



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 24, 2014
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10641
VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 7790 Cambie Street

RECOMMENDATION

- A. THAT the application by GBL Architects Inc., on behalf of Abinger Holdings Ltd., to rezone 7790 Cambie Street (*Lot 11, Block 0, District Lot 323, Plan 9322; PID 009-690-085*) 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 FSR and the height from 6.1 m (20 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey residential building, containing a total of 27 dwelling units, be referred to a Public Hearing together with:
- i. plans prepared by GBL Architects Inc., received January 22, 2014;
 - ii. draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - iii. the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

- B. THAT, if the application is referred to Public Hearing, prior to the Public Hearing, the registered owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage bonus density as set out in Appendix B.

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

REPORT SUMMARY

This report evaluates an application to rezone one lot located at 7790 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 27 dwelling units all over two levels of underground parking. The site is located within the Langara neighbourhood of the Cambie Corridor Plan. The Marpole Community Plan, approved by Council on April 2, 2014 applies to this property.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to design development and other conditions outlined in Appendix B.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

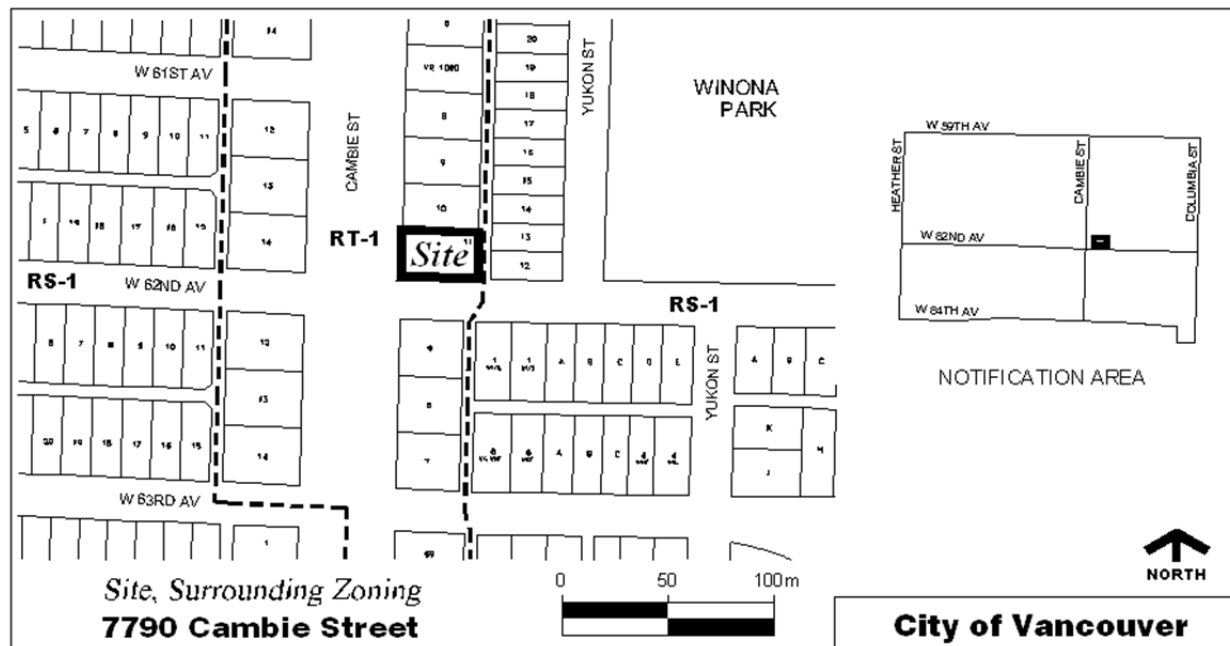
- Cambie Corridor Plan (2011)
- Marpole Community Plan (2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992).

REPORT

1. Site and Context

The subject site is located on the northeast corner of Cambie Street and West 62nd Avenue (see Figure 1). The site is comprised of one legal parcel and has 21.9 m (72 ft.) of frontage along Cambie Street. The site is currently developed with a detached one-storey house. The properties to the north and south, across 62nd Avenue, are developed with duplexes. All of the properties fronting Cambie Street are subject to land use change in accordance with the Cambie Corridor Plan. The properties to the east, across the lane, can be redeveloped in accordance with the policies set out in the Marpole Community Plan. The subject site is located on a major arterial with bus service connecting to the Marine Drive Canada Line Station located about 525 m or about a six minute walk to the south.

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



2. Policy Context

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

For this site, sub-section 4.5.4 specifically supports residential buildings up to six storeys in height. A density range of 2.0 to 2.5 floor space ratio (FSR) is suggested, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy of the Plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 16 of the 27 units be two-bedroom units, achieving 59% of the total units as suitable for families.

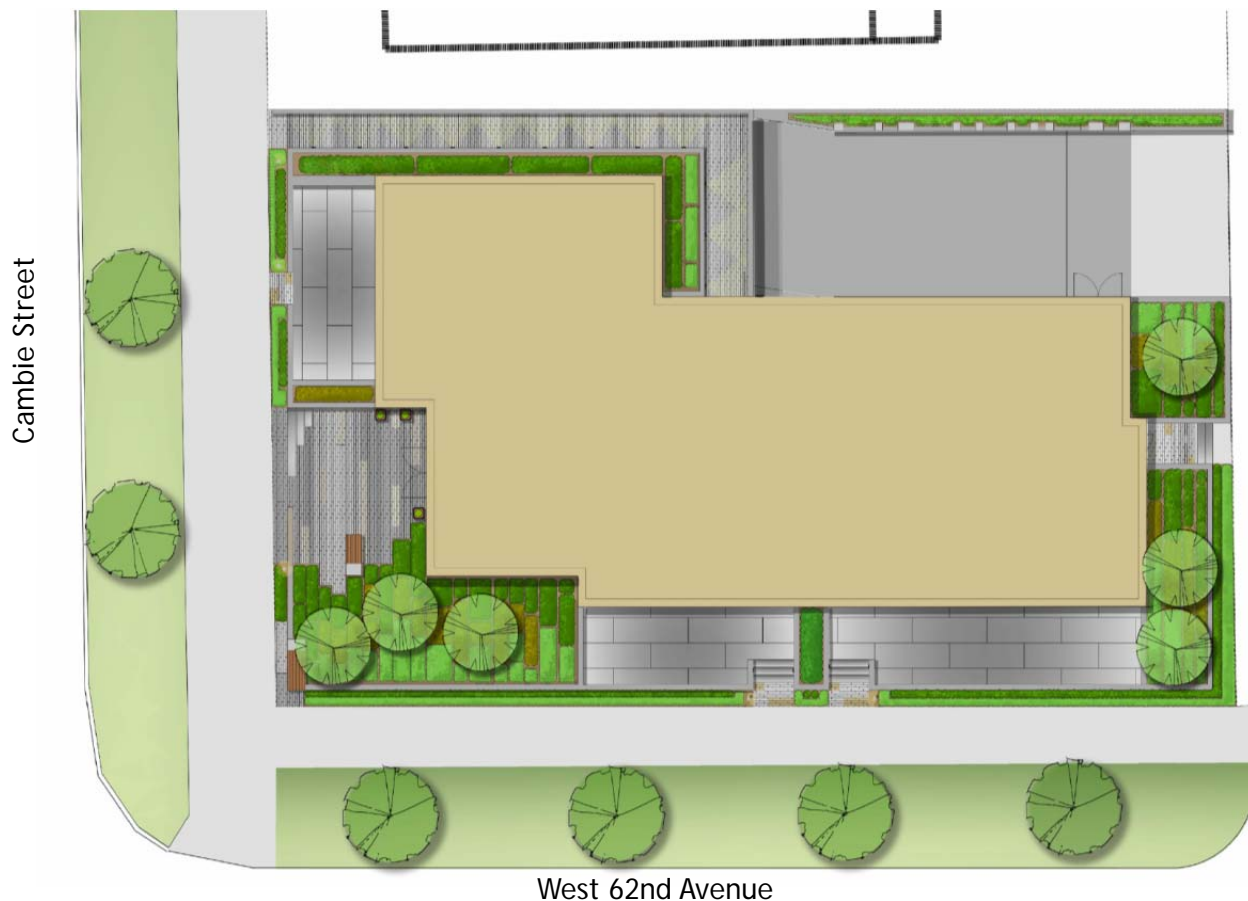
This site also falls within the Marpole Community Plan area. While the Marpole Community Plan does not provide urban design direction for properties previously approved as part of Cambie Corridor Phase 2, it does provide direction for the adjacent properties east of the subject site permitting residential buildings up to four storeys (refer to section 6.4.7). The Community Plan also establishes strategic direction for provision of public benefits within the area.

Strategic Analysis

1. Proposal

The applicant proposes to rezone a single lot located at 7790 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. A six-storey residential building is proposed (see Figure 2). In total, the application proposes 27 dwelling units with a total FSR of 2.70 and a building height of 21.3 m (70 ft.), over two levels of underground parking accessed from the rear lane.

Figure 2: Landscape / Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density of 2.70 FSR is appropriate on this site, subject to design conditions noted in Appendix B.

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

This application is for a six-storey residential building which steps above the fourth storey. The proposed form is consistent with the height, form of development and setback guidelines set out in the Cambie Corridor Plan including those that relate to the front and side yard setbacks. Sub-section 4.5.4 of the Plan indicates that townhouses along the rear property line are not anticipated in this precinct because of the limited lot depth. Additionally, this particular site interfaces with properties for which land use and built form are established in the Marpole Community Plan; across the rear lane, properties east of the subject site are expected to be four-storey residential forms. Accordingly, a transition of form from six- to four-storeys at the rear lane of the subject site is an appropriate response. Staff are supportive of the proposed massing, subject conditions are outlined in Appendix B.

The Urban Design Panel reviewed and supported this application on May 7, 2014 (see Appendix C). Staff conclude that the design responds well to the expected character of the area as set forth in the Cambie Corridor Plan. Staff support the application, subject to the design development conditions noted in Appendix B, which will further improve the building design through the development permit process.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp off the rear lane at the northeast corner of the site. The application proposes 23 parking spaces and 36 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The *Green Building Rezoning Policy* (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Under the Cambie Corridor Plan, all new buildings must be readily connectable to a neighbourhood energy system ("NES") when available and agreements are required to ensure

this. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Cambie Corridor as a target area for NES development. Conditions of rezoning in Appendix B provide for NES compatibility and future connection.

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

Public Input

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 433 notifications were distributed within the neighbouring area on or about April 16, 2014. A community open house was held on May 6, 2014 with staff and the applicant team present. A total of nine people attended the open house.

Public Response and Comments – The City received a total of four responses to the application, by email or comment form (2 in favour / 2 opposed). Concerns with respect to the application focused on the appropriateness of a single parcel to support a six-storey building, and general concern about the rapid rate of change along the Cambie Corridor.

Public Benefits

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare centres, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the Citywide DCL rate of \$136.38/m² (\$12.67/sq. ft.). On this basis, a DCL of approximately \$290,825 is anticipated. DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place on September 30 of each year.

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

Offered Public Benefits:

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

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four- to six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. A target CAC rate of \$55 per square foot, based on the net additional increase in floor area (17,003 sq. ft.), has been determined to be appropriate for this application. Accordingly, this applicant has offered a total CAC package of \$935,165 and staff are recommending that it be allocated to the following identified community needs:

- \$467,583 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply.
- \$15,000 to complete traffic calming (speed humps) around Winona Park on 62nd Avenue (south side of the park) and on 59th Avenue between the park and Sexsmith Elementary School.
- \$405,824 toward the acquisition and development of a new waterfront and/or trail near the Fraser River which was identified as a priority as part of the Cambie Corridor Plan. Once complete, the new park and trail would serve residents and employees who work and/or live within or near the Cambie Corridor Plan area.
- \$46,758 towards the purchase of heritage density from the Heritage Amenity Bank. On September 25, 2013, Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a City-wide basis. The applicant has offered to purchase heritage amenity density with a value of \$46,758 – equivalent to approximately 67 m² (719 sq. ft.) of floor area. The purchase would support citywide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

The allocations recommended by staff are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan and the Public Benefits Strategy included in the Marpole Community Plan. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a CAC package valued at \$935,615, comprised of:

In-kind CAC

- Purchase and transfer of approximately 67 m² (719 sq. ft.) of heritage density valued at \$46,758.

Cash CAC to be allocated as follows

- \$467,583 to the Affordable Housing Reserve to advance housing objectives offsite.
- \$15,000 to complete traffic calming around Winona Park and on 59th Avenue.
- \$405,824 toward the acquisition and development of a new waterfront and/or trail near the Fraser River.

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

The Citywide DCL District rate applies to this site and it is anticipated that the project will generate approximately \$290,825 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

7790 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Directory of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

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

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 789.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.70.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of the floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 21.3 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m,
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

7790 Cambie Street
DRAFT CONDITIONS OF APPROVALS

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc. and stamped "Received Planning Department, January 22, 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 quality of built form.

Note to Applicant: Consider a means by which to better integrate the upper floors with the main body of the building, at the four-storey shoulder, in the southwest corner. This is intended to create a stronger corner element, improve building proportions and reinforce entry below. While additional density is not supported, a limited relaxation in the guidelines would be considered to achieve this.

- 2. Design development to improve livability and public/private interface.

Note to Applicant: Increase planter width, notch, depress, angle slab to accommodate selective planting of trees to provide shade, enhance privacy separation between units and soften public interface.

Crime Prevention through Environmental Design (CPTED)

- 3. 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

4. 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.

5. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the *Green Buildings Policy for Rezoning*, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one stormwater point.

Note to Applicant: Provide a LEED® 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. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project are also required under the policy.

6. The building(s) heat 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.

7. 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.

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

Housing Policy

8. That the proposed unit mix including 16 two-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

9. Design development to the enhancement of the public realm interface by incorporating more substantial greenery at the site edges in the form of new private property trees, where space permits.

Note to Applicant: In addition to boulevard trees, provide new small to medium-sized canopy trees to buffer semi-private open space and soften hard surface patio and entry plaza areas.

10. Provision of in-ground planting opportunities for new trees located within the landscape setbacks along street frontages, wherever possible.
11. Design development of the public realm interface to provide more substantial greenery at site edges in the form of a double row of trees.
12. Provision of in-ground planting opportunities for new trees within landscape setbacks along street frontages, with direct access to the natural water table.
13. 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 should be planted at grade and not placed in above-grade planters to achieve soil depth. Trees planted on structures should be consolidated within a trench to maximize soil volumes (1 m across and 1.2 m downward).

14. 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.

15. 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.

16. Provision of hose bibs for all patios greater than 100 sq. ft. in area.
17. 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.

18. At the time of development permit application:
 - (i) Submission of a fully labelled Landscape Plan, Sections and Details at the Development Permit Stage.
 - (ii) Provision of large-scale section drawings at 1/4"=1'-0" /1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, including the slab-patio-planter relationship, the lane interface, and common areas.

Note to Applicant: The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths.
 - (iii) Provision of an ISA Certified Arborist report for all private property trees illustrated on the topographic survey.
 - (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, ph: 604.871.6131 to confirm tree planting locations and Park Board, dial 311, 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 at 311 for inspection after tree planting completion*".

Engineering

19. 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) Modify the ramp slope to have a maximum slope of 12.5% after the first 20 ft. (6.1 m) from the PL.

Note to Applicant: The ramp slope at elevation 93.7 ft. to 91.0 ft. calculates to 13.5%. Also the ramp slope from elevation 82.0 ft. to 77.5 ft. calculates at 12.5% and not 10% as shown.

- (ii) Relocate columns adjacent to stalls 4, 12 and 15 to be 4 ft. (1.2 m) or less from the end of the stall or provide additional stall width.

Note to Applicant: Refer to the Parking and Loading Design Guidelines at the following link:

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

- (iii) Modify the garbage room door swing to be free of the parking ramp.
- (iv) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp.
- (v) Provide a 1:10 taper for the shift in the parking ramp.

Note to Applicant: Lengthening the taper to the bottom of the parking ramp would achieve this.

- (vi) Provision of Class B bicycle parking on private property.

Note to Applicant: Sewer servicing is to be directed to the 450 combined main on 62nd Avenue.

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. 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 a new cast-in-place concrete sidewalk 2.1 m wide and 1.0 m turf back boulevard from sidewalk to property line 1.0 m on Cambie Street.
 - (ii) Provision of a new cast in place concrete sidewalk 1.8 m wide and 1.0 m turf back boulevard from sidewalk to property line on 62nd Avenue.
 - (iii) Provision of standard concrete lane crossing for the lane entry on the north side of 62nd Avenue at the lane east of Cambie Street.
 - (iv) 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.
2. 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.

Sustainability

3. 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(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 Applicant; and

- (iii) 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 Applicant: 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

- 4. 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

- 5. Secure the purchase and transfer of 66.8 m² (719 sq. ft.) of heritage density (which has a value of \$46,758) 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 Applicant: "Letter B" in the City's standard format is to be complete 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)

6. Pay to the City the cash component of the Community Amenity Contribution of \$888,407 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:
 - (i) \$467,583 to the Affordable Housing Reserve.
 - (ii) \$15,000 to complete traffic calming around Winona Park and on 59th Avenue between the park and Sexsmith Elementary School.
 - (iii) \$405,824 to park acquisition and improvements for the Fraser River waterfront park.

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.

7790 Cambie Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

The Urban Design Panel reviewed this rezoning application on May 7, 2014. The application was supported 6-3.

EVALUATION: SUPPORT (6-3)

Introduction: Kirsten Robinson, Planner, introduced the proposal for a site that is made up of a single parcel on Cambie Street. The lot is on the northeast corner of Cambie Street and West 62nd Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates 6-storey residential buildings in this area. The site is located in the Marpole Community Plan area, west of Winona Park and near the Marine Landing Canada Line Station.

Ms. Robinson mentioned that the site across the lane to the east is zoned RS-1 and is included in the recently approved Marpole Community Plan and is identified for apartments up to 4-storeys. The proposal is for rezoning the site from RT-1 to CD-1 to allow development of a 6-storey building over two levels of underground parking. The proposal includes 27 market housing units with 11 one bedroom and 16 two bedroom units and parking for 23 vehicles.

Allan Moorey, Development Planner, further described the proposal and mentioned that the site is located on the southeast corner of Cambie Street and West 62nd Avenue. He described the context for the area noting the one and 2-storey houses. The site backs on to the nearby Winona Park. Given the single lot corner site, the development proposal is comprised of a single primary building. There are no townhouse units proposed. The result is the building "book-ends" future development to the north which will assume the Cambie Corridor model of primary building, mews and townhouses along the lane. As per the guidelines Level 5 is setback from the primary building face and presents a 4-storey shoulder. A relaxation was granted along the east lane elevation where the guidelines recommend a massing setback at Level 4 and a 3-storey shoulder transitioning to residential beyond. The additional height granted was a result of a 4-storey development anticipated in the adjacent Marpole Community Plan. The main entrance is located at the corner of Cambie Street and West 62nd Avenue. Ground level units are oriented to the two street frontages and open out to private patio spaces which form a landscaped buffer around the building perimeter at grade. The parking entry is off the lane in the northeast corner of the site.

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

- The proposed form and massing rigorously adheres to the Cambie Corridor Guidelines. Comment on the overall success of the massing, expression and proportion of the base and upper floors.
- Comments on the landscape/open space interface along Cambie Street and West 62nd Avenue.
- Does the Panel support the proposed height, massing, density and form of development?

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

Applicant's Introductory Comments: Daniel Eisenberg, Architect, further described the proposal and mentioned that this is probably one of the first proposals for a single lot along the Cambie Corridor. They have located entrance to the building off Cambie Street and at the corner of the building. This is reinforced by a clear gesture that was achieved by undercutting the ground floor on both facades of the building creating more space at the corner. The building has ground oriented units with generous patios and the retaining walls along the edge have been set back two feet from the property line to allow for planting.

The overall form is consistent with the Cambie Corridor Guidelines with the exception of the variance on the setback on the lane. Cambie Corridor Guidelines suggest a transition from a 4-storey shoulder to a 3-storey shoulder and they have proposed a continuous 4-storey shoulder that will still provide transition to what will be a 4-storey development across the lane and to the north of the property. The basic massing is broken down into two components; one is the base with punched windows and cladding in a combination of brick and cement panels and the second component is the light weight core which is wrapped in a combination of window walls and cement panels. Solar gain has been reduced with the use of continuous balconies and overhangs. Mr. Eisenberg described the unit layouts noting the two bedroom units on the corners. The roof deck is used as a private area for one of the top floor units.

Mark van der Zalm, Landscape Architect, described the landscaping and mentioned that it mimics a lot of the texture that is proposed through the building architecture. The ground plane has earth tone pavers. There are open spaces off Cambie Street with a small planting buffer to the street. There is a custom bench feature at the entrance. There will be plantings around the parking ramp and there will be moveable planters on the roof top patio.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the massing;
- Design development to improve the proportions of the overall building; and
- Consider adding solar shading to reflect the individual façade exposures.

Related Commentary: The Panel supported the proposal and thought it was a nice little building.

The Panel supported the height, the conceptual intent, and liked the contemporary form of the building. However, they were uncomfortable the massing, particularly the 2-storey setback on the top of the building which was seen as a direct response to the Corridor policy and did not reflect the potential of a proposal on a single lot. Some Panel members found the expression too symmetrical and wanted to see a 3-storey shoulder as they felt the 4th floor setback did not work. A couple of Panel members mentioned that they struggled with the rigorous adherence to the Cambie Corridor Guidelines that didn't anticipate this kind of building form.

Some panel members felt the conceptual approach of the glass volume wrapped with a solid volume, although acceptable as an approach was not legible and failed in its current form.

There were some concerns with the setbacks noting that when the building next door is built the eight foot setbacks might not work and cause livability issues.

The Panel supported the landscaping plans and liked how the patterns reflected some on the building. One Panel member thought the proposal would benefit from having an access point to the plaza off West 62nd Avenue while another member thought the landscaping could use some softness on the south elevation. As well it was suggested that there could be some seating areas. The private terraces are generous but could benefit from some more plantings such as small trees.

Regarding the sustainability strategy it was suggested that the building could use some shading features on the southeast corner and the overall strategy was not well documented.

Applicant's Response: Ms. Brudar said they appreciated the comments and thanked the Panel for understanding the challenges. She added that they look forward to working with the City to work out the challenges.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 7, 2014. A community open house was held on Tuesday, 6 May 2014. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

6 May 2014 Community Open House

A community open house was held from 5:00-8:00 pm on May 6, 2014 at the Church of God in Vancouver, 506 West 60th Avenue. A total of 433 notifications were distributed within the neighbouring area on or about 16 April 2014. Staff, the applicant team, and a total of 9 people attended the Open House.

Public Response

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

- In response to the 6 May 2014 Open House, a total of 3 comment sheets were submitted from individuals (approximately 67% in favour/33% opposed).
- A total of 1 letters, e-mails, and online comment forms were submitted from individuals (100% opposed).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/ Maybe
1. Do you support the proposed redevelopment of this site?	2 (50%)	2 (50%)	0 (0%)

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

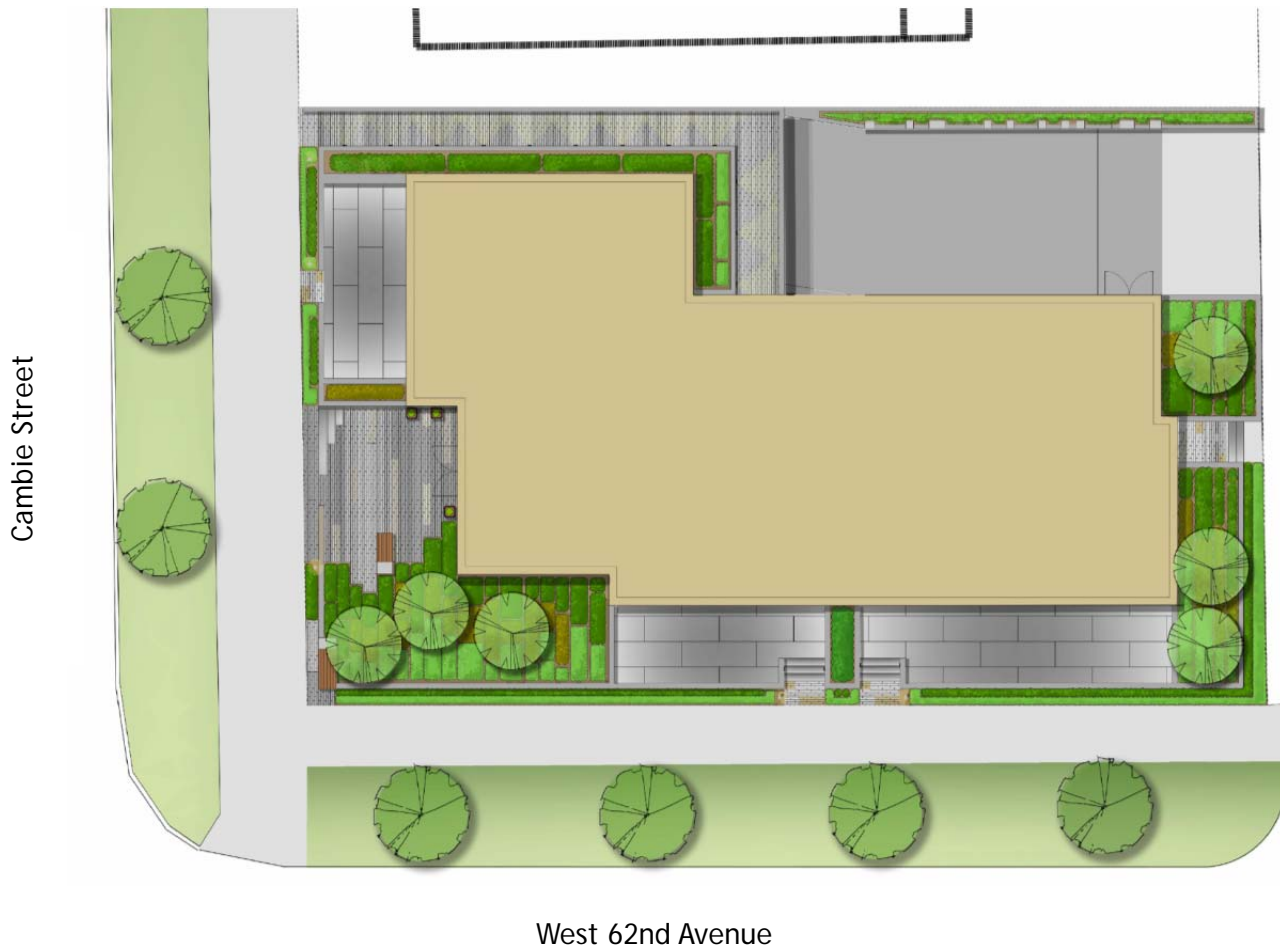
- There was support expressed for the scale of the building, it was considered to be modern and functional and a welcome break from the other larger scale projects currently proposed along Cambie.

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

- Some concerns were raised about replacement of a single house with a six-storey building, and that there was too much height and density proposed for a single parcel.
- Concern was expressed about the rate of development along Cambie and that many houses are boarded up awaiting redevelopment.

7790 Cambie Street
FORM OF DEVELOPMENT

Landscape / Site Plan



Elevations



West Elevation (Cambie Street)



South Elevation (West 62nd Avenue)



East Elevation (Lane)



North Elevation (from adjacent property)

7790 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A six-storey building containing a total of 27 dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 789.8 m ² / 8,501 sq. ft.)	0.60	2.70
Buildable Floor Space (sq. ft.)	5,101	22,954
Land Use	Two-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	15,048	290,825
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		15,000
	Heritage (transfer of density receiver site)		46,758
	Affordable Housing		467,583
	Parks and Public Spaces		405,824
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		15,048	1,225,990

Other Benefits (non-quantified components)

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

7790 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	7790 Cambie Street
Legal Descriptions	Lots 11, Block 0 District Lot 323 Plan 9322; PIDs 009-690-085
Developer	TMC Development Inc.
Architect	GBL Architects Inc.
Property Owners	Abinger Holdings Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-1	CD-1
SITE AREA		789.8 m ² (8,501 sq. ft.)
USES	Two-Family Dwelling	Multiple Dwelling
FLOOR AREA	474 m ² (5,101 sq. ft.)	2,132 m ² (22,954 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.60 FSR	2.70 FSR
HEIGHT	6.1 m (20 ft.)	21.3 m (70 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law

* * * *