



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 29, 2014
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10587
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: 508 West 28th Avenue and 4439-4461 Cambie Street

RECOMMENDATION

A. THAT the application by RDG Management Ltd., on behalf of 0935280 B.C. Ltd. and Leon Cohen, to rezone 508 West 28th Avenue and 4439-4461 Cambie Street [*Lots 8 to 10, Block 740 District Lot 526 Plan 6539; PIDs 010-865-527, 006-743-897 and 008-254-931 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.58 FSR and the height from 10.6 m (35 ft.) to 22.5 m (74 ft.) to permit the development of a six-storey residential building, as well as lane-fronting two-storey townhouses, containing a total of 65 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Gateway Architecture Inc., received January 21, 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, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT, if the application is referred to Public Hearing, prior to the Public Hearing, the registered owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage bonus density as set out in Appendix B.
- D. THAT Recommendations A and C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone three lots located at 508 West 28th Avenue and 4439-4661 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with lane-fronting two-storey townhouses containing a total of 65 dwelling units all over two levels of underground parking. The site is located within the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff support this application, subject to design development and other conditions outlined in Appendix B, including a reduction in the proposed density from a floor space ratio (FSR) of 2.61 to 2.58. These design conditions would result in reconfiguration of the two-storey townhouse units on the lane, and a reduction in the building massing on 28th Avenue and modifications to the unit mix. The reconfiguration of the laneway townhouses will respond to advice from the Urban Design Panel, and the recommended reduction in scale will create an appropriate transition to the detached houses west of the subject site.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

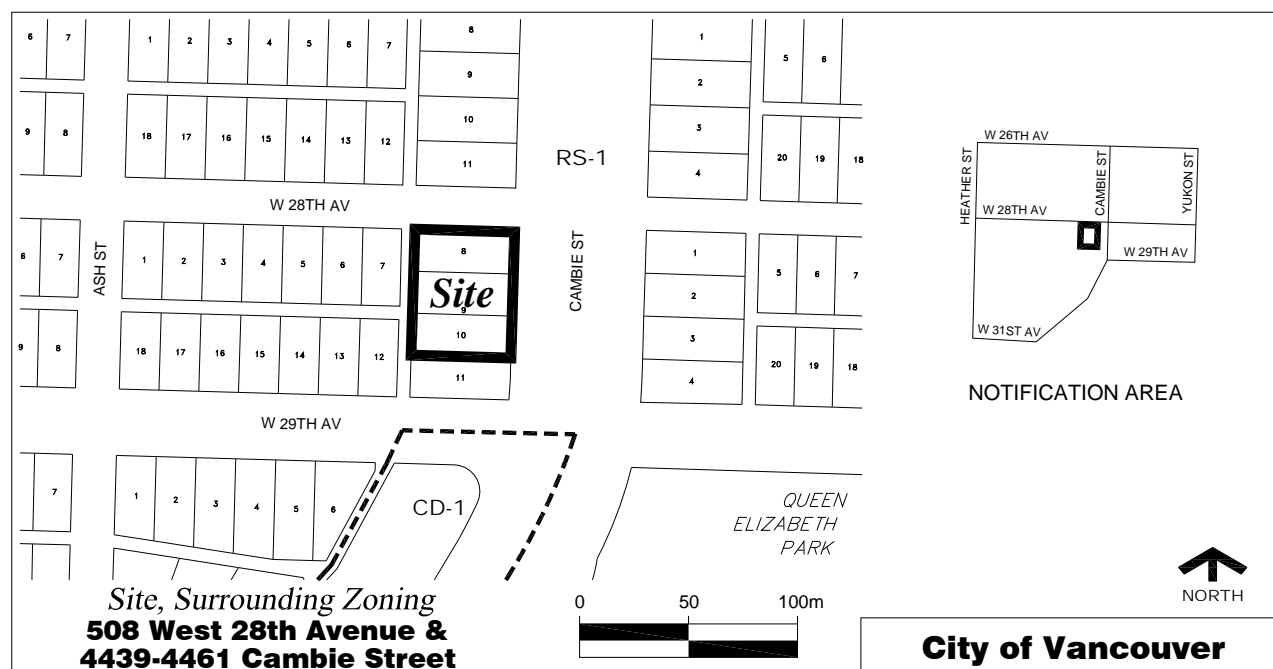
- Cambie Corridor Plan (2011)
- Community Amenity Contributions Through Rezoning (2011)
- Green Building Rezoning Policy (2010)
- Strategic Approach to Neighbourhood Energy (2012)
- High-Density Housing for Families with Children Guidelines (1992)

REPORT

1. Site and Context

The subject site is located on the southwest corner of Cambie Street and West 28th Avenue (see Figure 1). The site is comprised of three legal parcels and has 57.9 m (190 ft.) of frontage along Cambie Street. The site is currently developed with detached houses, as are the properties to south and across the lane to the west, however, land use change in accordance with the approved Cambie Corridor Plan is anticipated for this site and the surrounding area. Transit service to the site is provided by the King Edward Canada Line Station (four blocks to the north) and bus routes on both Cambie Street and King Edward Avenue.

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



2. Policy Context

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

For this site, sub-section 4.3.1 specifically supports residential buildings up to six storeys in height. A density range of 2.0 to 2.5 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 37 of the 65 units be two-bedroom units with seven units having three bedrooms, thereby achieving 57% of the total units as suitable for families. The recommended changes in form of development, including a reduction in density, have resulted in modifications to the housing mix while still maintaining 57% of the total units as suitable for families, with 36 two-bedroom units and eight three bedroom units. The exact unit mix may be adjusted at the development permit stage.

Strategic Analysis

1. Proposal

This applicant proposes to rezone three lots located at 508 West 28th Avenue and 4439-4461 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. A six-storey residential building facing Cambie Street and 28th Avenue along with two-storey townhouses at the lane are proposed (see Figure 2). In total, the application proposes 65 dwelling units with a total FSR of 2.61 and a building height of 22.5 m (74 ft.), over two levels of underground parking accessed from the rear lane.

Figure 2 - Site Plan



2. Land Use and Density

The proposed residential land use 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 and setbacks, and on a slight reduction in massing (detailed below), a density of 2.58 FSR is appropriate for this site, subject to design conditions noted in Appendix B.

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

The application is for a residential development with a six-storey main building that faces Cambie Street and 28th Avenue, and with two secondary townhouse buildings each of two-storeys along the lane. The buildings are located over two levels of below-grade parking.

The buildings are generally consistent with the height, form of development guidelines, and setbacks set out in the Cambie Corridor Plan. The main building fronting Cambie Street is six storeys. The 28th Avenue frontage includes stepped massing to transition from six storeys on Cambie down to two storeys on the lane. Staff are generally supportive of this massing subject to conditions outlined in Appendix B, which recommend reducing massing at the third storey in order to improve the visual scale of the building along the north elevation on 28th Avenue.

The proposed townhouses along the lane generally follow the built form guidelines for the Plan in terms of height, building length and spacing from the main building noted above. These buildings serve to provide a transition of scale from the six-storey building to neighbouring sites and they activate the lane. The internal courtyard separating the main building from the townhouses is 8.5 m (28 ft.) in width which exceeds the minimum 7.3 m (24 ft.) that is suggested in the Plan. The courtyard space provides amenity, open space, and access to daylight for the development. The Plan recommends that rear setbacks be similar to those required of laneway houses to allow for an appropriate transition at the lane, including landscaping. Through a series of conditions of approval (Appendix B) staff recommend that the townhouse blocks be consolidated and the setback at the lane be increased to improve the overall open space on the site and interface along the lane.

Should this application be approved and this proposal proceed, a neighbouring single lot at the corner of Cambie Street and 29th Avenue will remain. As a requirement of the Plan, this application included a schematic design to ensure that this neighbouring site can be reasonably developed at a future date. The parking ramp is located adjacent to the neighbouring site which allows for sharing between the two projects. Access to the ramp from the neighbouring lot has been secured through a condition of approval (Appendix B). Staff have reviewed the analysis and are satisfied that the approval of the proposal herein does not preclude the future development potential of the neighbouring site.

The Urban Design Panel reviewed and supported this application on March 26, 2014 (see Appendix D). Staff conclude that the design responds well to the expected character of the area as set forth in the Cambie Corridor Plan. Staff support the application, subject to the design development conditions noted in Appendix B, which will improve the building design through the development permit process.

4. Transportation and Parking

Vehicle and bicycle parking are provided within an underground parking garage accessed by a ramp off the rear lane at the southwest corner of the site. The location of the ramp provides an opportunity for a future development on the adjacent property to the south to share this ramp. Sharing the ramp can provide efficiencies in garage design for the later development and improve the lane environment by reducing the number of vehicular access points. The application proposes 74 parking spaces and 88 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning

application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications achieve a minimum of LEED® Gold rating with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The applicant has submitted a preliminary LEED® for Homes – Multi-Family Mid-rise scorecard, with nine Energy & Atmosphere (EA) points which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for 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. Conditions of rezoning have been incorporated that provide for NES compatibility and future connection.

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

Public Input

The City of Vancouver Rezoning Centre web page included a notification and application information as well as an online comment form. A rezoning information sign was posted on the site and an open house was held on March 12, 2014 with staff and the applicant team present. Approximately 25 people attended the event and 6 comment forms and emails were received (1 in favour / 4 opposed / 1 unsure). Concerns with respect to the application focused on the proposed transition from six storeys down to two storeys on the 28th Avenue frontage, and the proposed density of 2.58 FSR. A more detailed public consultation summary is included in Appendix D.

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 various 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 \$931,562 is anticipated. 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 new rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or 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:

Community Amenity Contribution (CAC) - Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four- to six-storey residential rezoning proposal within the Cambie Corridor Plan's Phase 2 area. A target CAC rate of \$55 per square foot, based on the net additional increase in floor area (53,576 sq.ft.), has been determined to be appropriate for this application. Accordingly, this applicant has offered a total CAC package of \$2,946,680, comprised of heritage density purchase and cash CAC. Real Estate Services staff recommend that this offer be accepted.

Staff recommend that the CAC be allocated to the following identified community needs:

- \$1,473,340 to the Affordable Housing Reserve to increase the City's affordable housing supply.
- \$589,336 toward community facilities within or near the Cambie Corridor Plan area.
- \$589,336 toward the acquisition and development of a new waterfront and/or trail near the Fraser River which was identified as a priority as part of the Cambie Corridor Plan. Once complete, the new park and trail would serve residents and employees who work and/or live within or near the Cambie Corridor Plan area.
- \$294,668 towards the purchase of heritage density from the Heritage Amenity Bank. On September 25, 2013, City Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a City-wide basis. The applicant has offered to purchase heritage amenity density with a value of \$294,668 - equivalent to approximately 421 m² (4,534 sq.ft) of floor area. The purchase would support City-wide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

The allocations recommended by staff are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor Plan area as part of the Phase 3 planning program. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a CAC package valued at \$2,946,680, comprised of:

In-kind CAC

- Purchase and transfer of approximately 421 m² (4,534 sq.ft) of heritage density valued at \$294,668.

Cash CAC to be allocated as follows

- \$1,473,340 to the Affordable Housing Reserve to advance housing objectives offsite,
- \$589,336 toward the acquisition and development of a new waterfront park and/or trail near the Fraser River, and
- \$589,336 toward community facilities within or near the Cambie Corridor Plan area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

The Citywide DCL District rate applies to this site and it is anticipated that the project will generate approximately \$931,562 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context and that the application along with the recommended conditions of approval which include a reduction in the permitted density to 2.58 FSR, would be consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-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 E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

508 West 28th Avenue and 4439-4461 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 this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

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

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,647.6 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 uses must not exceed 2.58.

- 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 the total area of all such exclusion must not exceed 8% of the permitted floor area;
 - (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:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sun deck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (b) 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 what which justified the exclusion.

Building Height

- 5 Building height, measured from base surface, must not exceed 22.5 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plan 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 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

* * * * *

508 West 28th Avenue and 4439-4461 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 RDG Management Ltd. and stamped "Received Planning and Development Services, January 21, 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 to reduce the building massing along 28th Avenue by removing or reducing by a measure of approximately 6 m (20 ft.) that westerly portion of Unit "E1" located on level 3.

Note to Applicant: The above condition will improve the scale and transition along 28th Avenue towards the adjacent existing residential context across the lane.

- 2. Design development to revise the townhouse massing along the lane to adhere to the following criteria:
 - (a) consolidate the laneway townhouse blocks into a single building with a building length not to exceed 25 m (82 ft.);
 - (b) increase the setback between the townhouse building and the ramp to support access and service of the courtyard space;
 - (c) increase the setback between the townhouse building and the two-storey portion of the main building; and
 - (d) increase the setback between the townhouse building and the property line at the lane in order to provide for enhanced landscape opportunities contributing to the lane environment.

3. Design development to create ground-oriented open spaces suitable for children's play with adjacent common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information.
4. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the development permit process.
5. 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.

Crime Prevention through Environmental Design (CPTED)

6. 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 alcoves and vandalism, such as graffiti.

Sustainability

7. 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.

8. 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 energy and atmosphere points in the "EAc1 Optimize Energy" credit, 1 water efficiency point and 1 storm water point or surface water management point

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

9. The 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 at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. A declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

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

Housing Policy

12. That the proposed unit mix including 36 two-bedroom and eight three-bedroom units be included in the Development Permit drawings.

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

Landscape

13. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
14. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet.
15. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate a second row of street trees near property lines, the underground parking to angle downward at the corner (1.0 m

across and 1.2 m downward) to allow trees to be planted at grade and maximize growing conditions.

16. Responsible resolution of any conflict with a neighbour-owned tree(s) and vegetation in proximity to proposed excavation.

Note to Applicant: There is a neighbour-owned tree identified in the arborist report that will require root pruning in advance of demolition. At time of development permit, the arborist should submit a letter of substantial completion of the root pruning, or a confirmation letter for the scheduling and assurance of the work.

17. At time of development permit application:

- a. Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- b. Provision of a Tree Plan.

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

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

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

- d. Provision of new street trees to fill in gaps in the street trees, where applicable, to be provided adjacent to the development site.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. 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

18. Clarification of garbage pickup operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note: pickup operations should not rely on bins being stored on the street or lane for pickup; bins are to be returned to storage areas immediately after emptying.

19. Please place the following notes on the landscape plan:

- a. "Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense."
 - b. A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such 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."
 - c. Provision of all landscaping in the lane to be on private property and maintain a minimum 6.0m wide paved lane driving surface free of landscape or other obstructions.
 - d. Provision of the second row of trees shown along Cambie Street and on W 28th Avenue in the back boulevard to be located on private property.
20. 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. Modify the parking ramp to start from the PL and to have a maximum slope of 12.5% after the first 20 ft. from the PL.

Note to Applicant: A 12.5% slope is desirable for bicycle access where a ramp is exposed to weather.

- b. Provision of column placement and stall widths to comply with the requirements of Engineering Parking and Loading Design Supplement.

Note to Applicant: The column adjacent to stall 55 on P2 is set back more than 4 ft. from the end of stall and requires additional width. Stall 3 on P1 is adjacent to a fence and requires additional width. Refer to the Parking and Loading Design Guidelines at the following link:

(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- c. Provision of an improved section drawing A3.00 of the ramp showing as minimum 2.3 m of vertical clearance and note on plans.
- d. Clarification is required that the parking access ramp retaining walls do not encroach over the west property line as appears to be indicated on page A2.04.

Note to applicant: An application for charge release for Royal Trust Company Restrictive Covenant R22072 (See 90879L) is currently pending at the Land Titles office.

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 8, 9 and 10, Block 740, DL 526, Plan 6539 to create a single parcel.
- 2. Provision of appropriate access agreements to allow vehicular access from this site to future redevelopment on the adjacent property to the south (Lot 11, Block 740, DL 526, Plan 6539), and for the potential shared use of 8 visitor parking spaces to be located on the subject site.
- 3. Provision of a SRW to accommodate a Public Bike Share Station (PBS).
 - a. Size - At minimum, the smallest sized station at 16m x 4m 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 spaced may be shared with pedestrian space.
 - b. Location - The station must be located on private property while still clearly visible to the public with 24/7 public access. The preferred location is along Cambie or 28th Ave to allow easy access to the street.

- c. 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.
 - d. 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.
 - e. 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.
 - f. Power - Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.
4. Provision of a Services Agreement to detail the on-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. Provision of minimum 1.8 m wide concrete sidewalk on 28th Avenue.
 - b. Provision of minimum 2.1 m wide concrete sidewalk on Cambie Street.
 - c. Provision of Traffic Regulation Signage in lane west of Cambie Street, subject to resident consultation.
 - d. Provision of automatic door openers for all Class A bicycle storage areas.
 - e. Provision of a standard concrete lane crossing and new lane entry on 28th Avenue, including new curb returns and disability ramps on both sides.
 - f. Provision of new street trees adjacent the site where space permits
 - g. Provision of adequate water service to meet 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.

- h. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The developer is responsible for 100% of any sewer system upgrading that may be required. Upgrading of the existing sanitary sewer on Ash Street from 21st Avenue to 23rd Avenue is required. The existing main is not adequate for the project. Work is estimated at \$300,000 in 2014 dollars.
- 5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad-mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all underground services.

Sustainability

- 6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System, which may include but are not limited to agreements which:
 - a. require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that the system becomes available;
 - b. grant the operator of the City-designated Neighbourhood Energy System access to the building(s) 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
 - c. provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designed Neighbourhood Energy System.

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

Soils

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

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

Heritage Density Transfer

- 8. Secure the purchase and transfer 421 m² (4,543 sq.ft.) of heritage density (which has a value of \$294,668) from a suitable donor site.

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless a bona fide market conditions demonstrate transactional evidence to the contrary.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner(s) of the subject site, also referred to as the receiver site, and the owner of the donor(s) site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

- 9. Pay to the City the Community Amenity Contribution of \$2,652,012 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, and is allocated as follows:
 - a. \$1,473,340 to the Affordable Housing Reserve.
 - b. \$589,336 to park acquisition and improvements for the Fraser River waterfront park.
 - c. \$589,336 to community facilities serving the Cambie Corridor Area.

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

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

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

* * * * *

508 West 28th Avenue and 4439-4461 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 8 to 10, Block 740 District Lot 526 Plan 526; PIDs 010-865-527, 006-743-897 and 008-254-931 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

508 West 28th Avenue and 4439-4461 Cambie Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

The Urban Design Panel reviewed this rezoning application on March 26, 2014. The application was supported 10-0.

EVALUATION: SUPPORT (10-0)

Introduction: Kirsten Robinson, Planner, introduced the proposal for a rezoning on three parcels that are located between West 29th and West 28th Avenues on Cambie Street. The proposal is being considered under the Cambie Corridor Plan that contemplates up to six-storeys in this location. Ms. Robinson described the context for the area and noted that the site is located near the King Edward Canada Line Station. West of the site is zoned RS-1 and is anticipated to be part of the Cambie Corridor Plan Phase 3. The rezoning application proposes to rezone from RS-1 to CD-1 to allow six-storey development over two levels of underground parking with two-storey townhouses on the lane. The proposal includes 65 market housing units and parking for 82 vehicles. There are 58 units in the building with 7 townhouse units. As well there is an amenity room provided off the courtyard.

Tim Potter, Development Planner, further described the proposal for the development along Cambie Street between 28th and 29th Avenues. He noted the context for the neighbourhood which includes single family homes across the lane. The proposal is to rezone the site from RS-1 to CD-1 under the Cambie Corridor Plan.

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

Comments are sought on the proposed form of development for this rezoning application in general, and in particular:

1. Taking into consideration the Cambie Corridor and its design principles, does the Panel support the proposed urban design in terms of siting, massing, density, and height?
 - a. Does the proposed massing successfully relate to the 28th Avenue context? (See Section 5.3.1 of the Cambie Corridor Plan).
 - b. Related to part a, does the proposed form and massing successfully transition to the adjacent single family context i.e. sites across the lane?
2. Does the Panel have any preliminary advice on the overall design with regard to:
 - a. Neighbourliness including shadow and view impacts.
 - b. Open space and landscape treatments.
 - c. LEED™ Gold strategies and Rezoning Policy for Greener Buildings.
 - d. Indicative materials and composition.
3. Please provide comments on the success of the Landscape design as it relates to the following:
 - a. Cambie Street interface.
 - b. Laneway Interface.
 - c. Courtyard space.

d. Roof deck design and programming.

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

Applicant's Introductory Comments: Michael Cox, Architect, further described the proposal and mentioned that they are facing two streets so they have addressed both frontages with a formal corner. They have terraced the building down to the lane to create a four-storey shoulder that integrates the building into the townhouses. To help with the overlook to the neighbouring properties they have pulled the roof deck back by creating green roof edges. They have developed private roof decks for the upper suites. There are a number of unit sizes in the building including one-bedroom, one-bedroom and den as well as two-bedrooms, two-bedrooms and den, and three-bedrooms and three-bedroom and den units. Mr. Cox described the material palette noting the use of brick, concrete, glass and compost material infill. The townhouses have their front doors on the lane and all the ground floor units have access from the street.

David Stoyko, Landscape Architect, described the landscaping plans and mentioned that there are a series of private patios at ground level. There are a number of existing trees that will be retained however they are planning to add more planting to the lane. They are also going to layer some greenery up into the building.

Daniel Roberts, Consultant, mentioned that they are targeting LEED™ for Homes Midrise.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the access to the underground parking, lane interface, and relocation of the hydro transformer;
- Consider removing one of the townhouses to improve the courtyard experience.

Related Commentary: The Panel supported the proposal and thought it was a well resolved project.

The Panel supported the proposed urban design in terms of siting, massing, density and height. They also liked the material and colour palettes and how the proposal transitions to the residential homes across the lane.

The Panel said they were disappointed with how the space at the ramp with the hydro transformer made for a rather mean space and couldn't be used. One suggestion was to shift the ramp to the north. Most of the Panel members thought there might be one too many townhouses and that by removing one would make the courtyard more useable. One Panel member suggested shifting them southward as well.

The Panel supported the access to the roof but thought that roof access on the townhouses should also be considered.

The Panel liked the treatment on the lane especially the trees but suggested avoiding the use of planters in the courtyard. One Panel member suggested dropping the parking slab down to get a better soil depth for the plantings in the courtyard.

Applicant's Response: Mr. Cox thanked the Panel for their comments and said he was looking forward to working further on the project.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 7, 2014. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

12 March, 2014 Community Open House

A community open house was held from 5:00-8:00 pm on 12 March, 2014, at the Holy Name of Jesus Parish Church, at 4925 Cambie Street. A total of 230 notifications were distributed within the neighbouring area on or about 26 February 2014. Staff, the applicant team, and a total of approximately 20 people attended the Open House.

Public Response

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

- In response to the 12 March, 2014 open house, a total of 4 comment sheets were submitted from individuals (approximately 25% in favour/75% opposed).
- A total of 2 letters, e-mails, and online comment forms were submitted from individuals (approximately 0% in favour/50% opposed/50% 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?	1 (17%)	4 (67%)	1 (17%)

Comments in **SUPPORT** of the application included:

Policy - Although expressing general support, one respondent wanted more immediate clarification on the timing and extent of Phase 3 of the Cambie Corridor Plan.

Comments **OPPOSING** the application cited the following concerns:

Design - Several comments were made about aspects of the building design including the treatment of building along 28th Ave and the transition from six-storey to the

single family houses behind, the lack of a more pronounced step-back from the 4th to 5th level, and the simplistic box-like building design.

Density - Concerns were raised about the proposed FSR of 2.61 exceeding the range (2.0-2.5 FSR) identified in the Cambie Corridor Plan.

Adjacent Lot - Concerns were raised about the future developability of the remaining single-family lot on the block. It was also felt that in not including the additional lot, the design of the project was compromised.

Neighbourhood Transition - Some felt that the six-storey building does not transition well to the single-family homes to the west of the project. It was also suggested that the townhouses on the lane are not an appropriate transition to the single-family homes behind.

Landscaping - The landscaping proposal was criticized, in particular, minimal landscaped setbacks which do little to enhance aesthetic value of the project, and that the project lacks connections to the neighbourhood or Queen Elizabeth across the street.

Height & Massing - One comment suggested that a six-storey building is unnecessarily high, and that when factoring in rooftop decks and elevator/stairways, the building is more like seven-storeys. It was felt that the massing of the building is too large for the lot.

Miscellaneous Comments

- All of the construction in the area is greatly increasing noise and traffic dangers.
- Phase 3 of the Cambie Corridor Plan has been delayed too long, and the current practice of building out Phase 2 is adversely affecting the rest of the neighbourhood.

Comments from those **UNCERTAIN** or **UNSPECIFIED** about the proposal:

Design - Design of the building is too bland, the window glazing looks cheap.

* * * * *

508 West 28th Avenue and 4439-4461 Cambie Street
FORM OF DEVELOPMENT



Site Plan

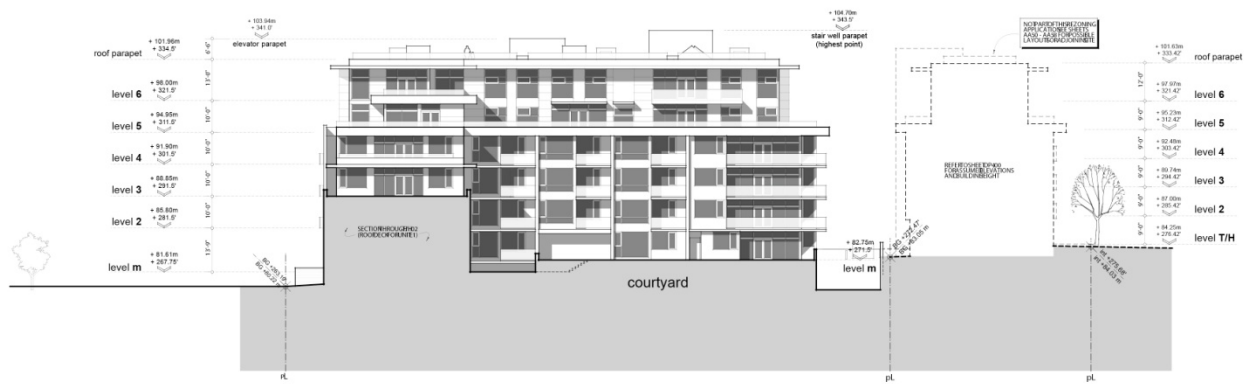
Elevations



East Elevation (Cambie Street)



West Elevation (Lane)



West Elevation (through Courtyard)



North Elevation (28th Avenue)



South Elevation (Neighbouring Properties)

508 West 28th Avenue and 4439-4461 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A six-storey development with two-storey townhouse buildings on the lane containing a total of 65 dwelling units.

Public Benefit Summary:

The project would generate DCLs and a CAC offering to be allocated toward the affordable housing fund, park acquisition and improvements, and community facilities in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,647.6 m ² / 28,498 sq. ft.)	0.7	2.58
Buildable Floor Space (sq. ft.)	19,949	73,525
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	58,850	931,562
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		294,668
	Affordable Housing		1,473,340
	Parks and Public Spaces		589,336
	Social/Community Facilities		589,336
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		58,850	3,878,242

* 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%).

508 West 28th Avenue and 4439-4461 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	508 West 28th Avenue and 4439-4461 Cambie Street
Legal Descriptions	Lots 8 to 10, Block 740 District Lot 526 Plan 6539; PIDs 010-865-527, 006-743-897 and 008-254-931 respectively
Developer	RDG Management Ltd.
Architect	Gateway Architecture Inc.
Property Owners (as of July 8, 2014)	0935280 B.C. Ltd. and Leon Cohen

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA		2,648 m ² (28,498 sq.ft.)
USES	Single Detached Dwelling	Multiple Dwelling
FLOOR AREA	1,853 m ² (19,949 sq.ft.)	6,872 m ² (73,525 sq.ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.58 FSR
HEIGHT	10.5 m (34.5 ft.)	22.5 m (74 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law