



PUBLIC HEARING MINUTES

JULY 8, 2014

A Public Hearing was held on Tuesday, July 8, 2014, at 6:03 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Kerry Jang, Chair
Councillor George Affleck
Councillor Elizabeth Ball*
Councillor Adriane Carr
Councillor Heather Deal
Councillor Raymond Louie
Councillor Geoff Meggs*
Councillor Andrea Reimer
Councillor Tim Stevenson*
Councillor Tony Tang

ABSENT: Mayor Gregor Robertson (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Councillor Jang in the Chair, to consider proposed amendments to heritage and zoning by-laws.

CARRIED UNANIMOUSLY
(Councillors Ball, Meggs and Stevenson absent for the vote)

1. TEXT AMENDMENT: 555 Great Northern Way

An application by Great Northern Way Campus Trust was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District By-law No. 8131 for 555 Great Northern Way to create new height sub-areas with conditional building height limits. The amendment would permit an additional 4.5 m (15 ft.) in the new height area, conditional on enhanced architectural performance and sustainable infrastructure, potentially resulting in new building heights of 18.3 m (60 ft.) and 22.9 m (75 ft.). This amendment would not create any additional density and would simply permit the allowable floor space in the current CD-1 District to be contained in slightly taller building forms.

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Council also had before it a memorandum dated July 2, 2014, from the Assistant Director of Planning, Vancouver Downtown, which provided revised wording for the CD-1 By-law and clarification on the intention of the amending by-law to allow consideration of higher building heights in conjunction with certain roof treatments. No action was required by Council, as the by-law posted for this item contained the changes explained in the memorandum.

Staff Opening Comments

Staff from Planning and Development Services reviewed the application and responded to questions.

Applicant Comments

Elena Tikovt, Great Northern Way Trust, provided opening comments and responded to questions.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 1 letter in support
- 2 emails in opposition

Speakers

The Chair called for speakers for and against the application.

The following spoke in support of the application:

Greg Ray
Varouj Gumuchian

The speakers list closed at 6:17 pm.

Staff Closing Comments

Staff from Planning and Development Services responded to questions.

Council Decision

MOVED by Councillor Louie

- A. THAT the application by Great Northern Way Campus Trust to amend CD-1 (Comprehensive Development) District By-law No. 8131 for 555 Great Northern Way [*PID 027-789-624; Lot Q District Lots 264A and 2037 Group 1 New Westminster District Plan BCP39441*] to create new height sub-areas with conditional building height limits, and a further amendment to the

CD-1 By-law to remove Section 7, Parking and Loading, generally as presented in Appendix A of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way", be approved.

- B. THAT, subject to enactment of the CD-1 By-Law, the General Manager of Planning and Development Services be instructed to bring forward for approval the amendments to the CD-1 (402) Design Guidelines, generally as presented in Appendix B of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way", as amended on July 8, 2014, under section 5.7 to add the following:
- c) Design development of cellular antennae and related infrastructure to be sensitively located, out of view, or behind screening.
- C. THAT A and B above 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 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.

CARRIED UNANIMOUSLY

2. REZONING: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse

An application by Robert Ciccozzi Architecture Inc. was considered as follows:

Summary: To rezone 5805 Wales Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit a three-storey residential development comprised of 54 townhouses, eight of which include lock-off units, and to rehabilitate and designate the Avalon Dairy farmhouse as protected heritage property. The proposed floor space ratio (FSR) is 1.20 and height is 13.4 m (44 ft.).

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Staff from Planning and Development Services reviewed the application and, along with staff from Engineering Services, responded to questions.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 4 emails and letters in support
- 1 email in opposition
- 1 email regarding other aspects related to the application

Speakers

The Chair called for speakers for and against the application.

Billy Kwan spoke in support of the application but raised concerns regarding increased traffic and lane access.

The speakers list closed at 6:41 pm.

Applicant Closing Comments

Robert Ciccozzi, Robert Ciccozzi Architecture Inc., responded to questions.

Staff Closing Comments

Staff from Planning and Development and Engineering Services responded to questions.

Council Decision

MOVED by Councillor Deal

- A. THAT the application, by Robert Ciccozzi Architecture Inc. on behalf of Avalonna Homes Ltd., to rezone 5805 Wales Street [*PID: 005-025-567; Lot K, Block 8, District Lot 721, Plan 17155*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 0.70 to 1.20 and the height from 10.7 m (35 ft.) to 13.4 m (44 ft.) to permit a three-storey residential development comprised of 54 townhouses, eight of which include lock-off units, and to restore and rehabilitate the heritage "A" listed Avalon Dairy farmhouse, generally as presented in Appendix A of the Policy Report dated April 16, 2014, entitled "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse", be approved subject to the following conditions:

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 Robert Ciccozzi Architecture Inc., on behalf of Avalonna Homes Ltd., and stamped "Received City Planning Department, March 11, 2014", provided that the General Manger of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to provide an elevator from the underground parking to grade.

Note to Applicant: This will provide an accessible path of travel from the below grade parking to grade. Consideration should be given to locate this sensibly, integrated with building massing, with some provision of related weather protection.

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

Note to Applicant: The proposed building setbacks submitted and shown on drawing A1.0 can be considered as minimum setbacks but could be increased if warranted by the design development process.

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

Crime Prevention Through Environmental (CPTED)

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

Sustainability

5. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under BuiltGreen™ BC and a minimum score of Energuide 82.

Note to Applicant: Provide a BuiltGreen™ BC scorecard confirming that the project will achieve Gold level and a minimum score of Energuide 82. Both the scorecard and description should be incorporated into the drawing set and significant BuiltGreen™ BC features detailed on the plans.

Landscape Review

6. Design development to protect healthy on-site and off-site trees (as per the survey provided) located outside building footprints wherever possible and with arborist consultation.

Note to Applicant: Further building modifications may be required to resolve conflict and ensure safety of retained City trees located close to Buildings 3 and 4, as noted in the arborist report.

7. Design development to provide universally accessible connections for pedestrians and people using wheelchairs, to all common open space areas throughout the site.
8. Design development of the landscaping within the public realm interface at the main community garden pedestrian entry and the public Avalon Greenway to provide a high-quality, welcoming public realm and offer open views to the Heritage farmhouse.
9. Design development for underground parking structures to be designed to provide maximum plant- growing depth (exceed BCLNA Landscape Standard) for landscaped planters over slab condition.

Note to Applicant: Public and private trees should be planted at grade, wherever possible, and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. Wherever possible, in the horizontal plane, soils should be contiguous to maximize soil volumes. To accommodate trees in planters near property lines, angle, notch or depress the underground parking slab to maximize planter depth (1 m across and 1.2 m downward).

10. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet, with notation.

11. Provision of a special public sidewalk paving detail over retained City trees located alongside the Greenway to the satisfaction of the City Engineer.

Note to Applicant: Refer to page 3 of the arborist report submitted by Froggers Creek Consultants, dated March 13, 2014.

12. At time of development permit application:

- (i) Provision of a fully detailed Landscape Plan illustrating proposed plant material by 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.

- (ii) Provision of a Tree Management 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 off-site trees and dimensioned tree protection barriers. An arborist report addendum will be necessary to further describe in greater detail, tree protection measures for protected trees located close to proposed excavation. Tree replacements can be shown on the proposed phased landscape planting plans.

- (iii) Provision of large-scale landscape sections at ¼"=0" or better, to illustrate the relationship between at-grade landscaped planters over slab condition, townhouse entries at the street and within the common courtyard, the lane interface, and special feature common areas.

Note to Applicant: The sections should include the building edge, landscape form, planter materials, tree stem, canopy and root ball, and labelled with dimensions.

- (iv) 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 (604.871.6131) to confirm tree planting

locations and Park Board (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. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (v) Provision of large-scale architectural details at 1/2"=1'-0" or better, to illustrate proposed landscape elements including planters, paving, benches, fences/ gates, arbours and trellises.

Note to Applicant: Planter details must confirm depth of proposed planting on structures.

- (vi) Provision of an updated and detailed comprehensive ISA Certified Arborist report to outline special measures for retained trees located in close proximity to excavation, in accordance with Section 4, Protection of Trees by-law.
- (vii) Submission of written confirmation from Park Board regarding decisions for the retention/protection or removal of existing streets noted in the arborist report submitted by Froggers Creek Consultants, dated March 13, 2014.

Urban Agriculture

- 13. Design development to the raised bed community garden plots to ensure that *Community Gardens Accessibility Guidelines* are met including heights of garden boxes, suitable surface material, etc. to ensure people of all abilities are able to conveniently use the garden plots.

Note to Applicant: For more information please see:
<http://vancouver.ca/files/cov/Community-Gardens-Accessibility-Guidelines-2011.pdf>.

- 14. Garden plots must meet the *Urban Agricultural Guidelines for the Private Realm*. This includes a requirement for 30% of the residential units to have access to garden plots; provision of adequate and accessible water hook-up; and the incorporation of small-scale composting for the garden site.

Note to Applicant: For more information please see:
<http://vancouver.ca/people-programs/urban-agriculture-guidelines.aspx>.

15. Consideration for providing a small community gathering/picnic area and a potting/work bench.

Engineering

16. Confirmation that the firefighting needs can be met from Wales Street. Should 43rd Avenue be necessary for firefighting access then a complementary access design is to be developed that incorporates the various uses intended for 43rd Avenue to the satisfaction of the General Manager of Engineering Services in consultation with the Fire Department and the Chief Building Official.
17. Sewers are to connect to Wales Street. Please note this storm drain connects directly to Still Creek, care must be taken at all stages of development to ensure none of the sanitary waste is discharged to the storm system.
18. Provision of information signage on the site about the Avalon Greenway and the history of the Avalon Dairy farm to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.
19. Design development to integrate the existing public art entitled *'til the cows come home* into the greenway design.
20. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:
 - (i) Provision of an improved plan showing the column locations within the parking level and design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross-falls.
 - (ii) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main parkade ramp.
 - (iii) Provision of a 0.6 m (2 ft.) setback for the 2 ft. long parking columns from the end of the stall to improve maneuvering.
 - (iv) Remove the chamfer on the outside corner of the ramp to provide two-way traffic flow.
 - (v) Show, on the landscape and site plans, all of the existing vehicle entry and exit access points to the adjacent VSB nursery site.

- (vi) Clarification of the garbage and recycling provisions and confirmation of pickup operations that do not rely upon public property for storage of garbage bins for an extended period of time.
- (vii) Deletion of the proposed bio-swale on 43rd Avenue due to maintenance concerns.
- (viii) Removal of the proposed hedge on public property.
- (ix) Removal of the trees, landscape and garden plots along the south edge of the 43rd Avenue.
- (x) Removal of the proposed pre-cast concrete pavers on public property.
- (xi) Revision of the bollard layout to reduce the number and better define the areas.
- (xii) Modify the design of the main access to the site from the driveway portion of 43rd Avenue to include vehicle access and a turnaround function for vehicles. The current design offers no way to turn around and access Wales Street safely.

Housing Policy

21. That the proposed unit mix including 11 two-bedroom units and 17 three-bedroom units be included in the Development Permit drawings.

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

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Provision of a statutory right of way to accommodate a Public Bike Share (PBS) Station. The PBS Station includes the following design and siting criteria:
 - (i) Size: At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked

bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.

- (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.
 - (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.
2. Provision of a statutory right of way on the site (near the south edge) to accommodate a public sidewalk should the greenway design not be able to accommodate an on-street sidewalk.

Note to Applicant: The intention is to preserve the grove of existing trees located near the south edge of the site.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Provision of improvements to 43rd Avenue between the cul-de-sac and Wales Street to provide improved pedestrian and cycling connections, including improvements to the Avalon Neighbourhood Greenway. Work is to include new bicycle facilities, sidewalks, greenways lighting, landscaping, pavement, curbing and other improvements as may be required.

Note to Applicant: All greenways improvements are to be designed to the satisfaction of the General Manager of Engineering Services and in a manner that meets maintenance standards set by the City.

- (iii) Provision of an improved access road (widening and/or repaving) to the Vancouver School Board (VSB) property at 5905 Wales Street to the south should the final greenway design on 43rd Avenue require it.

Note to Applicant: A letter of confirmation from the VSB is required stating that the proposed changes to 43rd Avenue, from Wales Street to the existing cul-de-sac, do not restrict access to their site.

- (iv) Provision of improved drainage on 43rd Avenue. There is currently no storm sewer on 43rd Avenue adjacent the site. If street improvements require collection and drainage of storm water, then a storm spur may be required to provide drainage of 43rd Avenue.

- (v) Provision of improvements to Wales Street, along the site frontage. The improvements are to include:

- a. new concrete sidewalks (minimum width 1.8 m),
- b. a grass front boulevard (minimum 1.2 m),
- c. concrete curb and gutter,
- d. curb bulges at both legs of 43rd Avenue,
- e. street trees, and
- f. street and pedestrian lighting improvements and pavement to the centre-line of the street including all utility relocations, drainage improvements, and adjustments to accommodate the street design.

- (vi) Removal of the existing wood utility pole on Wales Street. The applicant is asked to make arrangements for removal of this existing wood pole fronting the site on Wales Street and to provide confirmation from the affected utility companies that removal is possible.

- (vii) Provision of speed humps in the lanes adjacent the site, subject to neighborhood review.

4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Heritage

5. Enter into a legal agreement for the restoration, rehabilitation and long-term maintenance of the heritage building at 5805 Wales Street. The agreement is to be completed and registered in the Land Titles Offices (LTO) to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the CD-1 By-law.

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

Soils

6. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of

Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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.

- B. THAT the heritage designation as a protected heritage property of the Avalon Dairy farmhouse at 5805 Wales Street, which is listed in the "A" evaluation category of the Vancouver Heritage Register, be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated April 16, 2014, entitled "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated April 16, 2014, entitled "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse".
- E. THAT A through D above 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.

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 2124-2130 Burrard Street and 1798 West 5th Avenue (Fifth Avenue Cinemas)

An application by Formwerks Architectural Incorporated was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (332) By-law No. 7389 for 2124-2130 Burrard Street and 1798 West 5th Avenue, to increase the permitted floor space ratio (FSR) for theatre uses from 0.66 to 1.00. This would allow for a 324 m² (3,489 sq. ft.) expansion of the existing theatre lobby into existing vacant ground-floor retail space. The total site FSR would remain 2.42 and the amendment would not result in any substantive change to the form of development that had been originally approved on March 7, 1995.

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Staff from Planning and Development Services responded to questions.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 1 email regarding other aspects related to the application

Speakers

The Chair called for speakers for and against the application and none were present.

The speakers list closed at 6:53 pm.

Council Decision

MOVED by Councillor Reimer

- A. THAT the application, by Formwerks Architectural Incorporated on behalf of Cineplex Entertainment, to amend CD-1 (Comprehensive Development) District (332) By-law No. 7389 for 2124-2130 Burrard Street and 1798 West 5th Avenue [*PID: 019-117-141; Lot G Block 268 District Lot 526 Plan LMP20900*] to increase the permitted floor space ratio for theatre uses from 0.66 to 1.00 to allow for expansion of the theatre into 324 m² (3,489 sq. ft.) of existing vacant ground-floor retail space, generally as presented in Appendix A of the Policy Report dated June 2, 2014, entitled "CD-1 Text Amendment: 2124-2130 Burrard Street and 1798 West 5th Avenue (Fifth Avenue Cinemas)", be approved.
- B. THAT A above 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 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.

CARRIED UNANIMOUSLY

4. REZONING: 5129-5169 Cambie Street

An application by Intracorp Project Ltd. was considered as follows:

Summary: To rezone 5129-5169 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 56 dwelling units all over one and a half levels of underground parking. The proposed floor space ratio (FSR) is 2.41 and height is 21 m (69 ft.).

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Staff from Planning and Development Services reviewed the application and responded to questions.

Applicant Comments

David Jacobson, Intracorp Project Ltd., and David Stoyko, Sharp & Diamond Landscape Architecture Inc., responded to questions.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 1 letter in support
- 1 email regarding other aspects related to the application

Speakers

The Chair called for speakers for and against the application.

The following spoke in support of the application. One speaker also raised concerns related to the allocation of the Community Amenity Contribution:

Bob Gill
Monique Choptuik
Craig McNeil
Ken Mah

The speakers list closed at 7:26 pm.

Applicant Closing Comments

Messrs. Jacobson and Stoyko responded to questions.

Staff Closing Comments

Staff from Planning and Development Services responded to questions.

Council Decision

MOVED by Councillor Louie

- A. THAT the application, by Intracorp Project Ltd. on behalf of Su-Fen Hsieh for 5129 Cambie Street [*PID 010-086-773; Lot 12, Block 839, District Lot 526, Plan 8513*], on behalf of Ann Caroline Warrender for 5149 Cambie Street [*PID 010-086-781; Lot 13, Block 839, District Lot 526, Plan 8513*] and on behalf of Henny Futama, Francis Futama and Angela Foo Lee for 5169 Cambie Street [*PID 010-086-790; Lot 14, Block 839, District Lot 526, Plan 8513*], to rezone 5129-5169 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, generally as presented in Appendix A of the Policy Report dated April 17, 2014, entitled "CD-1 Rezoning: 5129-5169 Cambie Street ", be approved subject to the following conditions:

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 Shift Architecture Inc. and stamped "Received City Planning Department, February 12, 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 improve the interface of the proposal to the adjacent proposed right-of-way (ROW) to the north of the subject site. Emphasize the building orientation to the proposed ROW as per the front yard design shown along Cambie Street. Consider secondary, ground oriented unit entries off the ROW or an expression similar to the townhouses at the building base.
2. Design development to emphasize the northern and southern building corners (fronting onto Cambie Street) and their visibility traveling along the street. At the north, consideration should be given to wrap the stone frame around the corner integrating balconies, lobby entry, amenity room and water element into a stronger, more holistic expression.
3. Design development to reduce the perceived length of the duplexed townhouses along the lane.
4. Design development to improve the juxtaposition of materials and colour. A design strategy implementing a simplified complementary colour palette would assist in presenting a more cohesive building form.
5. Design development of the proposed setbacks of the face of building to property line shall remain as proposed within the rezoning drawing submission.

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

6. Provision of high quality and durable exterior finishes.

Note to Applicant: As this project continues through the development application process, the overall proposed quality of materials, articulation, and expression is to be maintained.

7. 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)

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

Sustainability

9. 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.

10. 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.

11. The heating and domestic hot water system for buildings within the development shall be designed to be easily connectable and compatible with a future City-designated Neighbourhood Energy System to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. A declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

12. 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.
13. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

Landscape

14. Design development to locate the site utilities and vents on private property and integrated discreetly into the building, avoiding landscaped and common areas.
15. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.
16. Design development for 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 trees in planters near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m downward).

17. Design development to resolve any conflict with neighbour trees and vegetation in proximity to proposed excavation:

Note to Applicant: There may be trees and plants that are either owned or co-owned by neighbors that could be affected by proposed excavation near the property line. All neighbor and co-owned trees should be safely retained with the necessary arborist services and/or design development; or, submit a tree permit application to remove/replace the trees accompanied by owner(s) consent in writing.

18. At time of development permit application:

- (i) 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.

- (ii) 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.

- (iii) Provision of an arborist report for all private property trees illustrated on the legal survey.

- (iv) 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.

19. 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

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

Note to Applicant: 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.

21. Consideration for the relocation of the existing southbound bus stop at the site's frontage. If applicant so chooses, the applicant may, at 100% developer's cost, relocate the existing southbound bus stop up to 7 m to the south. The works may include but are not limited to the relocation of the bus shelter, concrete passenger landing area, traffic signs and a small tree.

22. Provision of the following notes on the landscape plan:
 - (i) "Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense."
 - (ii) "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."

23. 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 design elevations on both sides of the parking ramp at all break points and notation of the length of ramp at the specified slope.
- (ii) Provision of measures to improve visibility of oncoming traffic on the main parking ramp.

Note to Applicant: The wall adjacent to parking space 25 and the main parking ramp obstructs visibility of vehicles on the parking ramp. Provision of a convex mirror located in the corner of the parking ramp will help improve this.

- (iii) Confirmation that the vertical bicycle spaces are located against a wall.

Note to Applicant: The existing plan shows the vertical space placed perpendicular to a horizontal space.

Housing Policy

- 24. That the proposed unit mix including 28 two-bedroom units and four three-bedroom units be included in the Development Permit drawings.

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

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services, 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 839, DL 526, Plan 8513 to create a single parcel.
- 2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services

are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Upgrading of the existing sanitary and storm sewers on Cambie Street is required as the existing main is not adequate for the project. Work is estimated at \$400,000 in 2014 dollars. Necessary arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services are required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading.
 - (ii) Provision of minimum 2.1 m wide concrete sidewalk on Cambie Street.
 - (iii) Provision of Traffic Regulation Signage in lane west of Cambie Street, subject to resident consultation.
 - (iv) Provision of new street trees adjacent the site where space permits.
 - (v) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro kiosks) 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

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

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

Soils

5. If applicable:
 - (i) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager

of Environmental 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

6. Secure the purchase and transfer of 308 m² (3,317 sq. ft.) of heritage density (which has a value of \$215,617) 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, 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 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 of the CD-1 By-law together with receipt(s) for heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

7. Pay to the City the Community Amenity Contribution of \$1,940,548 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. The CAC is allocated as follows:
 - (i) \$1,078,082 to the Affordable Housing Reserve.
 - (ii) \$762,466 toward development of a new waterfront park and/or trail near the Fraser River.
 - (iii) \$100,000 to cycling and pedestrian improvements on the west side of Willow Street, adjacent to Eric Hamber Secondary School.

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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated April 17, 2014, entitled "CD-1 Rezoning: 5129-5169 Cambie Street".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated April 17, 2014, entitled "CD-1 Rezoning: 5129-5169 Cambie Street".
- D. THAT A to C above 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.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

5. REZONING: 508 West 28th Avenue and 4439-4461 Cambie Street

An application by RDG Management Ltd. was considered as follows:

Summary: To rezone 508 West 28th Avenue and 4439-4461 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 proposed floor space ratio (FSR) is 2.58 and height is 22.5 m (74 ft.).

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 1 email regarding other aspects related to the application

Speakers

The Chair called for speakers for and against the application and none were present.

The speakers list closed at 7:48 pm.

Council Decision

MOVED by Councillor Louie

- 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, generally as presented in Appendix A of the Policy Report dated May 29, 2014, entitled "CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie Street", be approved subject to the following conditions:

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 Avenue 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law,

generally as set out in Appendix C of the Policy Report dated May 29, 2014, entitled "CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie Street".

- C. THAT A and B above 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.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

6. REZONING: 506 West 60th Avenue and 7645-7685 Cambie Street

An application by Cambie Street Management Corp. was considered as follows:

Summary: To rezone 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 secured market rental housing units and 325.2 m² (3,500 sq. ft.) of church use. All of the residential units are proposed to be secured as market rental housing for the longer of 60 years and the life of the building. The proposed floor space ratio (FSR) is 2.70 and height is 22.1 m (73 ft.).

The General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Staff from Planning and Development Services reviewed the application.

Summary of Correspondence

The following correspondence regarding this application was received since referral to public hearing and prior to the close of the speakers list:

- 25 emails and letters in support
- 3 emails and letters in opposition
- 1 email regarding other aspects related to the application

Speakers

The Chair called for speakers for and against the application.

The following spoke in support of the application:

George Ratzlaff
Garry Leong
Jim Bell
Karen New, Modo The Car Co-op

Linney Hutchings expressed concerns regarding parking and traffic.

The speakers list closed at 8:07 pm.

Staff Closing Comments

Staff from Planning and Development and Engineering Services responded to questions.

Council Decision

MOVED by Councillor Louie

- 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 Development) 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, generally as presented in Appendix A of the Policy Report dated May 8, 2014, entitled "CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street" be approved subject to the following conditions:

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 Manger 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-designated Neighbourhood Energy System.

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

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.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 8, 2014, entitled "CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- C. THAT A and B above 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.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

ADJOURNMENT

MOVED by Councillor Ball
SECONDED by Councillor Louie

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

The Public Hearing adjourned at 8:18 pm.

* * * * *