



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: May 2, 2014  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 10542  
VanRIMS No.: 08-2000-20  
Meeting Date: May 13, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: a) 587 West King Edward Avenue and b) 591-599 West King Edward Avenue and Heritage Designation of the James Residence

**RECOMMENDATION**

- A. THAT the application by W. T. Leung Architects Inc., on behalf of DT5 Developments Ltd., to rezone:
- a) 587 West King Edward Avenue [*Lot 31, Block 660, District Lot 526, Plan 2976; PID: 013-272-802*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 0.94 and the height from 10.7 m (35 ft.) to 11.6 m (37 ft.) to permit development of two three-storey lane-fronting townhouses and to retain, restore and rehabilitate of the heritage "B" listed James Residence, and
  - b) 591-599 West King Edward Avenue [*Lots 32, 33 and 34, Block 660, District Lot 526, Plan 2976; PIDs: 013-272-811, 013-272-829 and 013-272-837 respectively*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 1.53 and the height from 10.7 m (35 ft.) to 11.6 m (37 ft.) to permit development of 18 three-storey townhouses, five of which have lane-fronting lock-off units,

be referred to a Public Hearing, together with

- (i) plans prepared by W. T. Leung Architects Inc., received on January 8, 2014;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendices A1 and A2; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendices B1 and B2;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 by-laws generally in accordance with Appendices A1 and A2 for consideration at Public Hearing.

- B. THAT, subject to approval in principle of the rezoning, Council approve the heritage designation of the James Residence at 587 West King Edward Avenue, listed in the "B" 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.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendices C1 and C2;

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

- D. THAT Recommendations A to C be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### ***REPORT SUMMARY***

This report evaluates an application to rezone four lots located at 587-599 West King Edward Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit, on the three westerly lots, development of 18 three-storey townhouses, five of which have lane-facing lock-off units, and to permit, on the easternmost lot, the restoration and rehabilitation of the heritage "B" listed James Residence and development of two lane-fronting townhouses. One level of underground parking would be provided under the townhouses on both sites.

Staff have assessed the application and find that it meets the intent of the Cambie Corridor Plan and the City's Heritage Policies and Guidelines. Staff support the application, subject to rezoning conditions outlined in Appendices B1 and B2. 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 Appendices B1 and B2.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- Vancouver Neighbourhood Energy Strategy (2012)
- Cambie Corridor Plan (2011)
- Green Building Rezoning Policy (2010)
- Community Amenity Contributions Through Rezonings (1999)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Policies and Guidelines (1986).

**REPORT**

**Background/Context**

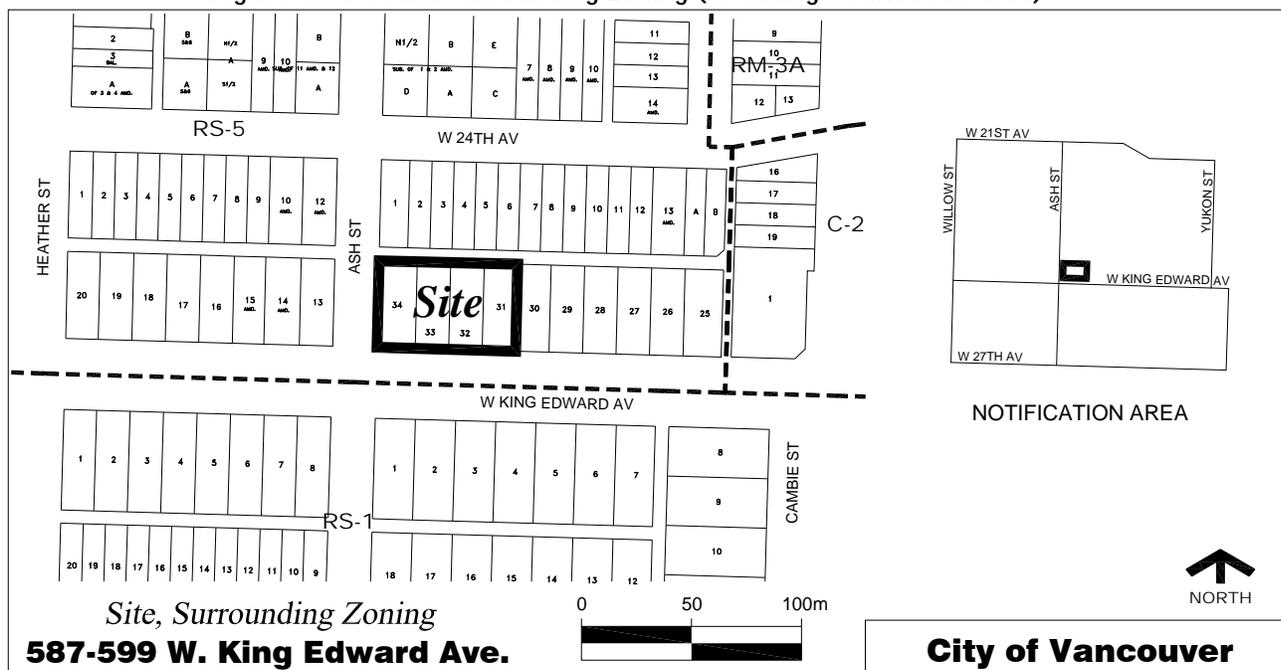
**1. Site and Context**

The sites together comprise 2,498 m<sup>2</sup> (26,892 sq. ft.) and are located on the north side of King Edward Avenue west of Cambie Street (see Figure 1). The four existing lots have 63.0 m (207 ft.) of frontage along King Edward Avenue and 39.6 m (130 ft.) of frontage along Ash Street and are served by a lane. There is considerable north-south slope down from King Edward Avenue to the lane. The King Edward Canada Line Station is located approximately 125 m (400 ft.) to the east. Detached housing is located to the west and south along King Edward Avenue and Cambie Street. Areas to the north and south of King Edward Avenue will be the subject of future Phase 3 planning for the Cambie Corridor.

Recently Council has approved in principle three rezoning applications in the immediate area:

- 563-571 West King Edward Avenue (four- to six-storey residential development).
- 4099 Cambie Street (eight-storey mixed-use development on the King Edward Canada Line Station site).
- 4139-4187 Cambie Street (six-storey residential development).

**Figure 1: Sites and surrounding zoning (including notification area)**



## 2. Policy Context

**Cambie Corridor Plan** – In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). Subsequent to a comprehensive planning process, the Phase 2 work identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Section 4 of the Plan (the “Neighbourhoods” section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The rezoning sites are located within the “Cambie Village” neighbourhood. In this neighbourhood along King Edward Avenue, low- to mid-rise residential buildings are called for with landscaped front-yard setbacks and wide sidewalks.

For the sites, subsection 4.2.4 of the Plan specifically supports residential buildings up to four storeys in height. A density range of 1.25 to 1.75 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). All 21 principal dwelling units in this rezoning application (including the heritage house) are proposed as three-bedroom units and five of these will have an additional lock-off studio unit. This achieves 81% of the total units as suitable for families, far exceeding the policy requirement for a minimum of 25% family housing as reflected in the proposed CD-1 provisions in Appendix A2. A condition of approval has been added to Appendix B2 to ensure this unit mix is maintained in the proposal.

**Heritage Policies and Guidelines** – The James Residence is listed in the “B” evaluation category on the Vancouver Heritage Register. The City’s long-term goal is to protect, through voluntary designation, as many resources on the Vancouver Heritage Register as possible. “B”-listed buildings represent good examples of a particular style or type, either individually or collectively; and may have some documented historical or cultural significance in a neighbourhood.

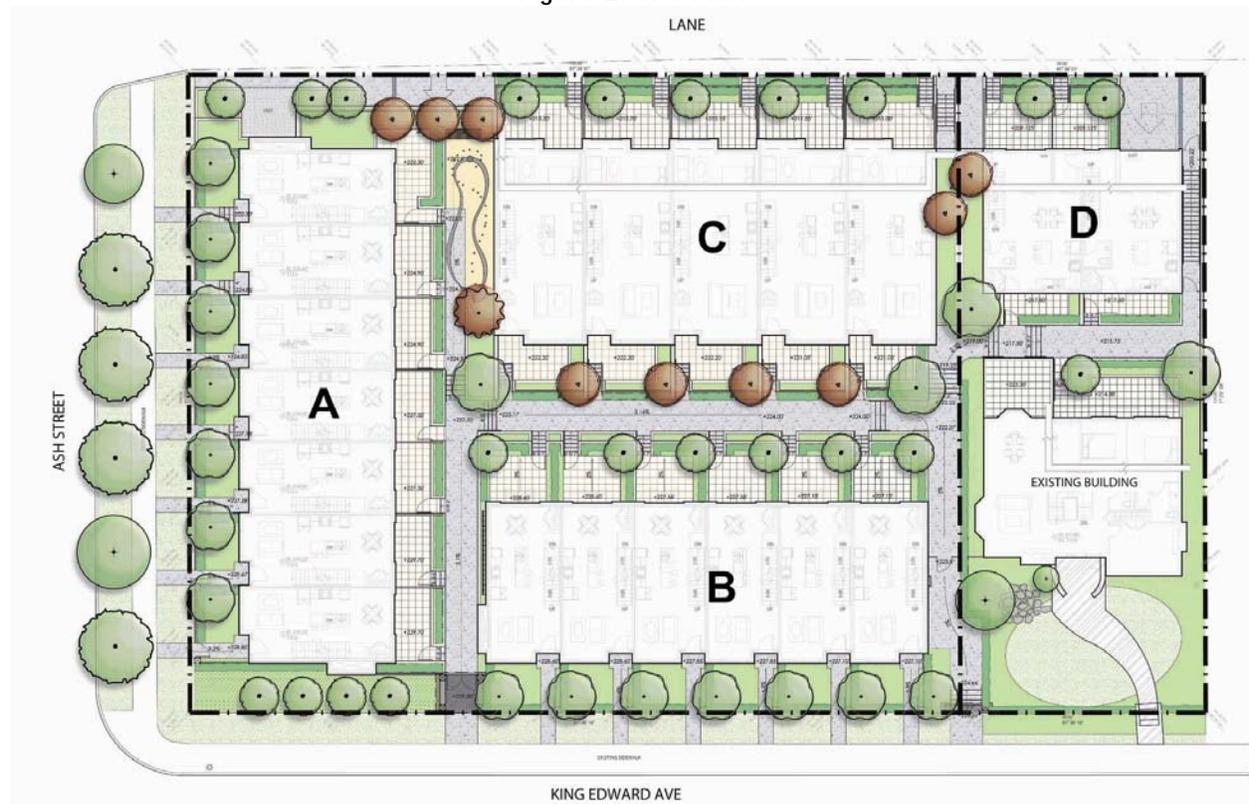
The City recently approved a Heritage Action Plan to comprehensively respond to citizens’ and Council’s desire to encourage and support heritage conservation in Vancouver. A number of actions were identified and endorsed including specific direction to use any available tools to conserve the City’s key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

### *Strategic Analysis*

#### 1. Proposal

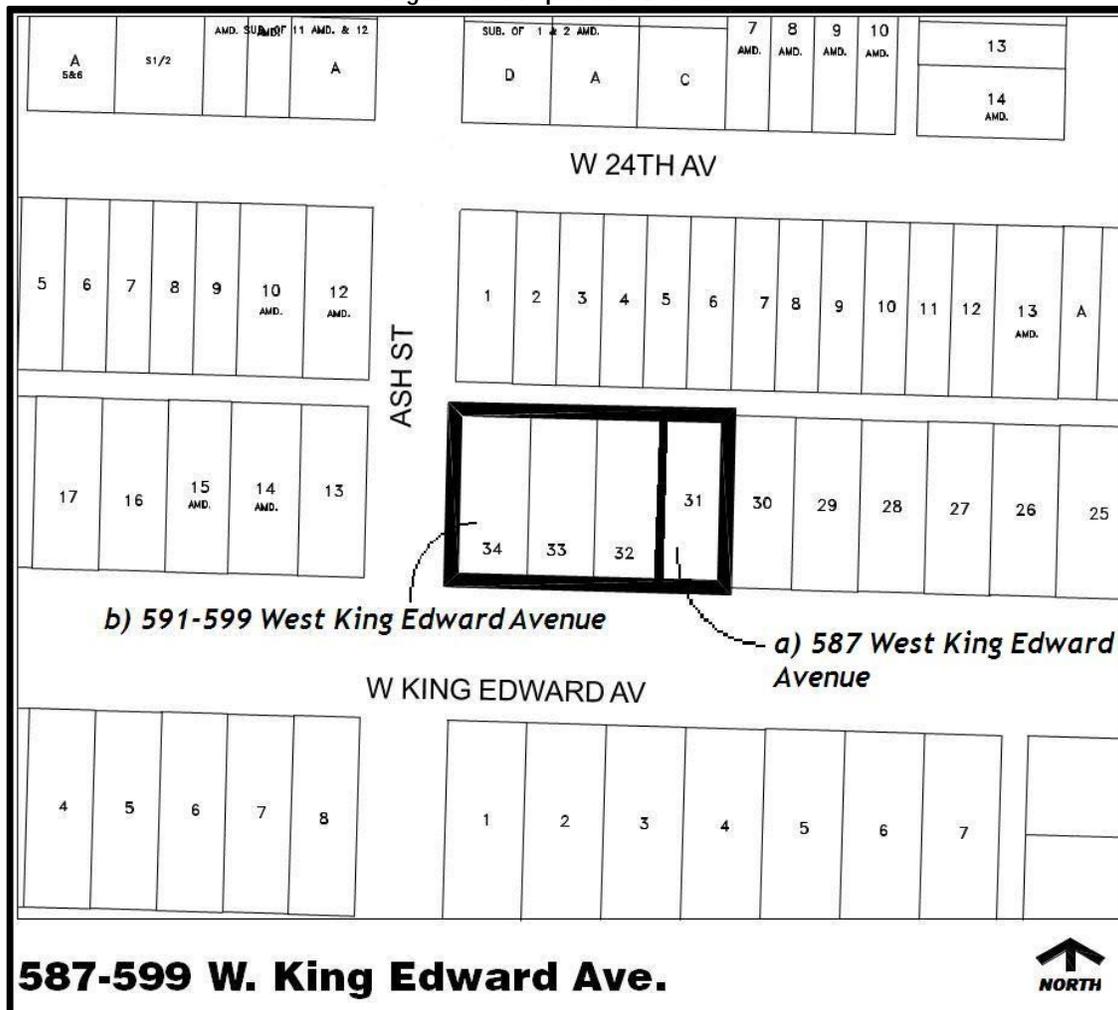
This application proposes to rezone four lots located at 587-599 West King Edward Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. Along with restoration and conversion of the heritage James Residence into a single residence, four three-storey townhouse buildings are proposed (see Figure 2). Building C that is located along the lane includes five lock-off units that could be rented or serve as additional living space for each of the units.

Figure 2: Site Plan



In order to conserve the significant exterior heritage features of the James Residence, it is proposed that it be retained with Building D on a legal parcel separate from the adjacent townhouse buildings (Buildings A, B and C), which are to be strata-titled. If the heritage house were to be part of a legal parcel that is stratified, it may be difficult to conserve these heritage features because of building upgrades required by the Strata Property Act. Separate CD-1 districts are proposed, one for the heritage building and its two lane-fronting infill townhouses and one for the 18-unit townhouse development on the three westerly lots. (see Figure 3). In total, the application proposes 26 dwelling units (including the five lock-off units) with one level of underground parking under each site, each with separate access from the rear lane.

Figure 3: Proposed CD-1 sites



## 2. Land Use and Density

This proposed residential land use and density are consistent with the Cambie Corridor Plan (the "Plan"). The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed building height and typology, the proposed density of 1.39 FSR can be achieved on this site, subject to the design conditions noted in Appendix B.

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

Following the principles of the Cambie Corridor Plan (the "Plan"), this site is within an area that anticipates four-story residential buildings along King Edward Avenue and two-storey townhouse buildings at the lane with an internal courtyard separating the buildings. The proposed form of development on the western portion of the site is comprised of three townhouse buildings, Building A fronting onto Ash Street, Building B on King Edward Avenue and Building C on the rear lane. On the eastern portion of the site, the existing heritage building will be retained in place with Building D comprised of two townhouse units at the rear (see Figure 2). The proposed height of all the new townhouse buildings is three storeys.

The townhouse buildings located on the lane exceed the height of laneway buildings recommended in the Plan in addition to having roof-top amenity space. However, staff support the lane-oriented townhouse buildings at three and a partial storeys for the following reasons:

- a) The buildings are set back approximately 4.6 m (15 ft.) from the rear property line to allow for opportunities for enhanced landscaping and raised unit entries.
- b) The units at the lane in Building C include lane-facing lock-off suites also serving to activate the lane which is an objective identified in the Plan.
- c) The overall proposal of a three-storey townhouse scheme, as opposed to a four-storey apartment building, is a decrease in the height anticipated in the Plan.
- d) The rooftop amenity spaces are set back from the rear edge of buildings to mitigate privacy and overlook concerns.

While the proposed form of development varies somewhat from what is anticipated in the Plan, the overall lower height combined with the proposed modest density provides a successful and compatible response and transition to the heritage house.

The Urban Design Panel reviewed and supported this application on March 12, 2014 (see Appendix D). Staff conclude that the design responds well to the expected character of this area, and although the design departs from the typical form of development anticipated in the Plan, the specific response to the site is successful and supports the retention of this important heritage building. Staff support the application, subject to the design development conditions noted in Appendix B1 and B2, which will further improve the building design through the development permit process.

#### **4. Transportation and Parking**

Access to the underground vehicle and bicycle parking is proposed from the rear lane along the site's north boundary. Two separate underground parkades are proposed, one for the westernmost site and one for the easternmost site. Staff recommend that the proposed development meet the standards set out in the Parking By-law for loading and bicycle spaces. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

#### **5. Heritage**

The James Residence, located on the property at 587 West King Edward Avenue, is listed in the "B" evaluation category on the Vancouver Heritage Register (see Figure 4). This heritage building is the only listed heritage building within the Phase 2 area of Cambie Corridor. The owner of the site proposes to restore, rehabilitate and designate the house as a protected heritage property.

The James Residence was built in 1942 for William H. James, a CNR foreman, and his family. It was designed by architect Ross Lort who also designed Casa Mia at 1920 Southwest Marine Drive and the Maxine's Beauty School in the West End. The James Residence was constructed by builder Brenton Lea to create an "Ann Hathaway" house. The design was first used to build a house at 3979 West Broadway (The Lea Residence, now a protected heritage building), which the Lea family lived in. Following its sale, the plans were used by Mr. Lea to construct the James Residence, and later an identical house in West Vancouver (all three houses survive). The James Residence is an excellent example of the Storybook Style popular from the 1920s to the 1940s.

A striking feature of the house is its shingled “Cotswold” roof, which Mr. Lea built single-handedly using a technique which he devised for the Lea Residence. Other features include masonry elements such as rubble-stone foundation and quoins, half-timbering in the gable peak, and corbelled internal and external red-brick and rubble-stone chimneys. A variety of original windows exist, including casement wood sash windows, with diamond-patterned leaded glass in double-paned and multiple-paned assemblies. The original inset front doorway with strap hinges and diamond-patterned leaded panes of glass also exists. The rear of the house was highly modified in the past and no original features survive on the north (rear) façade of the house. The interior of the house is, in contrast to the exterior, very modest and restrained. A couple of small fireplaces are the only notable surviving features.

The rezoning application proposes to rehabilitate the house in its current location without lifting or moving the house in order to preserve the rustic stucco, stone, and brick features. If the heritage house were to be lifted or moved it could result in damage to the exterior heritage features of the house. The interior will be completely upgraded to allow for modern living arrangements and development of the basement. In order to not trigger Building By-law upgrades which might result in the building having to be stripped of its exterior features, the house is proposed to be retained on a separate parcel with two three-storey townhouse units (Building D) at the rear, separate from the adjacent townhouse buildings (Buildings A, B and C), which are to be strata titled (see Figure 2).

The Vancouver Heritage Commission reviewed and supported the application on February 24, 2014 (see Appendix D). Staff conclude that the overall form of development responds well to the heritage building and are supportive of the proposal to leave the house in-situ, legally separated from the strata-title townhouse units. Conditions included in Appendix B will secure the protection of the exterior of the heritage house.

Figure 4: The James Residence (circa 1960)



## 6. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The applicant submitted a preliminary LEED® Canada for Homes scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Under the Cambie Corridor Plan, all new buildings must be readily connectable to a district heating system when available and agreements are required to ensure this. Conditions of rezoning have been incorporated that provide for Neighbourhood Energy System compatibility and future connection.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires provision of a deconstruction plan for demolition of existing buildings on site so that at least 75% of the demolition waste (excluding materials banned from disposal) is diverted from the landfill.

### *Public Input*

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 490 notifications were distributed within the neighbouring area on or about February 19, 2014. A community open house was held on February 27, 2014 with staff and the applicant teams present. A total of approximately 29 people attended the event and 6 people provided feedback on the application, by email or comment form (4 in support and 2 who did not indicate whether they supported the proposal or not). Comments in support included:

- Support for the proposed height and density.
- Support for retaining the heritage house.

One general concern for many neighbours, particularly those residing north and west of the site, is the timing for Cambie Corridor Plan Phase 3 work. It is noted that the next stage of planning work for the Cambie Corridor, which will establish form and density for the lands located within the Phase 3 area, is expected to commence in 2014.

### *Public Benefits*

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

### **Required Public Benefits:**

**Development Cost Levies (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. Both sites are subject to the Citywide DCL rate of \$136.38/m<sup>2</sup> (\$12.67/sq. ft.). Based on this rate, it is anticipated that the new floor area of 3,192 m<sup>2</sup> (34,357 sq. ft.), excluding existing floor area in the retained heritage building, would generate DCLs of approximately \$435,303. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30 of each year.

**Public Art Program** – The Public Art Program requires all new rezoned developments having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The proposed floor area is below this threshold therefore there is no public art requirement.

### **Offered Public Benefits:**

**Heritage** – The owner has offered the preservation and long-term maintenance of the James Residence and to accept its designation as a protected heritage property. If approved, the designation will be secured with a Heritage Designation By-law. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$250,000.

**Community Amenity Contribution (CAC)** – In the context of the City's Financing Growth Policy and the Cambie Corridor Plan, the City anticipates a voluntary CAC from the applicant to help address the impacts of rezoning. CACs are evaluated and negotiated by staff to address community needs, area deficiencies and the impact of the proposed development on City services. In addition to the proposed onsite restoration and protection of the heritage building at 587 West King Edward Avenue valued at \$250,000, the applicant has offered a cash CAC of \$118,000. Real Estate Services staff reviewed the application and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

Staff recommend that this CAC be allocated as follows:

- \$59,000 to the Affordable Housing Reserve.
- \$59,000 towards to cycling improvements on King Edward Avenue.

These allocations are consistent within the Interim Public Benefits Strategy contained in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

### ***Financial***

As noted in the section on Public Benefits, in addition to the onsite preservation and protection of the heritage building at 587 West King Edward Avenue valued at \$250,000, the applicant has offered a cash CAC of \$118,000. Staff recommend that \$59,000 be allocated to the Affordable Housing Reserve and \$59,000 be allocated towards cycling improvements on King Edward Avenue. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

The site is subject to the Citywide DCL District and it is anticipated that the application will generate approximately \$435,303 in DCLs.

*CONCLUSION*

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context and the existing heritage building and that the application is consistent with the Cambie Corridor Plan and the City's Heritage Policies and Guidelines and with regard to land use, density, height and form.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-laws generally as set out in Appendix A1 and A2. 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 B1 and B2.

\* \* \* \* \*

587 West King Edward Avenue  
(James Residence)  
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

### Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

### Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) One-family dwelling;
  - (b) Two-family dwelling;
  - (c) Multiple dwelling; and
  - (d) Accessory uses customarily ancillary to the uses permitted in this section.

### Conditions of Use

3. The design and layout of at least 25% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

### Floor area and density

- 4.1 The floor area for all uses must not exceed 569 m<sup>2</sup>.

- 4.2 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.3 Computation of floor area may 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, provided that the Director of Planning first approves the design of sunroofs, walls, or similar features;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.4 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.5 The use of floor area excluded under sections 4.3 and 4.4 must not include any purpose other than that which justified the exclusion.

### Building Height

5. The building height, measured above base surface, must not exceed 11.6 m.

### Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

591-599 West King Edward Avenue  
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Multiple dwelling;
  - (b) Lock-off units; and
  - (c) Accessory uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

3. The design and layout of at least 25% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

**Floor area and density**

- 4.1 The floor area for all uses must not exceed 2 903 m<sup>2</sup>.

- 4.2 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.3 Computation of floor area may exclude:
- (a) open residential balconies or sundecks 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, provided that the Director of Planning first approves the design of sunroofs, walls, or similar features;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.4 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.5 The use of floor area excluded under sections 4.3 and 4.4 must not include any purpose other than that which justified the exclusion.

### **Building Height**

5. The building height, measured above base surface, must not exceed 11.6 m.

### **Horizontal Angle of Daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

587 West King Edward Avenue  
(James Residence)  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W. T. Leung Architects Inc., on behalf of DT5 Developments Ltd., and stamped "Received City Planning Department, January 8, 2014", provided that the General Manger of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

- 1. Provision of setbacks from the property line to buildings and distance between buildings across the courtyard to remain consistent with the rezoning application submission unless stated in subsequent rezoning conditions.

Note to Applicant: The proposed building setbacks submitted and shown on drawing A2.03 can be considered as minimum setbacks but could be increased if warranted by the design development process.

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

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

- 3. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the to the development permit process.

### Crime Prevention Through Environmental Design (CPTED)

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

### Sustainability

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

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. Plan must be specific about materials that are being diverted. A template plan is available for reference.

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under LEED® Canada for Homes with a minimum of twelve optimize energy performance points.

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

7. The heating and domestic hot water system for buildings within the development 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 - Design Guidelines for general design requirements related to Neighbourhood Energy compatibility. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. 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.

8. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat, distributed heat generating

equipment, including gas fired make-up air heaters or heat producing fireplaces, unless otherwise approved by the General Manager of Engineering Services.

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

#### Landscape Review

10. Design development to the public realm interface to provide safe landscaped outdoor open spaces with residential-quality greenery and visual interest to benefit the pedestrian environment at the street and lane.
11. New street trees to be provided adjacent to the development site and illustrated on the Landscape Plan with the following notation on the Landscape Plan to read: "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services." New trees must be of good standard, minimum 8 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion.

Note to Applicant: Contact Eileen Curran in Engineering (604.871.6131) to confirm tree planting locations and Cabot Lyford at the Park Board (604.257.8587) for tree species selection and planting requirements. To be confirmed prior to issuance of the building permit. See also Engineering condition (c) 1. (v).

12. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, and access to the natural grade, where possible.
13. Maximization of growing medium depth for tree and shrub planters on slab condition.

Note to Applicant: Structures such as underground parking slabs may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BC Landscape Standards or better.

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

Note to Applicant: Avoid the placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

15. Utilisation of best current practices for managing water conservation in common landscaped areas, including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching (to be illustrated on the Landscape Plan).

16. Provision of hose bibs for all patios greater than 100 sq. ft. in area.
17. Provision of an external lighting plan consistent with the draft Cambie Corridor Public Realm Plan.
18. At time of development permit application:
  - (i) Provision of a legal survey confirming the location of existing on-site and off-site trees.
  - (ii) Provision of an ISA Certified Arborist report for all existing site trees and adjacent trees on neighbouring sites, as noted on the legal survey.
  - (iii) Provision of a fully labelled Landscape Plan, sections and details.

#### Engineering

19. Delete the existing portion of steps encroaching over the south property line of the heritage house site.
20. The plans should clearly indicate the provision of hard shell bicycle lockers where such spaces are shown at the rear of the units.

#### Housing Policy

21. That the proposed unit mix including three three-bedroom units be included in the Development Permit drawings

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Office, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

#### Engineering

1. 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.
  - (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 applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (i) Provision of a relocated curb and sidewalk adjacent the site and construction of new curbs and a 1.8 m wide concrete sidewalk on King Edward Avenue for the length of the site. Work is to include the relocation and adjustment of all existing street infrastructure and utilities impacted by the proposed street work.

Note: The sidewalk will be located such that a 1.2 m front boulevard is provided and the back boulevard is constructed to an elevation that meets City building grades and is supported by the site. Note the existing planting adjacent the heritage home will require adjustment or removal including relocation of the steps to private property.

- (ii) Relocation of a portion of the curb on the median along King Edward Avenue to accommodate the installation of a cycling facility. Work is to include the relocation and adjustment of all existing street infrastructure and utilities impacted by the proposed street work.
- (ii) Provision of improved curb ramps at the King Edward Avenue and Ash Street corner of the site including reconstruction of the curb return to correctly align with the adjacent curb ramps should it be necessary.
- (iii) Provision of a standard concrete lane crossing on the east side of Ash Street at the lane entry north of the site. Work to include adjustment of the curb returns on both sides of the lane entry.
- (iv) Provision of street trees adjacent the site where space permits.

- 2. 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.

### Heritage

3. Enter into a legal agreement for the rehabilitation and long-term maintenance of the heritage building at 587 West King Edward Avenue. The agreement is to be completed and registered in the Land Titles Offices (LTO) to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the CD-1 By-law.

Note to Applicant: The agreement must be signed by the owner, and any party with a registered interest on title. The purpose of the agreement is to secure the protection of the heritage building during construction and its rehabilitation in a timely manner, and for related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

### Sustainability

4. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System, which may include but are not limited to agreements which:
  - (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that the system becomes available;
  - (ii) grant the operator of the City-designated Neighbourhood Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation, on such terms and conditions as may be reasonably required by the owner; and
  - (iii) provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the development to the City-designated Neighbourhood Energy System.

Note to Applicant: Until a City-designated Neighbourhood Energy System utility provider has been identified, the owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

### Soils

5. If applicable:
  - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);

- (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

#### Community Amenity Contribution (CAC)

- 6. If not already paid with the rezoning of 591-599 West King Edward Avenue, pay to the City the Community Amenity Contribution of \$118,000 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, to be allocated as follows:
  - (i) \$59,000 to the Affordable Housing Reserve.
  - (ii) \$59,000 to cycling improvements on King Edward Avenue.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

591-599 West King Edward Avenue  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W. T. Leung Architects Inc., on behalf of DT5 Developments Ltd., and stamped "Received City Planning Department, January 8, 2014", provided that the General Manger 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 improve through greater articulation and, to the extent possible, additional window placements at all endwall conditions of the townhouse buildings and, in particular, those facing King Edward Avenue and the heritage house.

Note to Applicant: This is to improve the scale, perceived massing, and interface to the street, and to the adjacent heritage house.

- 2. Provision of setbacks from the property line to buildings and distance between buildings across the courtyard to remain consistent with the rezoning application submission unless stated in subsequent rezoning conditions.

Note to Applicant: The proposed building setbacks submitted and shown on drawing A2.03 can be considered as minimum setbacks but could be increased if warranted by the design development process.

- 3. Consideration for relocating the children's play area, to satisfy the following performance criteria: improve exposure to daylight; consideration for a closer proximity to the heritage house.

Note to Applicant: See also Landscape condition 16.

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

Note to Applicant: The applicant is encouraged to convene with Planning, Landscape and Engineering staff prior to the preparation of a Development

Permit submission to ensure technical compliance with the anticipated design intent, including CPTED performance, and with a design focus on hardscape, softscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

5. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the to the development permit process.

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

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

#### **Sustainability**

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

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. Plan must be specific about materials that are being diverted. A template plan is available for reference.

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under LEED® Canada for Homes with a minimum of twelve optimize energy performance points.

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

9. The heating and domestic hot water system for buildings within the development 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 - Design Guidelines for general design requirements

related to Neighbourhood Energy compatibility. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. 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.

10. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat, distributed heat generating equipment, including gas fired make-up air heaters or heat producing fireplaces, unless otherwise approved by the General Manager of Engineering Services.
11. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

#### Landscape Review

12. Design development to the public realm interface to provide safe landscaped outdoor open spaces with residential-quality greenery and visual interest to benefit the pedestrian environment at the street and lane.
13. New street trees to be provided adjacent to the development site and illustrated on the Landscape Plan with the following notation on the Landscape Plan to read: "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services." New trees must be of good standard, minimum 8 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion.

Note to Applicant: Contact Eileen Curran in Engineering (604.871.6131) to confirm tree planting locations and Cabot Lyford at the Park Board (604.257.8587) for tree species selection and planting requirements. To be confirmed prior to issuance of the building permit. See also Engineering condition (c) 2. (v).

14. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, and access to the natural grade, where possible.
15. Maximization of growing medium depth for tree and shrub planters on slab condition.

Note to Applicant: Structures such as underground parking slabs may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BC Landscape Standards or better.

16. Design development to the children's play area to be more flexible, incorporating forms for children to engage in active and passive social play within a main common open space gathering area.

Note to Applicant: This can be achieved by shifting the proposed play area from the far northwest corner of the north south courtyard walk towards a more central node where entry path and courtyard intersect. Climbing structure may be substituted with more textured landscape forms to climb and step over. Consider Urban Design Panel comments regarding access to sunlight.

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

Note to Applicant: Avoid the placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

18. Utilisation of best current practices for managing water conservation in common landscaped areas, including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching (to be illustrated on the Landscape Plan).

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

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

21. At time of development permit application:

- (i) Provision of a legal survey confirming the location of existing on-site and off-site trees.
- (ii) Provision of an ISA Certified Arborist report for all existing site trees and adjacent trees on neighbouring sites, as noted on the legal survey.
- (iii) Provision of a fully labelled Landscape Plan, sections and details.

### Engineering

22. The plans should clearly indicate the provision of hard shell bicycle lockers where such spaces are shown at the rear of the units."

### Housing Policy

23. That the proposed unit mix including 18 three-bedroom and five lock-off studio units be included in the Development Permit drawings

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Office, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 32 to 34, Block 660, DL 526, Plan 2976 to create a single parcel.
2. 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.

- (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 applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Provision of a relocated curb and sidewalk adjacent the site and construction of new curbs and a 1.8 m wide concrete sidewalk on King Edward Avenue for the length of the site. Work is to include the relocation and adjustment of all existing street infrastructure and utilities impacted by the proposed street work.

Note: The sidewalk will be located such that a 1.2 m front boulevard is provided and the back boulevard is constructed to an elevation that meets City building grades and is supported by the site. Note the existing planting adjacent the heritage home will require adjustment or removal including relocation of the steps to private property.

- (iii) Relocation of a portion of the curb on the median along King Edward Avenue to accommodate the installation of a cycling facility. Work is to include the relocation and adjustment of all existing street infrastructure and utilities impacted by the proposed street work.

- (iv) Provision of improved curb ramps at the King Edward Avenue and Ash Street corner of the site including reconstruction of the curb return to correctly align with the adjacent curb ramps should it be necessary.
  - (v) Provision of a standard concrete lane crossing on the east side of Ash Street at the lane entry north of the site. Work to include adjustment of the curb returns on both sides of the lane entry.
  - (vi) Provision of street trees adjacent the site where space permits.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

### Sustainability

4. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System, which may include but are not limited to agreements which:
- (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that the system becomes available;
  - (ii) grant the operator of the City-designated Neighbourhood Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation, on such terms and conditions as may be reasonably required by the owner; and
  - (iii) provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the development to the City-designed Neighbourhood Energy System.

Note to Applicant: Until a City-designated Neighbourhood Energy System utility provider has been identified, the owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

## Soils

5. If applicable:
- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

## Community Amenity Contribution (CAC)

6. If not already paid with the rezoning of 587 West King Edward Avenue, pay to the City the Community Amenity Contribution of \$118,000 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, to be allocated as follows:
- (i) \$59,000 to the Affordable Housing Reserve.
  - (ii) \$59,000 to cycling improvements on King Edward Avenue.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

587 West King Edward Avenue  
(James Residence)  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 31, Block 660, District Lot 526, Plan 2976; PID: 013-272-802 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

591-599 West King Edward Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 32, 33 and 34, Block 660, District Lot 526, Plan 2976; PIDs: 013-272-811, 013-272-829 and 013-272-837 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

587-599 West King Edward Avenue  
ADDITIONAL INFORMATION

Vancouver Heritage Commission (February 24, 2014)

587 West King Edward Street  
Rezoning application and HRA  
VHR 'B'

Issues:

- Support for the form of development as it relates to the retention of the heritage building and its siting; and
- The Conservation Plan and alterations to the rear of the house.

Applicant:

- Konning Tam, W.T. Leung Architects
- Donald Luxton, Donald Luxton & Associates
- David Mooney, owner

Staff: James Boldt, Heritage Group

Staff and the Applicant reviewed the application and responded to questions.

MOVED by Commissioner Anthony Norfolk  
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports the application for the conservation of 587 West King Edward Avenue, the James Residence, as presented at its meeting on February 24, 2014, noting the Commission's support to keep the Heritage House in its current location;

FURTHER THAT the Commission supports the heritage designation of the James Residence;

FURTHER THAT the Commission supports the conservation plan, including the proposed alternations to rear and basement of the house; and

FURTHER THAT the Commission supports the application to add townhouses to the site.

CARRIED UNANIMOUSLY

## Urban Design Panel (March 12, 2014)

### EVALUATION: SUPPORT (6-0)

**Introduction:** Michelle McGuire, Rezoning Planner, introduced the proposal for a four lot site within the Cambie Corridor Plan. The site is on the south side of West King Edward Avenue directly east of Ash Street and is west of the King Edward Station (Canada Line). Included on the easternmost parcel is the Heritage "B" listed James Residence. On this site and sites to the east and west along West King Edward Avenue, the Cambie Corridor Plan anticipates residential buildings up to 4-storeys. Ms. McGuire mentioned that sites in the surrounding area off the arterial streets are developed with single-family homes and will be subject to Phase 3 planning for the Cambie Corridor. The proposal is to retain and designate the heritage house and develop the balance of the site with 3-storey townhouses over shared underground parking. The proposal is for three blocks of townhouses and two coach house units at the rear of the heritage house. The total number of units in the proposal is for twenty townhouse units and one single unit in the James Residence. The rear block of townhouses includes five lock-off units accessed from the lane that could be rented. Access to parking is off the lane and has 40 vehicle spaces and 42 bicycle spaces.

Tim Potter, Development Planner, further described the proposal and mentioned that there is a significant slope from north to south across the site. He described the context for the area noting the single family homes across the lane. The site includes the retention in place of the Heritage "B" listed house, which is the only Heritage listed house within the Cambie Corridor Plan.

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

- Does the proposed height and massing sought in this application demonstrate a sensitive response with respect to neighbouring sites and context?
- Given the proximity of single family context across the lane, comments were asked on the success of the townhouses located at the lane with respect to height, amenity, and overall interface with the lane edge.
- The relationship of new buildings to the existing Heritage House and in particular, comments were asked on the east elevation of the proposed new building as it relates to the existing house.
- Does the panel support the proposed urban design in terms of siting, massing, density, and height?
- Does the Panel have any preliminary advice on the overall design with regard to:
  1. Open space and landscape treatments
  2. LEED Gold strategies and Rezoning Policy for Greener Buildings
  3. Indicative materials and composition

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

**Applicant's Introductory Comments:** Wing Ting Leung, Architect, further described the proposal and mentioned that it is a deep site and with the topography presented an opportunity to set the townhouses back from the lane. This made a fifteen foot setback making for more landscaping along the lane. Since the lane is lower than the street they were able to add lock-off units in the townhouses. The site is two legal parcels with the heritage house and coach house on one parcel and the new buildings on the other. They will have separate parking access because they didn't want to move the house to create parking. The

existing house has an elevator in the addition. Mr. Leung described the material and colour palette.

Konning Tam, Architect, further described the architecture noting that the townhouses will have a modern expression in contrast to the heritage house. They are picking up some of the colour but are not recreating the historical aspects of the house.

Florian Fisch, Landscape Architect, described the landscaping plans and mentioned that the street front will have gardens with a tree in front of the townhouses. The heritage house will be treated differently by using heritage planting selections. The corner will be emphasized as well as the main pedestrian entry. In the courtyard, there will be stepped planters in the patios and main pedestrian access. A children's play area is proposed with patterning in the pavement along with a water runnel flush with the pavement. As well a metal climbing element is planned.

The applicant team took questions from the Panel.

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

- Design development to improve the relationship between the townhouses and the heritage house;
- Design development to improve the children's play space.

**Related Commentary:** The Panel supported the proposal and thought it was a considered and handsome solution.

The Panel supported the retention of the heritage house in situ as well as the proposed height and massing and thought the applicant had done a good job in respecting the single family homes across the lane as well as proposing a clear juxtaposition to the heritage in the contemporary form of the infill. They noted that the articulation of the row house scheme gave flexibility to the proposal. The Panel liked the addition of the lock-off units and thought they related well to the lane.

Although the Panel supported the retention of the heritage house in situ, they thought the flanking walls facing the house set up an awkward relationship. Several Panel members thought the units next to the heritage house needed some improvement. They thought the architecture should continue to respect the heritage house but needed more articulation and fenestration. As well, a couple of Panel members thought Block A was a little tight in proximity to the house and thought there could be more breathing room. The Panel noted that the relationship to the heritage house would set a precedent for the future adjacent property and must be respectful.

The Panel supported the colour and material palette with one Panel member suggesting adding wood soffits as a way to acknowledge the heritage house's roof material.

Although the Panel supported the landscaping they thought the children's play area could be improved and simplified.

**Applicant's Response:** Mr. Leung said the Panel had some very good comments.

\* \* \* \* \*

587-599 West King Edward Avenue  
FORM OF DEVELOPMENT

Site Plan



### Elevations and Sections

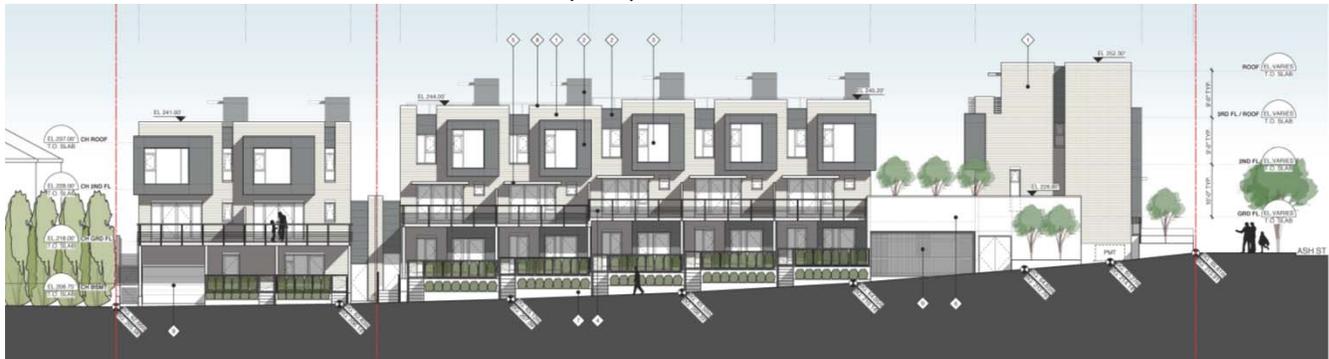
#### South (West King Edward Avenue) Elevation



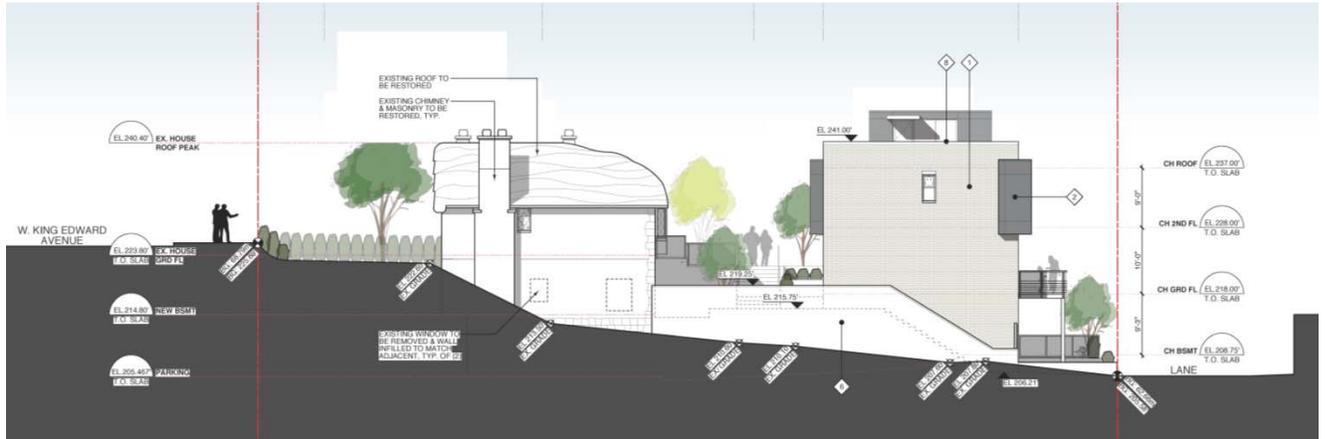
#### West (Ash Street) Elevation



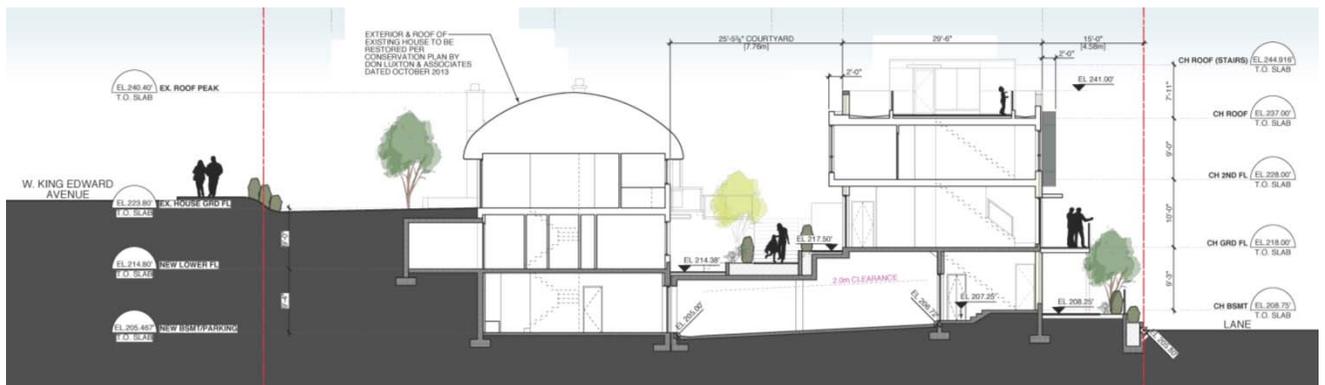
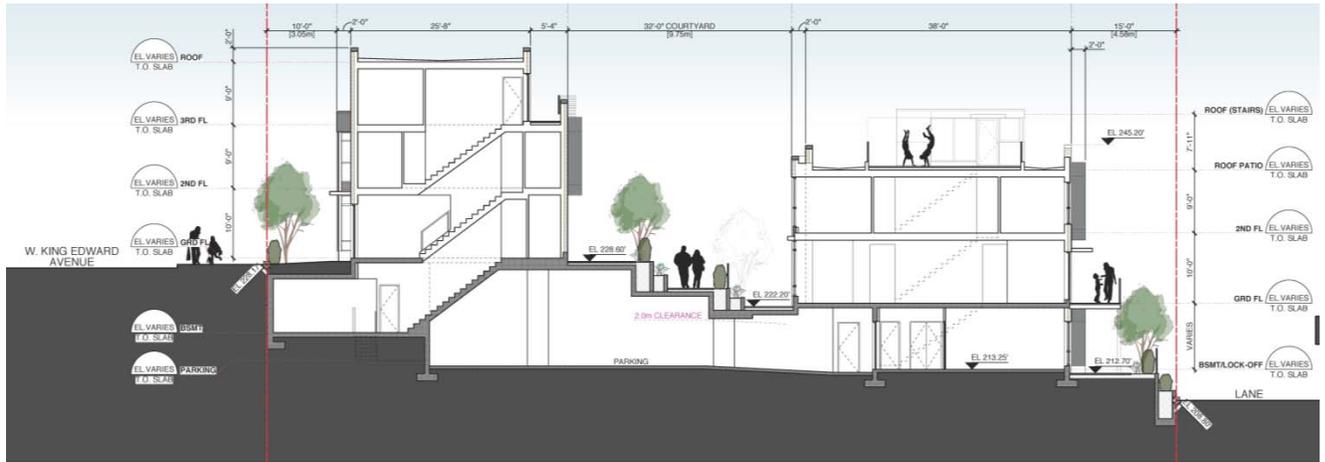
#### North (Lane) Elevation



East Elevation



North/South Sections



587-599 West King Edward Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Residential development that includes 20 three-storey townhouses, five of which include lane-facing lock-off units and the rehabilitation and conversion of the heritage house at 587 West King Edward Avenue into a single residence.

**Public Benefit Summary:**

The project would rehabilitate and protect the "B" listed heritage building at 587 West King Edward Avenue and would generate a DCL payment and a CAC offering to be allocated toward the affordable housing fund and cycling improvements on King Edward Avenue in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 2,498 m <sup>2</sup> / 26,892 sq. ft.)	0.70	West site: 1.53 FSR East site: 0.94 FSR Aggregate: 1.39 FSR
Floor Area (sq. ft.)	18,824	West site: 31,248 East site: 6,125 Aggregate: 37,373
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	55,531	435,303
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		250,000
	Affordable Housing		59,000
	Parks and Public Spaces		59,000
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>55,531</b>	<b>697,103</b>

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

587-599 West King Edward Avenue  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	587-599 West King Edward Avenue
Legal Descriptions	Lots 31 to 34, Block 660, District Lot 526, Plan 2976; PIDs: 013-272-802, 013-272-811, 013-272-829 and 013-272-837 respectively
Developer	DT5 Developments Ltd.
Architect	W. T. Leung Architects Inc.
Property Owner	DT5 Developments Ltd.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-5	CD-1
SITE AREA	West site: 1,895 m <sup>2</sup> (20,397 sq. ft.) East site: 603 m <sup>2</sup> (6,495 sq. ft.) Aggregate: 2,498 m <sup>2</sup> (26,892 sq. ft.)	West site: 1,895 m <sup>2</sup> (20,397 sq. ft.) East site: 603 m <sup>2</sup> (6,495 sq. ft.) Aggregate: 2,498 m <sup>2</sup> (26,892 sq. ft.)
USES	One-family Dwelling	One-family Dwelling Multiple Dwelling
FLOOR AREA	1,749 m <sup>2</sup> (18,824 sq. ft.)	West site: 2,903 m <sup>2</sup> (31,248 sq. ft.) East site: 569 m <sup>2</sup> (6,125 sq. ft.) Aggregate: 3,472 m <sup>2</sup> (37,373 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	West site: 1.53 FSR East site: 0.94 FSR Aggregate: 1.39 FSR
HEIGHT	10.7 m (35 ft.)	11.6 m (37 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law