

SUMMARY AND RECOMMENDATION

4. REZONING: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House

Summary: To rezone 2806 Cambie Street and 2850 Cambie Street from C-2C (Commercial) District, and 454 West 12th Avenue and 465 West 13th Avenue 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). The application is 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.

Applicant: IBI/HB Architects Inc., on behalf of Shato Holdings Ltd.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 15, 2014.

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by 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, generally as presented in Appendix A of the Policy Report dated April 7, 2014, entitled "CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House", be approved subject to the following conditions:

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

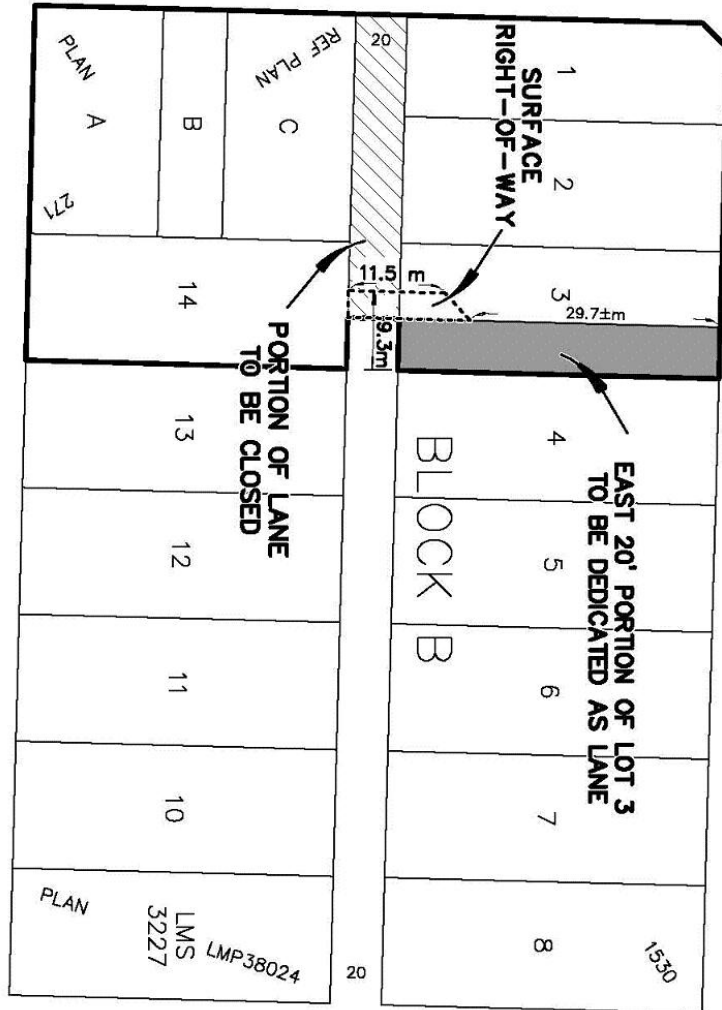
utility companies – B.C. Hydro, Telus and Shaw for overhead facilities and utility poles, Fortis B.C. and City Electrical/Utility branches to relocate or abandon these facilities from within the portion of lane to be closed, as necessary. Submission of written consents to the proposed lane closure and 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

CAMBIE STREET

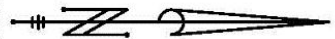


WEST 13TH AVENUE

WEST 12TH AVENUE

YUKON STREET

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.

- B. THAT 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 of the Policy Report dated April 7, 2014, entitled "CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated April 7, 2014, entitled "CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated April 7, 2014, entitled "CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House".
- 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.

- F. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 7, 2014, entitled "CD-1 Rezoning: 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue, and Heritage Designation of the Wilcox House", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same 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.

**(RZ - 2806 and 2850 Cambie Street, 454 West 12th Avenue, and 465 West 13th Avenue,
and Heritage Designation of the Wilcox House)**