



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 8, 2014
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10604
VanRIMS No.: 08-2000-20
Meeting Date: June 10, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street

RECOMMENDATION

- A. THAT the application by Cambie Street Management Corp., on behalf of the Trustees of the Congregation of the Church of God for 506 West 60th Avenue [*PID 009-687-530; Lots 12, Block L, District Lot 323, Plan 9322*] and on behalf of 0873438 B.C. Ltd. for 7645-7685 Cambie Street [*Lots 13 and 14, Block L, District Lot 323, Plan 9322; PIDs 009-687-572 and 005-922-038 respectively*), to rezone 506 West 60th Avenue and 7645-7685 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive) District, to increase the floor space ratio from 0.60 to 2.70 and the height from 6.1 m (20 ft.) to 22.1 m (73 ft.) to permit the development of two six-storey buildings, containing a total of 129 secured market rental housing units and 325.2 m² (3,500 sq. ft.) of church use, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects Inc., received April 14, 2014;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this

report and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the costs;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law 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 three lots located at 506 West 60th Avenue and 7645-7685 Cambie Street from RT-1 (Two-family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey buildings containing a total of 129 units of secured market rental housing and 325.2 m² (3,500 sq. ft.) of church use. This rezoning application was not made pursuant to a City rental housing program; therefore a Development Cost Levy (DCL) waiver is not being requested. However, all of the residential units are proposed as non-stratified market rental housing and the applicant has agreed to secure all units as such for the longer of 60 years and the life of the building.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. The application contributes to the Cambie Corridor Plan's rental housing goals and to the City's rental housing targets as identified in the Housing and Homelessness Strategy. Staff support the application, subject to design development conditions outlined in Appendix B. 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 conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

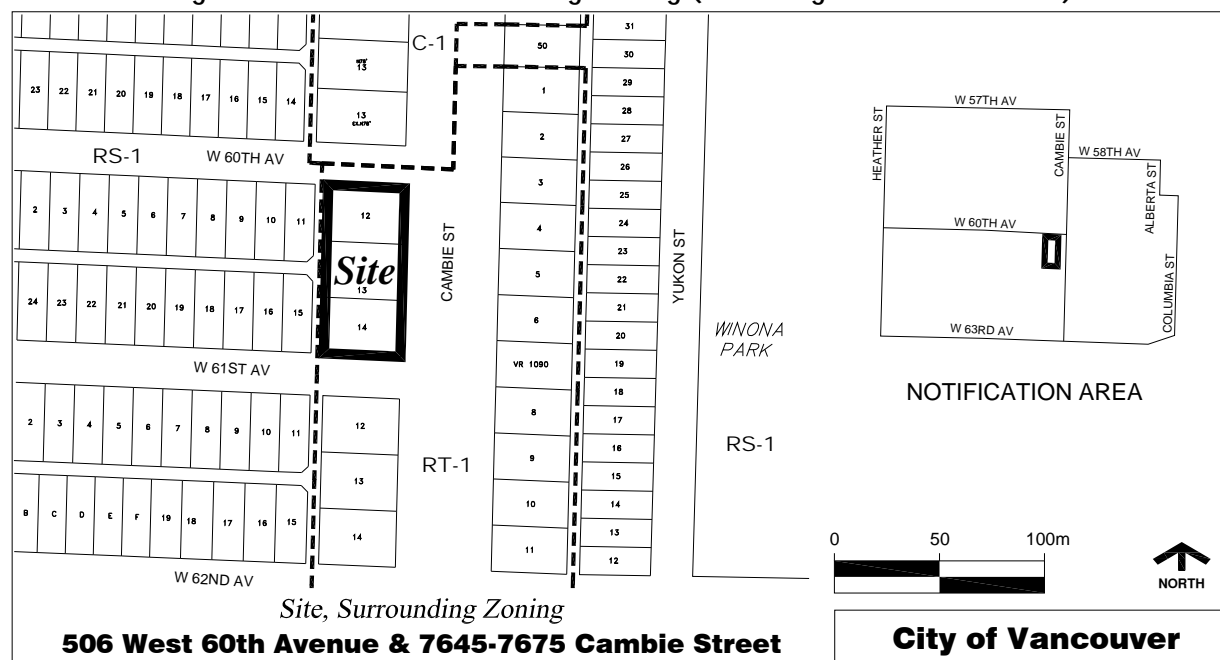
- Cambie Corridor Plan (2011)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Community Amenity Contributions Through Rezoning (2011)
- Green Building Rezoning Policy (2010)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- The Mayor's Task Force on Housing Affordability (2012).

REPORT

Site and Context

The 2,932.8 (31,569 sq. ft.) site is located on the west side of Cambie Street between 60th and 61st Avenues (See Figure 1). It is comprised of three legal parcels with an overall frontage of 80.2 m (263 ft.) along Cambie Street. The site is currently developed with detached houses, as are the surrounding properties to the south, east and across the lane to the west. On the northernmost lot is an existing church. While the church would be demolished to make way for the proposed development, replacement space for it would be built into the new development. Across the street to the north, sites are zoned C-1 (Commercial) and are developed with one- and two-storey commercial buildings. Future land uses on sites directly west across the lane will be the subject of Phase 3 planning for the Cambie Corridor. The site is located on a major arterial with bus service connecting to the Canada Line. One block to the north are the Pearson Dogwood Lands and a future Canada Line station at 57th Avenue.

Figure 1: Site and surrounding zoning (including notification area)



Policy Context

Cambie Corridor Plan — On May 9, 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). The subject site is within the “Langara” neighbourhood of the Cambie Corridor Plan. Section 4 of the Plan (the “Neighbourhoods” section) provides direction for development including neighbourhood character, public realm and urban design principles.

For this site, sub-section 4.5.4 specifically supports residential buildings up to six storeys in height. A density range of 2.0 to 2.5 floor space ratio (FSR) is suggested, 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 of the Plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 39 of the 129 units be two-bedrooms units, achieving 30% of the total units as suitable for families.

Housing and Homelessness Strategy — On July 28, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic direction to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the strategy's goals. The priority actions consistent with this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, one- and two-bedroom units that would be secured as market rental housing.

Figure 2: Site Plan



Strategic Analysis

1. Proposal

This application proposes to rezone the site located at 506 West 60th Avenue and 7645-7685 Cambie Street from RT-1 (Two-family Dwelling) District to CD-1 (Comprehensive Development)

District. Two six-storey residential buildings facing Cambie Street are proposed with church uses contained in the southern building (see Figure 2). In total, the application proposes 129 dwelling units and a 325.2 m² (3,500 sq. ft.) church, over one and a half levels of underground parking accessed from the rear lane.

2. Housing

Vancouver's Housing and Homelessness Strategy strives to enhance access to and options for affordable housing in the City and it sets a number of near- and long-term rental housing targets. Rental housing is inherently more affordable than home ownership and an objective of the Housing and Homelessness Strategy was to increase the supply of the rental housing segment of the housing continuum.

While this application has not come in under a City rental housing program, and no incentives are being requested, all of the residential units are proposed as non-stratified secured market rental housing. To ensure that these dwelling units remain rental, a housing agreement would secure the units as rental for 60 years or the life of the building, whichever is greater. This application, if approved would add 129 units to the City's inventory of rental housing, which would be a contribution towards the stated near- and long-term targets (see Figure 3).

Rental Housing for families with children is a high priority for the City, particularly in the Cambie Corridor. The housing strategy of the Cambie Corridor Plan calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 39 of the 120 units be two-bedroom units, achieving 30% of the total units as suitable for families. A condition of approval has been added to Appendix B to ensure this unit mix is maintained in the proposal.

Figure 3: Progress Towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)

	TARGETS ¹		PROJECTS TO MARCH 31, 2014 (including this application as "In Progress" ²)					GAP	
	Near-Term (2014)	Long-Term (2021)	Completed	Under Construction	Approved	In Progress ²	Total	Above or Below 2014 Target	Above or Below 2021 Target
Secured Market Rental Housing Units	1,500	5,000	423	851	1,979	958	4,211	2,711 Above Target	789 Below Target

1. Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

2. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as all proposed units may not proceed to approval, development and completion.

3. Land Use and Density

The proposed residential and church uses and density are consistent with the Cambie Corridor 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 built form, setbacks and massing, the proposed density of 2.70 FSR can be achieved on this site, subject to design conditions noted in Appendix B.

4. Form of Development (refer to drawings in Appendix D)

The application proposes two six-storey buildings along Cambie Street separated by an opening of about 11 m (36 ft.) on grade, which leads into common open space for the residents including a children's play area. At the rear of the site, to the west, the building steps down in height to present a three-storey element toward the existing detached houses across the lane as recommended in the Cambie Corridor Plan. Similar steps in the building mass on the other three sides help to moderate the scale of the development.

The Urban Design Panel reviewed this project on two occasions (see Appendix C). The application was not supported at the first meeting on February 26, 2014, so the applicant made revisions to the massing in response. At the second meeting on April 23, 2014, the Panel supported the application. Staff conclude that the proposed form of development generally responds to the character intended for this area in the Cambie Corridor Plan. Staff support the application subject to the design development conditions in Appendix B, which will further improve building design through the development permit process.

5. Transportation and Parking

Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp off of the rear lane at the southwest corner of the site. The application includes 77 parking spaces and 161 bicycle spaces for the residential use and 16 parking spaces and bicycle racks are included for the church use. 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.

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 ratings, 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® for HOMES Mid-rise scorecard, which generally conforms to the Green Building 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 neighbourhood energy system (NES) when available and agreements are required to ensure this. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Cambie Corridor as a target area for NES development. Conditions of rezoning in Appendix B provide for NES 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 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

Public Notification — 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 366 notifications were distributed within the neighbouring area on or about January 30, 2014. A community open house was held on February 13, 2014 with staff and the applicant team present. A total of approximately 38 people attended the event.

Following submission of a revised application to reduce the density and the number of units, the site sign was revised and the neighbourhood was re-notified on or about April 15, 2014. Two responses were received following notification of the revised application.

Public Response and Comments — The City received a total of 32 responses to the application, by email or comment form (22 in favour / 9 opposed / 1 unsure).

The majority of comments in support of the application focussed on support for the inclusion and revitalisation of the church to benefit the community and provide local services. As well, comments in support indicated that rental housing options are needed in the area and that the density is appropriate for the neighbourhood and in line with the Cambie Corridor Plan. Comments in opposition focused on the amount of proposed parking, height of the building and the potential impacts associated with the proposed tenure of the building. A more detailed public consultation summary is included in Appendix C.

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 centres, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the City-wide DCL rate of \$136.38/m² (\$12.67/sq. ft.). On this basis, a DCL of approximately \$1,037,546 is anticipated. DCLs are not applicable to the floor area attributed to the church use. DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year.

Public Art Program — The Public Art Program requires all newly rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or to provide cash in lieu. As the proposed floor area is below the minimum threshold set out in the policy, no public art contribution will arise from this application.

Offered Public Benefits:

Rental Housing — The applicant has proposed that all of the residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years.

The development of secured market rental housing aligns with the City's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to sustain socially, economically and environmentally thriving communities.

If this rezoning application is approved, the rental housing would be secured through a housing agreement with the City, and would be subject to the conditions noted in Appendix B.

Community Amenity Contributions (CAC) — Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits, and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building and 60 years, an additional CAC is not anticipated. See Appendix E for a summary of the public benefits.

FINANCIAL IMPLICATIONS

As noted under the section on Public Benefits, there are no CACs associated with this rezoning. The site is within the City-wide DCL District and it is anticipated that the project will generate approximately \$1,037,546 in DCLs on the rental housing portion.

The rental housing, secured by a Housing Agreement for the longer of the life of the building and 60 years, will be privately owned and operated.

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 that the application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form. Further, the application will contribute to both City-wide and Cambie Corridor goals for the provision of secured market rental housing.

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-law generally as set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

506 West 60th Avenue and 7645-7685 Cambie Street
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 the By-law or in a development permit, the only use permitted within CD-1 (), and the only use for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Institutional Uses, limited to Church;
 - (c) Retail Uses, limited to Public Bike Share; and
 - (d) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

- 3.1 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 Computation of floor space ratio must assume that the site consists of 2,932.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all use must not exceed 2.70.
- 4.3 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.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the floor area of all such exclusions must not exceed 12% of permitted 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 and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below 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 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 22.1 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of building.
- 6.2 The location of each such exterior window must allow a plan 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 m².

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

506 West 60th Avenue and 7645-7685 Cambie Street
DRAFT CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc. and stamped "Received by City Planning Department, April 14, 2014", 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:

Design Development

- 1. Design development of the building exterior over the church space to better separate it visually from the church use and connect it with other residential portions.

Note to Applicant: Consider the comments of the Urban Design Panel in this area, including the provision of better weather protection.

- 2. Design development of the open spaces for children's play next to the common amenity room.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines for further features that are recommended. Consideration should be given to increasing the greenery and soft landscaping provided in this area.

- 3. Design development to increase the amount of natural light into the lower level dwelling units, in balance with privacy features.

- 4. Confirmation that building height, setbacks, yards and building separations are consistent with or better than those proposed at the rezoning stage.

Note to Applicant: Updated and accurate shadow studies are required and may affect the maximum vertical height of the buildings or the design of upper floors.

- 5. Provision of high quality and durable exterior finishes.

Note to Applicant: The extent and quality of proposed materials such as wood panels, brick and stone should be maintained or increased.

6. 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.

7. Design development to the exterior treatments to mitigate potential privacy and overlook issues for both new and existing residents.
8. Consideration to reduce the visual scale of the top floor.
9. Provision of updated shadow studies.

Note to Applicant: Studies should reflect the development permit level of investigation, incorporating both the proposed design and neighbouring buildings in more detail. Where updated studies indicate the need for further design development this may be required.

Crime Prevention through Environmental Design (CPTED)

10. 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.

Note to Applicant: Consider and indicate on the drawings what measures would be appropriate around the church space, as its hours of use and activities differ from the residential portion.

Sustainability

11. Provision of a Deconstructed Building Material Recycling and Reuse Plan, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding materials banned from disposal).

Note to Applicant: The Deconstructed Building Material Recycling and Reuse Plan should be provided at the time of development permit application.

12. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under

LEED® for Homes Midrise with a minimum of nine optimize energy points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Provide a LEED® Canada for Homes checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. Both checklist and description should be incorporated into the drawing set and significant LEED® features detailed on the plans. Registration and application for certification of the project are also required under the policy.

13. The building(s) heating and domestic hot water system 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.

14. 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;
15. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

Landscape

16. Design development to enhance the central at-grade east west facing landscaped courtyard with more substantial greenery.
17. Design development of the public realm interface to provide substantial greenery in the form of new trees to form a double row of street trees at street edges, where possible.
18. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, with direct access to the natural water table, where possible.

19. Maximization of plant growing medium depth (to exceed BCLNA standards) for tree and shrub planters on structures to ensure long term health of plant species.

Note to Applicant: Structures such as underground parking slabs and retaining wall may need to be altered to provide adequate depth and continuous soil volumes. Private trees and shrubs should be planted at grade and not placed in above grade planters to achieve soil depth. Trees planted on structures and with pavement surrounds should be consolidated within a trench to improve planting condition.

20. Provision of a flexible Children's Play Space incorporating forms for children to engage in active and passive social play within a main common open space gathering area

21. Provision of opportunities and infrastructure for Urban Agriculture on common roof decks.

Note to Applicant: The spaces should include areas for tool storage, composting, and seating. At least two hose bibs should be provided in each Urban Agriculture area.

22. Provision of best current practices for irrigation and managing water conservation including high-efficiency irrigation, aspects of xeriscaping making use of drought tolerant plant selection and mulching.

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

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

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened landscaping. Avoid the awkward placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

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

Note to Applicant: The lighting plan must address all common pedestrian routes, courtyards and the lane edge. Ensure that light levels are achieved for CPTED performance while minimizing glare for residents.

26. At time of development permit application:
Submission of a fully labelled Landscape Plan, Sections and Details at the Development Permit Stage;

- (i) Provision of large-scale sections (1/4"=1'-0" or 1:50) illustrating the townhouse to public realm interface at the street, lane, and common courtyard areas.

Note to Applicant: The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths, and other landscape features.

- (ii) Provision of an ISA Certified Arborist report for all private property trees illustrated on the topographic survey.
- (iii) Provision of new street trees, where applicable, to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

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

Engineering

27. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of hatch lines adjacent residential small car parking spaces #1 and #2 to delineate the exit path from the bicycle rooms.
- (ii) Relocation of the proposed shared vehicle parking space to an at grade location with access from the lane and having a minimum 2.9 m width.
- (iii) Relocate the Class B bicycle spaces adjacent the Class B loading space to ensure provision of an adequate loading throat.

Note to Applicant: bicycles within these spaces encroach into the throat of the Class B loading space and will not have the necessary maneuvering if a truck is occupying the loading space.

- (iv) Clearly note on plans the location of the utility poles adjacent the property line in the lane. Should any pole obstruct access to parking or other building operations then arrangements with the pole owners for relocation is required. Confirmation from the affected utility is required.
- (v) Provision of design elevations around the disability parking space and provision of a slope and cross-fall not to exceed 5%.

- (vi) Delete the portion of trellis shown encroaching over the west property line into the City lane on page L1.
- 28. Provision of an interconnected water service will be required for this development. Please contact Engineering Services Water Design branch for details.
- 29. Provision of updated plans showing a correction for page A-1.07 site plan and relevant base drawings to show an existing pedestrian crossing through the Cambie Heritage Boulevard on 61st Avenue.
- 30. Ensure that disability access needs are met for access to the 61st Avenue church entry.

Housing Policy

- 31. That the proposed unit mix including 39 two-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, noting that the inclusion of three-bedroom family units would be highly encouraged.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 1. Consolidation of Lots 12, 13 and 14, Block L, DL 323, Plan 9322 to create a single parcel.
- 2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one Shared Vehicle and the provision and maintenance of one Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicles;

- (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
 - (iii) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
 - (iv) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
 - (v) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
3. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).
- (i) **Size:** At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m. The 2m maneuvering space may be shared with pedestrian space.
 - (ii) **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. The space should be located along the Cambie St. frontage of the site.
 - (iii) **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.
 - (iv) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - (v) **Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - (vi) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

4. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that all steps necessary to preserve maintain and restore the water course will be taken.
5. 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) Should the existing sidewalks on Cambie Street adjacent the site be significantly damaged during construction activities then the sidewalk is to be replaced to current City standards consisting of a minimum of 2.1 m wide concrete walks with light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
 - (iii) Provision of standard concrete lane crossings and updated curb ramps at the 60th Avenue and 61st Avenue lane entries to the site to meet current standards. Improvements to include the curb returns and ramps on both sides of the lane entries.
 - (iv) Provision of new street trees adjacent the site where space permits.
6. 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) 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 underground services.

Sustainability

7. 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.

Housing

8. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure all residential units as market rental housing units for the longer of the life of the building and 60 years, subject to a no separate-sales covenant and a non-stratification covenant, and subject to all such units being made available as rental housing for a term of not less than one month at a time, and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

Soils

9. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
 - (ii) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter

into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (iii) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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.

* * * * *

506 West 60th Avenue and 7645-7685 Cambie Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

The Urban Design Panel reviewed this rezoning application on the following dates:

- On February 26, 2014, the original application was not supported (1-7)
- On April 23, 2014, a revised application was supported (7-0)

Urban Design Panel (April 23, 2014)

EVALUATION: SUPPORT (7-0)

Introduction: Michelle McGuire, Rezoning Planner, introduced the proposal for an RS-1 zoned site. She noted that to the east and west of Cambie Street the sites are included in the draft Marpole Plan. Sites to the west will be considered as part of the planning for Phase 3 of the Cambie Corridor Plan. All of the 129 residential units are being proposed as secured market rental housing. This is the second of only two rezoning proposals in the corridor that are proposing to secure 100% of the units for market rental housing. Ms. McGuire mentioned that policies in the Cambie Corridor Plan support the provision of rental housing with a target of 20% for rental housing overall. The proposal also includes parking for 90 vehicles.

Sailen Black, Development Planner, further described the proposal and mentioned that the site is about five blocks north of the intersection at SW Marine Drive and Cambie Streets. He noted that sites to the north are part of the Cambie Corridor Plan and are expected to have mixed-use building to a maximum of 6-storeys. The draft Marpole Plan proposes 4-storey buildings on the east side of Cambie Street, with the areas across the lane to the west, southwest and northwest remaining as RS-1 Zoning. Mr. Black noted that in the Cambie Corridor Plan, residential buildings on this site can go to a height of 6-storeys with a 4-storey streetwall. Above the fourth storey the upper floors should step back from Cambie Street and the building should include front doors on the street with active uses at the rear. The Cambie Corridor Plan also recommends a 3-storey massing facing the lane for sites without lane townhouses, to create a transition to smaller scale neighbours. As well, the Plan calls for a maximum building length of 150 feet with real and visual openness between buildings. The Green Building Policy for Rezoning also applies, and requires LEED™ Gold. Mr. Black noted that the proposal had changed since the previous review and now includes 129 dwelling units (was 138), two 6-storey buildings and widening of the courtyard on Cambie at level one and two to 36 feet. As well the height of the proposal facing the single family dwelling across the lane has been lowered to 3 storeys, a change from the 4-storey form seen at the last review.

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

- Proposed form of development for the site, including proposed density (2.70 FSR), height (6-storeys), and setbacks (10 to 17 feet).
- Transition of building massing to the existing built context to the west.
- Interface of the edges with the lane and the avenues (60th and 61st), including sunken spaces.
- Design of the proposed church at West 61st Avenue.
- Proposed east to west courtyard (between the 6-storey buildings) width and interior upper level setbacks.

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

Applicant's Introductory Comments: Amela Brudar, Architect, further described the proposal and mentioned that they feel they have made some significant changes to the building, setbacks and the architectural expression. She described the changes since the last review noting that additional articulation was achieved through more stepping and breaking up larger building volumes. What used to be a 4-storey expression on the lane has now been lowered to a 3-storey element and then additional five foot setback has been provided at the sixth floor. Along Cambie Street, the massing has been broken up on the north building reducing the apparent scale of the building. The corners have been opened with balconies or glazing presenting a softer edge to the street. The courtyard has also had some significant changes with more animation and an increase in the width to 36 feet. The top floors have been further setback for a sense of openness and the amenity space has also been opened up to the courtyard. The architectural expression of the building has been changed to increase the presence of the church and the landscape plaza has been improved to allow more space for the congregation. Ms. Brudar mentioned that the unit layouts have been improved to be similar in size with generous balconies.

Jonathan Losee, Landscape Architect, described the landscaping plans and mentioned that the courtyard has been widened and provides a gathering space around the amenity. The depth of planters in the back has been stair-stepped and some have been raised to allow for more sun penetration.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider some design development to improve the expression above the church;
- Consider adding rain cover at the entrance to the church;
- Design development to improve the sunken space on the southwest corner.

Related Commentary: The Panel supported the proposal and thought the project was generally improved since the last review.

The Panel supported the proposed form of development, density, height and the setbacks. They thought the stepping back of the façade made a big difference to the street wall and a better transition to the neighbours. They thought the north block was much improved. However some Panel members thought the west corner of the church still needed some improvement. One Panel member noted that the previous façade treatment above the church was different and less residential which helped to distinguish the church and suggested the applicant rethink the expression.

Most of the Panel thought the entrance to the church was improved but a couple of Panel members thought there needed to be more rain cover for people exiting the church.

Some Panel members thought the long unit layouts were problematic and had some livability issues. However they did feel that the amenity space had been improved and that the entrances were more pronounced.

The Panel supported the landscape plans and thought the grade change to the patios was improved but still somewhat inferior to the sidewalks. They thought the courtyard was

improved with the step back at the first and second floors. As well they thought the interface with the edges of the lane were supportable. Some Panel members were concerned with the sunken space on the southwest corner and thought there could be some CPTED issues.

Applicant's Response: Ms. Brudar had no further comments.

Urban Design Panel (February 26, 2014)
EVALUATION: NON-SUPPORT (1-7)

Introduction: Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application that is made up of three parcels on Cambie Street between West 60th Avenue and West 61st Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates 6-storey residential buildings in this area. Ms. McGuire described the context for the area noting the Pearson Hospital site with potential for a new Canada Line station at West 57th Avenue. As well she noted that to the east and west of Cambie Street are sites zoned RS-1 that are included in the draft Marpole Plan. To the east sites are proposed to be apartments up to 4-storeys and the sites to the west are proposed to remain as single-family. She added that these sites will be revisited as part of the planning for Phase 3 of the Cambie Corridor Plan. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of two 6-storey buildings over one and half levels of underground parking for 90 vehicles. The southern proposal also includes a church on the first level, and all the 138 residential units are being proposed as secured market rental housing.

Sailen Black, Development Planner, further described the proposal and gave an overview of the context for the area as well as the Cambie Corridor Plan. He noted that the Plan allows for residential up to 6 storeys with a 4-storey streetwall that will be created over time. As well the Plan expects both real and visual openness between buildings. Mr. Black added that the proposal also needs to meet the Green Buildings Policy for Rezonings. The application proposes 10 foot setbacks from Cambie Street and West 61st Avenue and 9 feet from West 60th Avenue. The shoulder line steps back 8 feet at level 5 on all sides except facing inward. There is a 24 foot opening between the two buildings with 6-storey walls on either side. The height of the proposal facing the single family homes across the lane has a stepped expression at 4-storeys.

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

1. Proposed form of development for this site, including proposed density (2.88 FSR), height (6-storeys) and setbacks (9 to 17 feet).
2. Transition of building massing the existing surrounding context to the west, including the 4-storey expression.
3. Interface of the edges with the lane and the avenues (60th and 61st), including sunken spaces.
4. Location and massing of the proposed church at West 61st Avenue.
5. Proposed east to west courtyard (between the 6-storey buildings) width and interior upper level setbacks.

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

Applicant's Introductory Comments: Amela Brudar, Architect, further described the proposal and mentioned that there is a pronounced slope across the site. The site occupies the entire block along Cambie Street with two buildings. They thought a balanced approach was to divide the site so that a smaller building would be to the north with a slightly bigger building to the south with a breezeway between them. This created a linear plaza with access to both buildings providing some social sustainability. The church right now is located off West 60th Avenue but because of the slope on the site they thought moving the church to the West 61st Avenue side would allow the church to have a stronger visual identity. The access to the parking is off the lane.

Daniel Eisenberg, Architect, described the form of development and architecture and noted that the project complies with the Cambie Corridor Plan guidelines. One of the departures is that the 4-storey shoulder does not transition down to a 3-storey shoulder at the lane. Given that there is a natural slope on the site, they felt that the transition happens naturally. Both buildings are designed with the same language and will be further developed. The colour palette has not been chosen but there will be two contrasting colours or textures.

Alyssa Semczyszyn, Landscape Architect, described the landscaping plans and mentioned that there are connections from the ground floor suites out to the street and the laneway to provide animation. The landscaping along Cambie Street has steps and retaining walls around a flat yard.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the massing, height and density;
- Design development to improve the visibility of the church;
- Design development to improve the setbacks at the third storey;
- Design development to improve the livability of the long studio units;
- Design development to improve the expression of the facades;
- Consider adding a plaza area in front of the church;
- Design development to improve the courtyard space.

Related Commentary: The Panel did not support the proposal.

The Panel did not support the massing, height and density and thought that the church lacked presence as a public use. They thought it was a missed opportunity regarding the church's visibility and usability. It was suggested that the applicant needed to take the most conservative approach on the site and that there needed to be considerable setbacks above the third storey especially on the lane. They thought it was not a pleasant interface to the single family homes across the lane. The Panel suggested the courtyard could be viewed as an opportunity to benefit the occupants and that it appeared quite functional.

Most of the Panel thought the height of the building and its relationship to the street needed to be improved to reduce a sense of heaviness. As well they thought that the walls, particularly on the south façade, could use some colour or articulation. Several Panel members were concerned with the livability of the floor plan in the long, thin studio units.

As for the expression, several Panel members thought it looked more like an office building rather than a residential building. As well they thought the church could benefit from a setback perhaps with a plaza in front. As well they were concerned with the grade change in the setbacks.

The Panel had some concerns regarding the landscaping plans and thought the space could be improved. They thought the interior walkway should be treated as a social space for the residents. As well they thought there needed to be a better relationship to the amenity space.

Applicant's Response: Ms. Brudar said she appreciated the comments but mentioned that there was a lot of pressure since it is to be a rental building and needs a certain amount of density to make the project viable. As for the courtyard she noted that if there was a property line between the buildings, there would be the amount of space they are proposing.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A total of 369 notifications were distributed within the neighbouring area on or about January 30, 2014.

February 13, 2014 Community Open House

An open house was held from 5 - 8 pm on February 13, 2014, at The Church of God at 506 West 60th Avenue (on the subject site). Staff, the applicant team, and a total of approximately 38 people attended the Open House.

Following submission of a revised application, the site sign was revised and the neighbourhood was re-notified on or about April 15, 2014. Two responses were received following notification of the revised application.

Public Response

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

- In response to the February 13, 2014 open house, a total of 24 comment sheets were submitted from individuals (approximately 71% in favour/25% opposed/4% unsure/maybe).
- A total of 8 letters, e-mails, and online comment forms were submitted from individuals (approximately 63% in favour/38% opposed/0% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/ Maybe
1. Do you support the proposed redevelopment of this site?	22 (69%)	9 (28%)	1 (3%)

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

Comments from those in SUPPORT of the proposal

Church Redevelopment

Support for the inclusion and revitalization of the church within the proposal, citing that the church would remain part of the community and remain able to provide local services.

Housing

Comments identified a need for more rental and housing options in the area and that this proposal addressed that need.

Design and Density

Some comments expressed satisfaction with the building design, specifically the white exterior walls, and another felt that the design should include more colour. Density was seen as appropriate for the location and as a means to provide more housing in the city.

Location

The location along Cambie Street was seen as an appropriate place for larger high-density proposals and rental housing.

Parking and Transportation

Given limited on-site spaces, some comments stated a preference to address on-street parking issues proactively. Another commenter said that the limited parking would spur greater transit use. It was also pointed out that access to Cambie by car can be difficult currently.

Policy

Several commenters felt that the proposal was in line with the Cambie Corridor Plan.

Miscellaneous

There was a question about what level of CAC may be delivered

Comments from those OPPOSED to the proposal

Parking and Transportation

A primary concern in comments was that too little on-site parking was proposed, leading to issues with on-street parking in the neighbourhood. There was concern that traffic associated with the new residents would lead to increased congestion and gridlock, with 61st Avenue specifically referenced as particularly congested. Additionally, there were concerns over the ability of the Canada Line to handle increased usage.

Height and Shadows

Concern that the proposed buildings are too tall and that a height of three or four storeys would be preferable. The height was also seen to create excessive shadowing for neighbouring homes and the accuracy of the provided shadow studies was questioned.

Design and Density

Criticism of the proposed design, describing it as boring or bland and that the design would create a wall between Cambie and the homes to the west. Others felt the number of units and overall density were too high.

Public Amenities

Issues of crowding at community facilities, parks, and particularly schools was seen to be worsened by the increased population from this proposal.

Housing

There was concern that the units were too small to be livable and that rental units would attract a “different class” of people, with a preference for owner-occupied units.

Public Consultation

A few comments had concerns about ineffectiveness of public consultation, including concern that not all neighbours were aware and that feedback was not received from everyone. Another commenter saw the decision as a fait accompli.

Safety

Concern regarding local safety and security due to the introduction of the new residents.

Comments from those UNCERTAIN or UNSPECIFIED about the proposal

Miscellaneous

Concern about the uncertainty of the timing for buffer area planning under Cambie Corridor Phase 3.

Elevations and Sections

East Elevation



West Elevation



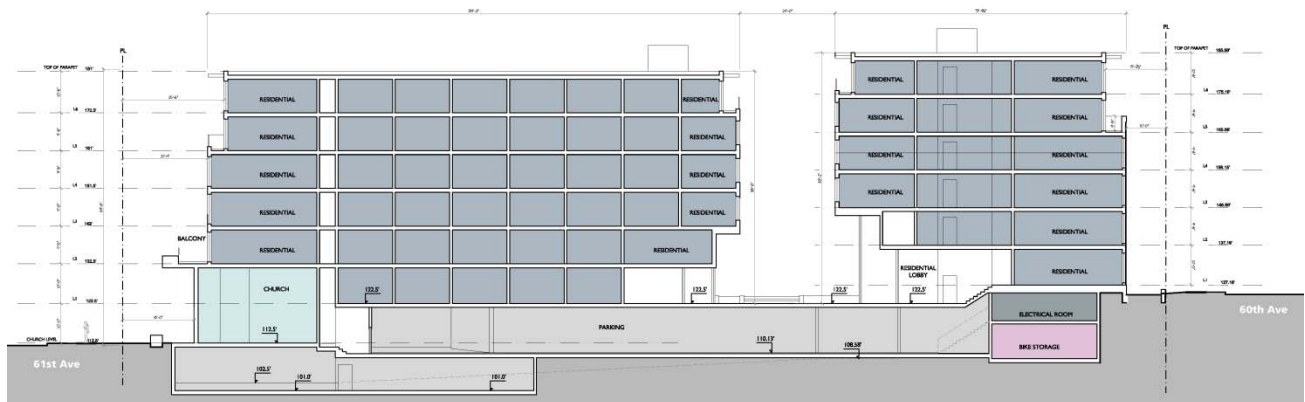
North Elevation



South Elevation



North/South Section



East/West Section



Renderings

Courtyard View from Cambie Street



View West from Cambie Street



View North at Cambie Street and 61st Avenue



506 West 60th Avenue and 7645-7685 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Two six-storey residential buildings with a church, containing a total of 129 secured market rental dwelling units.

Public Benefit Summary:

The project would generate a DCL payment and would provide 129 units of secured market rental housing.

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 2,932.8 m ² / 31,569 sq. ft.)	0.60	2.70
Floor Area (sq. ft.)	18,941	85,390
Land Use	Two-Family Dwelling	Dwelling and Institutional (Church)

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	55,877	1,037,546
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		55,877	1,037,546

129 units of market rental housing, secured for 60 years or the life of the building, whichever is greater.

* 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%).

506 West 60th Avenue and 7645-7685 Cambie Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	506 West 60th Avenue and 7645-7685 Cambie Street
Legal Descriptions	Lots 12 to 14, Block L, District Lots 232, Plan 9322; PIDs 009-687-530, 009-687-572 and 005-922-038 respectively
Developer	Cambie Street Management Corp.
Architect	GBL Architects Inc.
Property Owners	Congregation of the Church of God (Lot 12) and 0873438 B.C. Ltd. (Lots 13 and 14)

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-1	CD-1
SITE AREA	2,932.8 m ² (31,569 sq. ft.)	2,932.8 m ² (31,569 sq. ft.)
USES	Two-Family Dwelling	Dwelling Units and Institutional (Church)
FLOOR AREA	1,759.7 m ² (18,941 sq. ft.)	7,933.0 m ² (85,390 sq. ft.)
Floor Space Ratio (FSR)	0.60 FSR	2.70 FSR
HEIGHT	6.1 m (20 ft.)	22.1 m (73 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law