public Hearing, enactment of the Heritage Designation By-law to designate the exterior of the existing building at 454 West 12th Avenue.
14. Approval by Council of a Heritage Revitalization Agreement By-law to secure the restoration, long-term maintenance and preservation of the existing building at 454 West 12th Avenue, prepared to the satisfaction of the Director of Planning and the Director of Legal Services.

Housing Agreement

15. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to enter into a Housing Agreement securing, in accordance the Rental Housing Stock Official Development Plan and the Rate of Change Guidelines, eight residential units, with a minimum total area of 296 m² (3,186 sq. ft.) and related parking and other amenity space, as rental housing, and subject to the following additional conditions in respect of those units:
 - (a) that all such units will be contained within a separate air space parcel;
 - (b) that such air space parcel may not be subdivided by deposit of a strata plan;
 - (c) that none of such units may be separately sold;
 - (d) that none of such units will be rented for less than one month at a time; and
 - (e) on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

Note to applicant: This Housing Agreement will be entered into by the City by by-law pursuant to section 565.2 of the Vancouver Charter.

Public Art

16. 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.

Note to Applicant: Please call Bryan Newson, program manager, 604 871 6002, to discuss your application.

Community Amenity Contribution (CAC)

17. Pay to the City the Community Amenity Contribution of \$165,951 in cash 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.

Note to Staff: The \$165,951 is to be allocated to capital improvements to childcare facilities.

Note: 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 sites 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-laws.

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.

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2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue and 465 West 13th Avenue
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“280 Cambie Street, 2850 Cambie Street, 454 West 12th Avenue and
465 West 13th Avenue [CD-1#] [By-law #] B (C-2C)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 280 Cambie Street, 2850 Cambie Street, 454 West 12th Avenue and
465 West 13th Avenue”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking requirements
280 Cambie Street, 2850 Cambie Street, 454 West 12th Avenue and 465 West 13th Avenue	()	()	Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law, except for the following: Class A loading spaces are required at a rate of 0.01 spaces per dwelling unit up to and including 300 units, and at a rate of 0.008 spaces per dwelling unit for any number of units over 300.

* * * *

2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue and 465 West 13th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel (UDP) Minutes

The UDP reviewed this application on the following occasions:

- September 26, 2012 (Non-Support)
- February 27, 2013 (Non-Support)
- September 11, 2013 (Support).

September 26, 2012 (Non-Support 0-8)

• **Introduction:** Ian Cooper, Rezoning Planner, introduced the proposal for a rezoning on the site at the corner of West 12th Avenue and Cambie Street. The proposal is for a mix-used commercial-residential development of eight storeys with retail on Cambie Street, replacing the White Spot restaurant. As well, the applicant plans to relocate and restore the heritage house at 454 West 12th Avenue to West 13th Avenue. They are also planning to re-align the lane to exit onto West 12th Avenue and will close the access/exit to West 13th Avenue. Mr. Cooper described the applicable policy for supporting an increase in height and density which includes: the retention and renovation of the Heritage "C" structure on its new site on West 13th Avenue; the replacement of the eight rental housing units that would be displaced from the Heritage house; and an anticipated offer of a Community Amenity Contribution based on the City-wide rate of \$3.00 per square foot. The current rental units are not within a "rate of change" area and are therefore not protected and the house at 454 West 12th Avenue has heritage value but is not protected.

Anita Molaro, Development Planner, further described the proposal noting the context for the area. The height of City Hall is 12-storeys, City Square is 6-storeys and the Plaza 500 Hotel is 16-storeys. There are also a number of low-rise buildings along Cambie Street, however the base zoning anticipates buildings with FSR of 3.0 a height of 35 feet. Further south on Cambie Street (between West 14th and 16th Avenues) is the Pacifica which has tower elements up to 9-storeys with a low-rise street wall of three and six storeys. When this proposal began, the existing conditions consisted of two separate sites; the C-2C at the corner of West 12th Avenue and Cambie street and the site at West 13th Avenue and Cambie Street (location of White Spot restaurant). The site does not fall within the Cambie Corridor design principles however staff did request that the number of floors be limited to a maximum of eight which is consistent with the maximum number of floors in the Cambie Plan.

Ms. Molaro noted that one of the challenges facing the redevelopment of this block and access to the development was the location of the lane. The applicant proposed to close the lane and realign it out to West 12th Avenue within the footprint of the existing C-2C frontage. That presented some challenges in terms of both the vehicle sight lines and the building mass adjacencies to the heritage building. In general Engineering staff considered the realignment of the lane to offer some improvement to the neighbourhood in general, especially for those accessing in/out to the existing restaurant. To address proximity of the lane to the corner of West

12th Avenue and Cambie Street, the application is proposing to include the RT-6 site facing Cambie Street and establish a new lane. Given the heritage value of the house, the application proposes to relocate the building to the existing RT-6 site (now being used as a parking lot) facing West 13th Avenue. The adjacent two houses along the immediate frontage are also Heritage B and Heritage A buildings. Ms. Molaro noted that some of the benefits of this configuration is that it moves commercial access in and out of the site from Cambie Street and West 13th Avenue, which is a residential street to West 12th Avenue. It also allows for a continuous commercial frontage along Cambie Street which is consistent with the context across Cambie Street.

Ms. Molaro described the proposal noting that it consists of principally 8-storeys with a modest 9th floor serving a couple of the upper residential units. The seventh floor has the residential amenity room and associated outdoor area for the building's residents. Commercial uses are located on the ground floor with the restaurant use anticipated at the corner of West 12th Avenue and Cambie Street. In terms of the frontage along Cambie Street, one of the issues that staff were concerned about was the length of the façade (270 feet). One of the strategies that staff recommended was to consider some variation in the both the massing and setback to provide a more generous public realm, and opportunity to accommodate some outdoor seating/pedestrian activity given its westerly orientation.

Advice from the Panel on this application is sought on the following: Does the panel support the urban design response developed for this site:

- form of development, massing (scale and bulk), requested density (4.325 FSR) and
- requested height (105 ft.- 9 storeys);
- building's relationship/response to existing neighbourhood context including:
 - adjacent RT-6 low density neighbourhood including relocated heritage house;
 - Cambie Street context south of 12th avenue;
 - civic/heritage context north of 12th avenue.
- public realm interface, open space design and landscape treatments;
- LEED Gold/Sustainability strategies;
- preliminary advice on the indicative materials and composition.

Ms. Molaro took questions from the Panel.

• **Applicant's Introductory Comments:** Wayne Fougere, Architect, further described the proposal and stated that the lane is only one of two places where a lane comes out at Cambie Street. As a result closing the lane would repair the public realm. He described the materials noting that there are three main materials, with the base material being a cultured limestone. The center area on Cambie Street will be a gathering place for the restaurant.

Brent MacGregor, Consultant, added that with closing the lane all the conflicts with the existing crossings are eliminated, making for a better pedestrian experience. Derek Lee, Landscape Architect, described the landscape plans. He said he thought what was interesting about the development was that it is trying to reinforce the City Hall precinct. The sidewalk environment is trying to be similar to what happens from West 12th Avenue to the Canada Line Station at West Broadway. They are looking at a width of about 6 meters for the sidewalk at the corner. Street trees are planned along Cambie Street with a grass boulevard wrapping around on both the West

12th Avenue and West 13th Avenue frontages. He added that with reorienting the lane they saw it as an opportunity to create a mews. There are ground oriented units facing the lane with recessed patios. A trellis is planned over the parkade entrance. The upper roof deck will have the primary indoor and outdoor amenity space with a two sided fireplace. Urban agriculture is planned as well as a barbeque area and dining area. In order to get some larger size trees they added a mound area and a children's play area. Regarding sustainability, they will be harvesting rain water and on the upper levels there will also be extensive green roofs.

Robert Lemon, Architect, described the heritage aspects of the proposal. He indicated that the house was built in 1909. He added that the house has had quite a bit of renovation over the years and is not in the best shape. The original materials and colours are still under the layers of renovations. He said he thought there is enough potential in the building to rehabilitate it as it could be designated as a Heritage B building. The Heritage Commission will be reviewing the proposal as well.

The applicant team took questions from the Panel.

• **Panel's Consensus on Key Aspects Needing Improvement:**

- ☑ Design development to strengthen the response to City Hall;
- ☑ Design development to distinguish the site mid-block in a more fundamental way;
- ☑ Design development to modify the massing at West 12th Avenue to better respond to the context of City Hall, Plaza 500 tower including increasing the sidewalk and stepping the building back from the street edge;
- ☑ Design development to better transition the building to the residential context;
- ☑ Consider reviewing the materials across the site;
- ☑ Consider having a greater separation between the heritage house and entrance to the parkade; and
- ☑ Review the passive design response regarding the orientation of the building.

• **Related Commentary:** The Panel did not support the proposal. The Panel offered some support for the general approach of the form of development, height and density but some reservations with the architecture, with a couple of Panel members stating that the density was a bit aggressive for the site. Several Panel members thought there were issues on how the massing was expressed and distributed around the site. Some Panel members thought the horizontal expression didn't relate very well to its context. The Panel appreciated the retention of the heritage house and the replacement of the eight rental units. The Panel supported the closure of the lane.

In terms of the relationship of the building to the neighbourhood context, the Panel felt there was some work to be done in terms of understanding and developing a clear language to the building that responds to its different urban adjacencies. Both West 12th Avenue and Cambie Street are high traffic streets that are commercial oriented and the north face of the building sits across from an important building, which should result in distinct architectural expressions. Since the east and south faces of the building are adjacent to single family residential, lower scale buildings, their expression should reflect that context as well. Several Panel members thought there could be more variety in the materials with one Panel member noting that all four sides seemed to be the same, and that the east side could have more texture while the north and west facades could have a more commercial expression. Another Panel member thought there was an opportunity to step

the building down towards West 12th Avenue. Several Panel members thought the Cambie Street frontage should have a continuous retail edge. As well the bulk of the building could be broken up through the use of materials to express the building form in a more vertical expression.

Some Panel members thought the building was too close to West 12th Avenue and the building should acknowledge the corner in a strong way by setting the building back more rather than having the indentation mid-block. They felt this would be an ideal spot for outdoor seating. A couple of Panel members noted that nothing had been provided regarding signage. One Panel member thought this was an opportunity to create some visual excitement beyond typical signage. One Panel member mentioned that the relationship to the access to the underground parking and the location of the heritage building compromised the relationship of the backyard of that heritage building. The Panel supported the top floor amenity room and the addition of urban agriculture. It was noted that the continuation of the public realm was the correct way to go but it could be a more contemporary design and more dynamic in its materials and form. Regarding sustainability, some Panel members thought the sustainable design should better reflect solar orientation. The Panel supported the greening of the roof and the addition of solar panels.

- **Applicant's Response:** Mr. Fougere had no additional comments.

February 27, 2013 (Non-Support 0-8)

- **Introduction:** Farhad Mawani, Rezoning Planner, introduced the proposal for a site on the east corner of Cambie Street and West 12th Avenue. The western portion of the site is zoned C-2C, which allows for developments up to 35 feet in height while the eastern portion is zoned RT-6, which also allows for heights of 35 feet. Mr. Mawani explained that under the existing zoning a 4-storey building could be anticipated which could be subject to the Director of Planning relaxing the height to 45 feet. Mr. Mawani described the context noting the surrounding zonings.

The applicant applied for rezoning to permit a mixed-use building with a maximum height of 112 feet or 10-storeys. Retail and restaurant uses will be located at grade with a mix of residential units above. The house at 454 West 12th Avenue, listed as "C" on the Heritage Register will be relocated to West 13th Avenue. The eight rental units currently in that house would be replaced and located in the new building. As well the proposal would see a re-alignment of the lane to exit on West 12th Avenue with the current access to Cambie Street being closed. Mr. Mawani explained that the Cambie Corridor policies begin at West 16th Avenue and does not affect this site. As well the Broadway Corridor study only considers the C3-A sites located along Broadway. As the site is on a busy transit corridor, staff are able to consider options outside the existing zoning that align with Citywide policies which is to increase density close to rapid transit, combined with incentives to retain a heritage structure.

Anita Molaro, Development Planner, further described the proposal and gave an overview of the context for the area. She explained that the context along Cambie Street includes a number of low-rise buildings and some higher buildings further south on the street as well as the Plaza 500 Hotel on the corner which is 16-storeys. The zoning to the east is a low density residential neighbourhood with the intent to retain or renovate existing residential buildings which are characteristic to the area.

Ms. Molaro mentioned that when the enquiry began the existing condition consisted of two separate sites. One site at the corner of West 12th Avenue and Cambie Street and the other site at the corner of West 13th Avenue and Cambie Street. One of the challenges facing the development of this block and access to the development is the location of the lane.

The applicant is proposing to close the lane and realign it out to West 12th Avenue within the footprint of the existing C-2C frontage along Cambie Street with no separation from the RT-6 site, Heritage C building. She noted that this presented some challenges in terms of both vehicle sight lines and building mass adjacencies to the heritage building. Engineering staff considered the realignment of the lane to offer some improvement to the neighbourhood in general, especially for those accessing the existing restaurant. To address the proximity of the lane to the corner of West 12th Avenue and Cambie Street, the applicant is proposing to include the RT-6 site facing Cambie Street and establish a new lane, now 118 feet from the corner. Given the heritage value of the house, the applicant proposes to relocate the building to the existing RT-6 site (now being used as a parking lot) facing West 13th Avenue. The adjacent two houses along the immediate frontage are Heritage B and Heritage A buildings.

With respect to the overall development Ms. Molaro explained that the site does not fall within the Cambie Corridor design principles. The previous proposal that the Panel reviewed was for an 8-storey building with a modest 9th floor. In the revised proposal the height is now ten storeys exclusive of the roof access. There is a slight reduction in FSR and an increase in height from 105 feet to 122 feet.

Ms. Molaro described other City guidelines regarding the important views of City Hall from the downtown peninsula and to respect the prominence of City Hall to maintain heights that would not compete with City Hall. She also mentioned that the Panel's previous commentary generally supported the form of development including the height and density. Some of the Panel had concerns regarding the density and thought it was aggressive. As well they were concerned with the horizontal expression but supported the closure of the lane.

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

☐ does the panel support the revised urban design response developed for this site:

o form of development, massing (scale and bulk), including:

- revised density (reduced to 4.19 FSR); and

- revised height (increased to 122 ft.- 10 storeys) taking into consideration the contextual views of City Hall from the downtown peninsula.

o Has the revised proposal responded to the panel's previous concerns with regard to:

- Strengthen the response to City Hall;

- Distinguishing the site mid-block in a more fundamental way;

- Modifications to the massing at West 12th ave to respond to the context of City hall, Plaza 500 including increasing the sidewalk and stepping the building back from the street edge;

- Better transition to the residential context;

- Consider reviewing the materials;

- Consider greater separation between heritage house and entrance to the parkade; and

- Review passive design response.
- o public realm interface, open space design and landscape treatments.
- o LEED Gold/Sustainability strategies including passive design.
- o preliminary advice on the indicative materials and composition.

Ms. Molaro took questions from the Panel.

• **Applicant's Introductory Comments:** Brent MacGregor, Consultant, commented on the C-3A zoning issue noting that it is not part of the site, as it is in the foreground of City Hall. He added that he thought it was a Council issue that they would have to change in the Guidelines. He described the process the applicant team went through in designing the project. He noted that they purchased the heritage house in order to facilitate the lane and the relocation of the house to West 13th Avenue. He added that they took the Panel's last review seriously and adjusted the design. The mass has been better articulated, the sidewalks have been widened and they have stepped the building back. Mr. MacGregor said they added another storey to the building because they felt proportionately it was better and gives access to the roof area.

Wayne Fougere, Architect, further described the proposal and stated that they have redesigned the building. They tried different massings to address the issues and believed they have achieved a vertical nature to the building. They have freed up about 2,000 square feet on the ground plane which has been given to Cambie Street as additional setbacks and the plaza. The outdoor amenity areas are on top of the 7th, 8th and 9th floors. Solar panels are proposed for one of the roofs and will account for about 70% of the lighting in the parking, stair wells and corridors. The unit count has been increased to 141 units and the residential parking stalls have been reduced to 130. The commercial parking stalls have been increased from 55 to 95 mostly because they thought they would need more for the restaurant area. Mr. Fougere said they did not consider added shading to the west elevation as there is only sun on that façade around 4:00 PM and is in shade from other buildings the rest of the time. He described the various setbacks around the building noting that there will be a two foot setback around the sidewalks and the plaza will be setback 21 feet.

Derek Lee, Landscape Architect, described the landscape plans indicating that the roof will have urban agriculture that conform to the guidelines. In addition there will be a harvest table and a pergola over top. The play area is surrounded by intensive green roof plantings. He added that they expect to add trees to the area for shading. They have created a whole series of small semi-public garden spaces expressed on the lower podium level on the second floor. As well there are some private patios. Mr. Lee mentioned that they have changed the expression around the parkade entrance by creating an elevated lawn space with a linear up stand planter. As well they have increased the sense of privacy through the mews. A double row of trees is proposed along Cambie Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
- Design development to improve the massing, height and density;
 - Design development to better transition the building to the residential context;
 - Design development to improve the interface between the heritage building and the proposal;

- Consider reducing the amount of parking spaces; and
- Improvement to the sustainability strategy.

• **Related Commentary:** The Panel did not support the proposal as they felt there were still issues with the height, density and massing. The Panel noted the importance of this intersection and recognized it was a difficult site requiring a high level of architectural resolution. The Panel agreed that there was justification for placing density on a transit oriented site but felt there was a larger issue as to how it relates to its context. The Panel thought there was too much density or it was the manner in which it was being massed that was an issue.

One Panel member noted that there were three influences on the massing: the Cambie Corridor program, the existing neighbourhood of single family and heritage homes and the larger buildings such as City Hall and the Plaza 500 hotel. The Panel thought the proposal was not relating to any of the three influences and as well the scale seemed out of place. One Panel member noted that the relationship to the context had gotten worse and how it relates to the residential context was weaker than in the previous submission.

The Panel members thought it was critical the massing and architecture of the building respect the heritage of City Hall. While the City's view corridors address views to City Hall this application highlights the important role buildings to the south of the Hall have on supporting public views. The Panel supported the relocation the heritage building as well as the realigning of the lane. The Panel thought the increase in the setbacks was good gesture but and over-all sense of design cohesion was lacking. They also thought the programming of the ground floor would help to activate the street the design approach of recesses and entry points lacked clarity and thus negatively impacted the public realm experience along Cambie. The panel also felt the overhang to the entry court needed further design development and refinement.

The Panel thought the landscaping needed to have a role to play with the interface between the proposal and the single family homes at the back. They thought the upper roof levels were well handled but thought the edge adjacent to the heritage building still needed some design development.

The Panel thought there was more parking being included than was needed considering the closeness to a transit node.

The Panel had some concerns regarding the sustainability strategy and thought there were a number of items missing including shading on the west elevations. A couple of Panel members thought the applicant might want to look at pursuing geothermal to heat and cool the building. Another Panel member noted that with the traffic noise from both streets, the applicant might consider ways to mitigate that issue.

• **Applicant's Response:** Mr. MacGregor said that the parking was in response of having a larger restaurant on the site and to reduce parking on the residential streets. He added that it was a challenging site but they felt the current design was a good solution. As to sustainability, they didn't bringing their consultant as they haven't put the effort into that area at this time. He said they would be back after Council's review. He noted that they had pulled back the massing on the West 12th Avenue façade and reduced the density somewhat to transition to the adjacent

residential. Incorporating the heritage house as part of the project provides a great benefit as well as relocating the lane.

September 11, 2013 (Support 4-2)

• **Introduction:** Janet Digby, Rezoning Planner, introduced the proposal for a site that is in a rezoning policy vacuum in that it lies between, but not in, the Broadway Corridor or the Cambie Corridor Plan areas. She explained that Council policies under which the application can be considered include Transportation 2040 and the Vancouver EcoDensity Charter. The current proposal includes an 8-storey building with an FSR of 3.99. The rental units in the heritage “C” house will be replaced with small, ground-related units on the east side of the new building. The parking access location has been changed to the intersection of the east/west and north/south portions of the lane.

Tim Potter, Development Planner, further described the proposal and explained that the site used to be a gas station at the corner of Cambie Street and West 12th Avenue. The heritage house will be relocated to West 13th Avenue and the lane will be changed behind the development and will connect to West 12th Avenue.

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

In addition to any comment on the overall form of development proposed for this rezoning/development application, the Panel’s advice was sought on the following questions:

1. In general, has the building massing, form, and height been developed successfully in light of previous panel design workshop comments?
2. Has the massing response and transitions to adjacent residential contexts, along West 12th Avenue towards the RT-6 zone, and to the Cambie context to the south been successfully developed having regard for scale transition, privacy and overlook to adjacent context?
3. Comments on the public realm spaces; for example, comments on the success of the north facing terrace along West 12th Avenue, the residential entry open space, and the south facing terrace at West 13th Avenue.
4. In view of the scale and dimension of buildings along Cambie Street, comment on the scale and articulation of the west elevation of the proposal as it relates to its overall streetscape context.
5. In terms of the broader urban design context at this significant corner, does the project successfully respond to its site and in particular, does the proposed massing preserve the prominence of key views towards City Hall as seen from the downtown peninsula?

Ms. Digby and Mr. Potter took questions from the Panel.

• **Applicant’s Introductory Comments:** Jim Hancock, Architect, further described the proposal noting that they listened to the Panel’s previous comments and as a result the building has a more horizontal expression. He added that they have twisted part of the design and still want to have the 4-storey mass above the ground which has been set back in a number of places to improve the streetscape. He mentioned that there are eight residential units that used to be in the house and are now 2-storey townhouses off the mews. The entrance to the parking garage has been changed in line with the lane.

Gwyn Voss, Architect, mentioned that at the ground plane they changed the expression to create a space in the middle of the site and twisted the volumes above to give some dynamism to the elevations.

Derek Lee, Landscape Architect, described the landscaping noting the improvements to the setbacks that have resulted in more space being developed for interactive zones. The restaurant has a setback that allows for a generous patio. They have created some stepping terraces and the mid-block plaza expression has a water feature. The mews will be open to the public and is being defined by arbors to increase pedestrian permeability. Access to the heritage house will be gated with a private yard at the back and two units on the street. As well they wanted to articulate the laneway and the upper terraces will have a cascade of greenery to reinforce the stepping of the building. The lower two terraces are private and they focused on adding a lot of green roofs and some berms to allow for more generous plantings. The upper level will have an outdoor amenity space that will include solar panels. Seating and a play area are proposed along with urban agriculture and some passive space and a harvest table.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the 2-storey curtain wall;
 - Design development to improve the expression in the upper volume;
 - Design development to improve the grade in the public realm;
 - Consider eliminating the stick expression at the corner of West 13th Avenue and Cambie Street;
 - Consider an art piece that reflects the history of the site.

- **Related Commentary:** The Panel supported the proposal and thought the applicant had responded well to the Panel's previous commentary from the workshop.

The Panel supported the general massing and height being proposed. They also thought the view analysis was supportable in terms of supporting the massing. As well they thought the density was essentially achievable. One Panel member mentioned that the building reads as a transition between the taller forms to the west and the assemblage of massing between City Hall and the heritage buildings in City Square. Some of the Panel thought the 2-storey curtain wall needed a little more design development. As well they thought the building successfully responded to the corner of Cambie Street and West 12th Avenue.

Some Panel member wanted to see more clarity in the upper volume but thought that the transition between the 4-storey volume and the house on West 13th Avenue worked well. As well they thought the relationship between the 4-storey element and City Hall was strong.

The Panel thought the public realm spaces were generally well developed and liked that they are reflecting the front yard setbacks of the single family residential to the east. A couple of Panel members thought there could be a more consistent grading texture with a couple of Panel members stating that the level of complexity at the ground plane needed to be better resolved to achieve some level spaces. As well some Panel members thought it was unfortunate that the lane

would exit onto West 12th Avenue opposite City Hall. The Panel supported the change to the parking ramp noting that previously it took too much away from the house and the mews.

Some Panel members thought the stick element at grade didn't work and made the corner look like a construction site. They did support the use of green roofs.

The Panel noted that the applicant had made some effort in protecting views down to False Creek and back to City Hall. However, a couple of Panel members thought there was an uncomfortable experience as one approaches from the south and would like to have seen some difference to City Hall.

One Panel member mentioned that there wasn't any discussion regarding public art or heritage and wondered if there wasn't an opportunity to find a public art piece to tell the story of the site.

Regarding sustainability, the Panel supported the commitment to LEED™ Gold and thought having air conditioning in the building would be beneficial considering the proximity to a noise street.

• **Applicant's Response:** Mr. Hancock said they would take the comments into consideration. As well they will explore improving the public realm with the landscape architect.

2. Vancouver Heritage Commission

Motion from November 19, 2012

THAT the Vancouver Heritage Commission supports the Statement of Significance and Heritage Conservation Plan for 2806-2850 Cambie Street and 454 West 12th Avenue which includes the proposed relocation of the heritage house on West 12th Avenue to West 13th Avenue as part of the rezoning for a residential/commercial development.

FURTHER THAT the Commission requests design work for the underground entrance to the site under the heritage house be more respectful of its single family character. The Commission also requests that the new large building along Cambie Street be more respectful of the historic City Hall by incorporating more vertical elements into the overall massing.

3. Public Consultation Summary

1st Community Open House - September 25, 2012

A community open house was held from 5 to 8 pm on September 25, 2012, at the City Hall Media Centre at 453 West 12th Avenue. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A total of 1,205 notifications were distributed within the neighbouring area on or about September 6, 2012. Staff, the applicant team, and a total of approximately 43 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the September 25, 2012 open house, a total of 20 comment sheets were submitted from individuals (approximately 75% in favour/5% opposed/20% unsure/maybe).
- A total of 18 letters, emails, and online comment forms were submitted from individuals (approximately 44% in favour/44% opposed/11% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/Maybe
1. Do you support the proposed redevelopment of this site?	23 (61%)	9 (24%)	6 (16%)

Comments about the application ordered by level of support and by topic:

Comments from those in SUPPORT of the proposal

Location

Comments noted the location seemed appropriate for this type of development given the location along an arterial street and in proximity to the Canada Line station at Broadway.

Housing and Local Area

There was support in comments for more local housing options and the unit plans proposed. Similarly the proposal was viewed as a welcome addition to the area and in line with local character.

Heritage

Comments showed a level of support for the retention and restoration of the heritage building.

Height and Design

Proposed buildings heights were seen as appropriate and acceptable at this location. The design was described as nice architecture with a West Coast-style.

Green Space

There was support for the rooftop green space and green/sustainable features in the proposal.

Traffic

There was some concern over increases in local traffic resulting from this proposal.

Comments from those OPPOSED to the proposal

Density and Height

Comments reflected a concern that the project was too tall and too dense, including specific concerns that it would diminish the presence of City Hall.

Traffic

There were concerns that traffic would worsen as a result of the proposal, both on local streets and the reconfigured lane.

Local Area

Some comments thought the proposal was out of character and scale with the neighbourhood and would alter the community's character.

Privacy, Shadows and Views

Stemming from the proposed height, comments demonstrated concern about a potential loss of privacy in neighbouring homes, loss of views of City Hall, and greater shadows cast over adjacent properties by the proposed building

Heritage

Several comments felt that the heritage building should be retained *in situ*.

Miscellaneous Comments

- Proposed units are too small
- The entire block should be planned and developed comprehensively

Comments from those UNCERTAIN or UNSPECIFIED about the proposal

Height and Design

The height was seen to be appropriate for the neighbourhood. Comments on the design were mixed, with some stating that while seemingly massive the design responded appropriately to the site. Conversely another comment stated the proposed design was too chunky and had an oversized mass.

Green Space

Comments supported tree preservation where possible and felt that greenery could be used to soften the façade along Cambie Street.

Traffic

There were concerns over increases in traffic both on local streets and in the lane resulting from the proposal and the new laneway configuration proposed.

Miscellaneous Comments

- Support for the heritage building retention and restoration
- There was a desire for public art, potentially sculpture, along Cambie

2nd Community Open House - October 22, 2013

A revised rezoning information sign was installed on the site on October 22, 2013. A community open house was held from 5 to 8 pm on November 20, 2013, at the City Hall Media Centre at 453 West 12th Avenue. A total of 1,110 notifications were distributed within the neighbouring area on or about November 6, 2013. Staff, the applicant team, and a total of approximately 16 people attended the Open House. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

November 20, 2013 Community Open House

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the November 20, 2013 open house, a total of 3 comment sheets were submitted from individuals (approximately 67% in favour/33% opposed/0% unsure/maybe).
- A total of 15 letters, e-mails, and online comment forms were submitted from individuals (approximately 80% in favour/13% opposed/7% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/Maybe
2. Do you support the proposed redevelopment of this site?	14 (78%)	3 (17%)	1 (6%)

Comments about the application ordered by frequency:

Location

Comments noted the location seemed appropriate for this type of development given the location along an arterial street and in proximity to the Canada Line station at Broadway.

Design

A range of comments spoke to building design, noting the appropriateness of density at the location and an affinity for the proposed "statement" building. Others felt the upper two floors should be further rotated to afford the heritage house more space. The design was also criticized as too cold and industrial looking.

Local Character

Comments reflected a belief that the project would make a good addition to the neighbourhood and improve the look, while others felt it would mar a heritage neighbourhood.

Traffic and Parking

There were concerns of increased traffic as a result of the project on arterials, local streets, and along the re-oriented lane. Added parking was seen as a necessity for the project.

Height

The proposed number of floors was thought to be too many, detracting from City Hall and the adjacent neighbourhood. This would lead to both a loss of light for neighbours as well as lost views.

Housing

There was support for more neighbourhood housing options as provided in the proposal.

Note: This summary includes comments submitted up to January 2, 2014.

2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue, 465 West 13th Avenue
FORM OF DEVELOPMENT

Figure 1: Aerial View of Site and Neighbourhood



Figure 2: Perspective Rendering in Context



Figure 5: Ground Level and Public Realm Landscape Plan



Figure 6: 3rd Level Plan

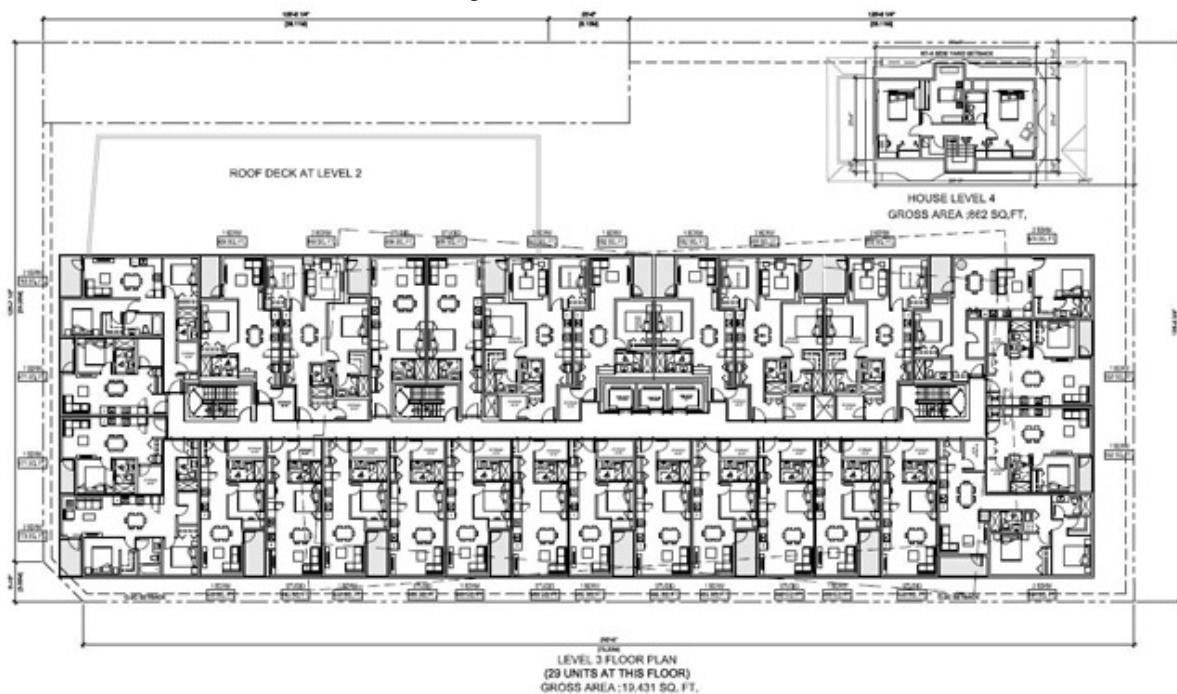


Figure 9: Perspective from Southwest



Figure 10: Perspective from North



Figure 11: North-South Building Sections

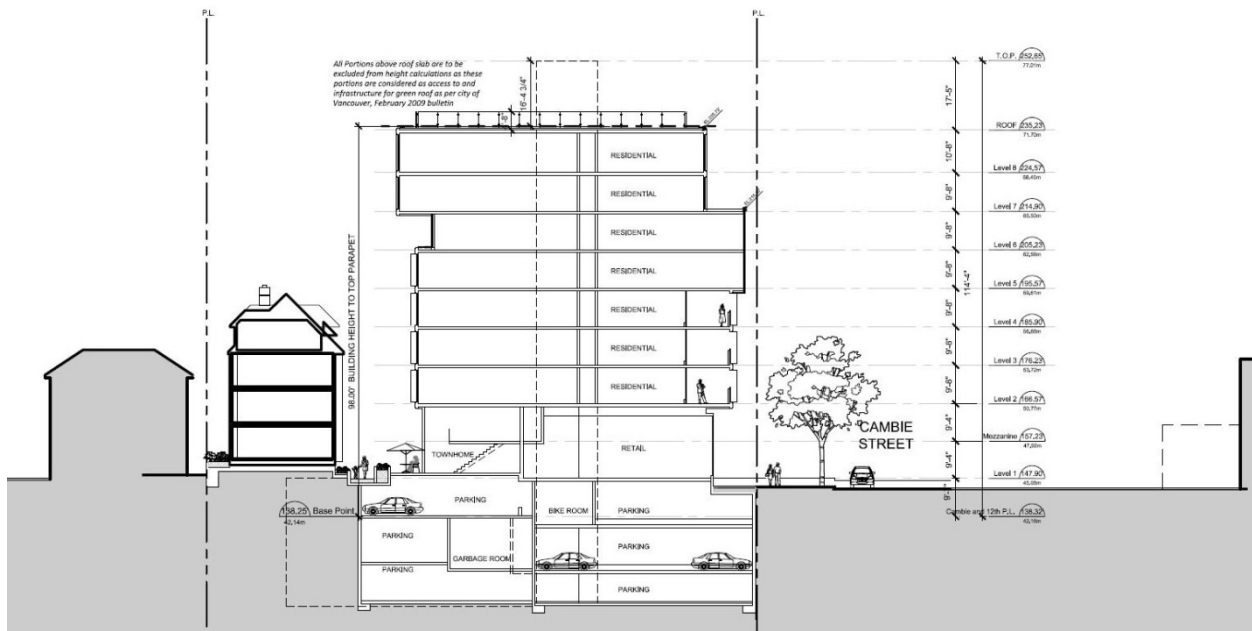
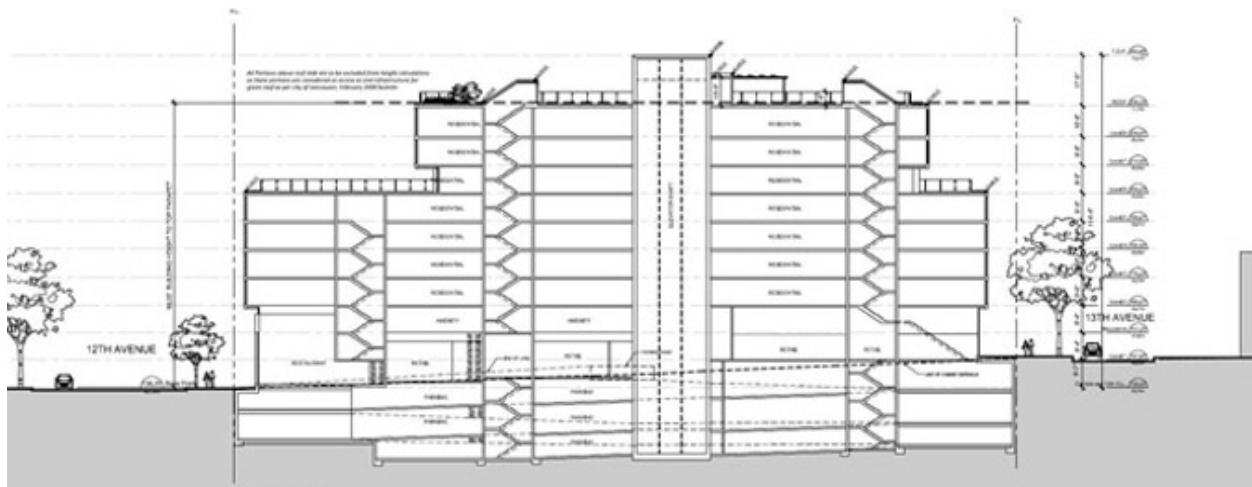


Figure 12: East-West Building Sections



2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue and 465 West 13th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A mixed-use development with retail and restaurant uses on the ground floor with a total of 148 strata and eight market rental housing units on upper floors, as well as a restored heritage house containing three strata residential units.

Public Benefit Summary:

The proposal would generate DCLs and public art contributions, a contribution towards local childcare facility upgrades and the rehabilitation, conservation and long-term protection of a heritage structure.

	Current Zoning	Proposed Zoning
Zoning District	C2-C/RT-6	CD-1
FSR (site area = 34,448 sq. ft.)	3.00/0.75	3.81
Buildable Floor Space (sq. ft.)	75,891	131,208
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12.67/sq. ft.)	961,539	1,602,679
	DCL (Area Specific)		
	Public Art (\$1.81/sq. ft.)		228,954
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage		300,000
	Childcare Facilities (Cash \$1,174,000/in-kind \$1,618,884)		165,951
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces	N/A	
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		961,539	2,297,584

Other Benefits (non-market and/or STIR components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

2806 Cambie Street, 2850 Cambie Street,
454 West 12th Avenue and 465 West 13th Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2806 Cambie Street, 2850 Cambie Street, 454 West 12th Avenue and 465 West 13th Avenue
Legal Descriptions	2806 Cambie St. – Lot 1 Except Part in Explanatory Plan 17416, Block B, District Lot 526, Plan 1530 and Lot 2, Block B, District Lot 526, Plan 1530; PIDs: 014-570-301 and 014-569-884 respectively 2850 Cambie St. – Lots A, B and C, (Reference Plan 271) Except the West 10 Feet, Now Road, of Lots 15 and 16, Block B, District Lot 526, Plan 1530; PIDs: 005-791-421, 005-791-375 and 005-791-138 respectively 454 West 12th Ave. – Lot 3, Block B, District Lot 526, Plan 1530; PID: 014-569-931 465 West 13th Ave. – Lot 14, Block B, District Lot 526, Plan 1530; PID: 011-920-181
Applicant/Architect	IBI/HB Architects
Property Owner	Shato Holdings Limited

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING		PROPOSED DEVELOPMENT	
Site Area	C-2C lands	2,062.7 m ² (22,203 sq. ft.)	3,200.2 m ² (34,448 sq. ft.) (after lane reconfiguration)	
	RT-6 lands	1,149.6 m ² (12,375 sq. ft.)		
	Total site area	3,212.3 m ² (34,578 sq. ft.)		
Floor Area	C-2C lands	6,188 m ² (66,610 sq. ft.)	residential	10,905 m ² (117,389 sq. ft.)
	RT-6 lands	862 m ² (9,281 sq. ft.)	commercial	1,284 m ² (13,819 sq. ft.)
	Total floor area	7,050 m ² (75,891 sq. ft.)	Total floor area	12,189 m ² (131,208 sq. ft.)
			<i>net Increase</i>	<i>5,139 m² (55,317 sq. ft.)</i>
FSR	C-2C all uses	3.00	residential FSR	3.41
	RT-6 dwelling use	0.75	commercial FSR	0.40
	blended FSR	2.19	Total FSR	3.81
			<i>net Increase in FSR</i>	<i>1.62</i>
Height	RT-6	10.7 m (35.0 ft.)	27.0 m (88.58 ft.)	
	C-2C	13.7 m (45.0 ft.)		
Parking	As per Parking By-law		As per Parking By-law Proposed: Residential 173 Commercial 60 Total spaces 233	
Loading	As per Parking By-law		1 Class A 2 Class B	
Bicycle Parking	As per Parking By-law		As per Parking By-law Proposed: Class A Class B Residential 210 6 Commercial 0 6 Total 210 12	
Dwelling Units			Studio 30 1-Bedroom 59 (including 8 secured rental) 2-Bedroom 54 3-Bedroom 15 4-Bedroom 1 Total 159 dwelling units	