

## SUMMARY AND RECOMMENDATION

**6. REZONING: 7790 Cambie Street**

**Summary:** To rezone 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. A height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.70 are proposed.

**Applicant:** GBL Architects Inc., on behalf of Abinger Holdings Ltd.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 22, 2014.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- 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, as presented in Appendix A of the Policy Report dated June 24, 2014, entitled "CD-1 Rezoning - 7790 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 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*s, 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 (1.0 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 450combined 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 m<sup>2</sup> (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.

**B. THAT Recommendation A 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.

**[RZ - 7790 Cambie Street]**