

## SUMMARY AND RECOMMENDATION

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

**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 m<sup>2</sup> (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.).

**Applicant:** Cambie Street Management Corp.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 10, 2014.

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

- A. THAT the application, by 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 m<sup>2</sup> (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 Manager of Planning and Development Services, who shall have particular regard to the following:

## Design Development

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

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

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

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

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

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

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

5. Provision of high quality and durable exterior finishes.

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

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

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

7. Design development to the exterior treatments to mitigate potential privacy and overlook issues for both new and existing residents.

8. Consideration to reduce the visual scale of the top floor.

9. Provision of updated shadow studies.

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

## Crime Prevention through Environmental Design (CPTED)

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

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

## Sustainability

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

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

12. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under LEED® for Homes Midrise with a minimum of nine optimize energy points, 1 water efficiency point and 1 storm water point or surface water management point.

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

13. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a future City-designated Neighbourhood Energy System to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

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

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

#### Landscape

16. Design development to enhance the central at-grade east west facing landscaped courtyard with more substantial greenery.
17. Design development of the public realm interface to provide substantial greenery in the form of new trees to form a double row of street trees at street edges, where possible.
18. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, with direct access to the natural water table, where possible.
19. Maximization of plant growing medium depth (to exceed BCLNA standards) for tree and shrub planters on structures to ensure long term health of plant species.

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

20. Provision of a flexible Children's Play Space incorporating forms for children to engage in active and passive social play within a main common open space gathering area
21. Provision of opportunities and infrastructure for Urban Agriculture on common roof decks.

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

22. Provision of best current practices for irrigation and managing water conservation including high-efficiency irrigation, aspects of xeriscaping making use of drought tolerant plant selection and mulching.
23. Provision of hose bibs for all patios greater than 100 sq. ft. in area.
24. Design development to integrate utilities into the building, where possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative

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

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

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

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

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

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

- (ii) Provision of an ISA Certified Arborist report for all private property trees illustrated on the topographic survey.

- (iii) Provision of new street trees, where applicable, to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

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

## Engineering

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

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

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

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

- (iv) Clearly note on plans the location of the utility poles adjacent the property line in the lane. Should any pole obstruct access to parking or other building operations then arrangements with the pole owners for relocation is required. Confirmation from the affected utility is required.
- (v) Provision of design elevations around the disability parking space and provision of a slope and cross-fall not to exceed 5%.
- (vi) Delete the portion of trellis shown encroaching over the west property line into the City lane on page L1.

- 28. Provision of an interconnected water service will be required for this development. Please contact Engineering Services Water Design branch for details.
- 29. Provision of updated plans showing a correction for page A-1.07 site plan and relevant base drawings to show an existing pedestrian crossing through the Cambie Heritage Boulevard on 61st Avenue.
- 30. Ensure that disability access needs are met for access to the 61st Avenue church entry.

#### Housing Policy

- 31. That the proposed unit mix including 39 two-bedroom units be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer, noting that the inclusion of three-bedroom family units would be highly encouraged.

#### CONDITIONS OF BY-LAW ENACTMENT

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

## Engineering

1. Consolidation of Lots 12, 13 and 14, Block L, DL 323, Plan 9322 to create a single parcel.
2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one Shared Vehicle and the provision and maintenance of one Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
  - (i) provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicles;
  - (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
  - (iii) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
  - (iv) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
  - (v) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
3. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).
  - (i) **Size:** At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m. The 2m maneuvering space may be shared with pedestrian space.
  - (ii) **Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. The space should be located along the Cambie St. frontage of the site.
  - (iii) **Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
  - (iv) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At

minimum, spot elevations at the four corners of the station must be provided.

- (v) Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
  - (vi) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.
4. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that all steps necessary to preserve maintain and restore the water course will be taken.
5. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants’ mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (ii) Should the existing sidewalks on Cambie Street adjacent the site be significantly damaged during construction activities then the sidewalk is to be replaced to current City standards consisting of a minimum of 2.1 m wide concrete walks with light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
  - (iii) Provision of standard concrete lane crossings and updated curb ramps at the 60th Avenue and 61st Avenue lane entries to the site to meet current standards. Improvements to include the curb returns and ramps on both sides of the lane entries.
  - (iv) Provision of new street trees adjacent the site where space permits.
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be



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

## Sustainability

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

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

## Housing

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

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

## Soils

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

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

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

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

- 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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any

expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 506 West 60th Avenue and 7645-7685 Cambie Street]