



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 26, 2015
Contact: Susan Haid
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RTS No.: 10811
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 408-488 West King Edward Avenue

RECOMMENDATION

A. THAT the application by Norr Architects Planners, on behalf of Care Pacific (The Gardens at Villa Royale) Inc., to rezone 408-488 West King Edward Avenue [*Lots 5 to 12 Block 681 District Lot 526 Plan 6853; PIDs 010-795-316, 010-795-341, 003-502-015, 010-795-359, 010-795-367, 010-795-383, 010-795-413 and 010-795-448 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.27 and height from 10.7 m (35.1 ft.) to 20.3 m (66.5 ft.) to permit a 6-storey seniors residential development comprised of 32 community care bedrooms and 103 Seniors Supportive or Assisted Housing units of which 47 will be strata titled and 56 will be secured as market rental, be referred to a Public Hearing, together with:

- (i) plans prepared by Norr Architects Planners, received June 5, 2014;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

B. THAT subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT, subject to enactment of the CD-1 By-laws, the Parking By-law be amended to include the CD-1 and to provide parking regulations generally as set out in Appendix C.
- D. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment to authorize the City to enter into the Housing Agreement, after it has been signed by the developer and its mortgagee(s), and prior to enactment of the CD-1 By-law contemplated by this report.
- E. 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.
- F. THAT Recommendations A to E be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone eight lots located at 408-488 West King Edward Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a seniors residential facility which would provide a continuum of care from assisted living to complex care. A six-storey building and two four-story buildings connected at the main level and basement by shared service and amenity spaces and a parking garage are proposed which would include 103 seniors supportive and assisted housing units and 32 Community Care Facility - Class B bedrooms. The Seniors Supportive or Assisted Housing would be comprised of 47 strata titled units which would be available for purchase and 56 units which would be secured for rental. The 32 community care rooms will qualify as an institutional use under the CD-1 By-law. The site is located within the Queen Elizabeth neighbourhood of the Cambie Corridor.

Staff have assessed the application and conclude that it generally conforms to the Cambie Corridor Plan. Further, this proposal would help to address the vital need to broaden housing options for seniors and to improve the standard of long-term residential care facilities in Vancouver. This proposal could advance Council's priority to encourage strong, safe and inclusive communities throughout the city, and allow residents to "age in place" in their own communities.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

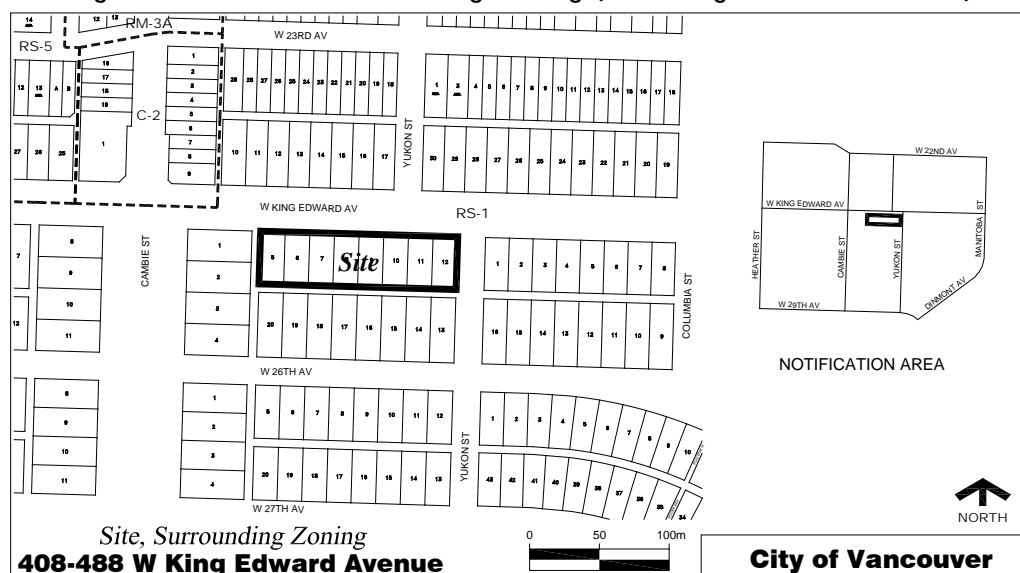
- Cambie Corridor Plan (2011)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Guidelines for Seniors Supportive and Assisted Housing (February 19, 2002)
- Community Care Facility - Class B and Group Residence Guidelines (2008, amended 2012)
- Green Building Policy for Rezoning (2009, last amended 2014)
- Vancouver's Housing and Homelessness Strategy 2012-2021 (2011)
- Vancouver Neighbourhood Energy Strategy (2012).

REPORT

Site and Context

The 5,345 m² (57,537 sq. ft.) site occupies a full block on the south side of West King Edward Avenue from the lane east of Cambie Street to Yukon Street (see Figure 1). It is comprised of eight lots with a combined frontage of 141.4 m (464 ft.) of frontage along King Edward Avenue. The site is currently developed with detached houses, as are the properties to the south, east, north across King Edward Avenue and west across Yukon Street. Future development on sites to the south will be the subject of Phase 3 planning for the Cambie Corridor. Transit service in the area is provided by the King Edward Canada Line Station (100 m. to the west) and bus routes on both Cambie Street and King Edward Avenue. Directly adjacent to the site is a major north-south bike route on Yukon Street.

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



Policy Context

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

For this site, sub-section 4.2.4 specifically supports residential buildings up to four storeys, with consideration for up to six storeys in close proximity to Cambie Street. A density range of 1.25 to 1.75 FSR is suggested, but is not a maximum. Supportable density is to be determined by analysis of site-specific urban design and public realm performance and does not reflect the additional density achievable on sites supporting six-storey elements.

The housing strategy within the Plan supports the provision of seniors housing to meet the needs of the Cambie Corridor community and enable residents to remain in their community as they age. The application as recommended for Council approval would provide 135 units of senior's housing, of which 65% would be rental (56 supportive units and 32 community care beds).

Housing and Homelessness Strategy - On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods, that enhances quality of life. The Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the strategy's goals. The priority actions that are relevant to this application include refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Guidelines for Seniors Supportive and Assisted Housing - This type of housing provides individual residential units and large common areas, including a large communal dining room, and common areas for activities and socializing. Such facilities are designed to meet the needs of an elderly population, and to accommodate aging in place. They include a number of nonmedical services, typically including meals, housekeeping, laundry and activities. City policy recognizes that seniors' supportive and assisted housing is an important component of the continuum of housing choice for seniors, allowing seniors to maintain and maximize their independence. Council's Guidelines for Seniors Supportive and Assisted Housing provide direction primarily related to the livability and usability of the development along with general design considerations regarding neighbourhood compatibility, site selection, building characteristics, open space, parking and loading, and pedestrian and vehicle access. As well, the Guidelines include considerations regarding unit size and design, common areas, storage areas, circulation areas, and safety features. The proposal generally meets the Guidelines.

Community Care Facility - Class B and Group Residence Guidelines - Vancouver's Zoning and Development By-law generally defines a "Community Care Facility - Class B" use as a facility providing residential care to seven or more persons not related by blood or marriage that is operated by an entity that is licensed under the *Community Care and Assisted Living Act* of British Columbia. As a component of a seniors' residence, community care beds provide end of life care for those who require 24 hour supervision of professional nursing staff. Community Care Facility - Class B, is permitted as a conditionally approved use in all residential district zoning schedules throughout the city. Assessment of this use is guided and informed by the Community Care Facility - Class B and Group Residence Guidelines, the fundamental intent of which is to "support the integration of Community Care Facility -

Class B and Group Residences throughout the city.” They specify locational criteria and general design considerations to ensure that these institutional uses are sensitively integrated into their surrounding context. As the 32 community care bedrooms in this proposal are only a small component of a larger senior’s supportive housing development, the integration of those units into the community is largely achieved internally.

Strategic Analysis

1. Proposal

The proposed seniors “Continuum-of-Care Residence” includes 103 assisted living units and 32 complex care bedrooms in a development comprised of three main buildings and two lane oriented townhouses all sharing services and amenities across the ground floor and basement levels (see Figure 2).

Figure 2: Proposed Development



2. Land Use

This application proposes a seniors residence providing a continuum-of-care allowing the elderly residents to age in place as their need for support increases over time. The continuum-of-care is accomplished by incorporating a small Community Care Facility - Class B within a Senior Supportive and Assisted Housing development. As many elder home owners are resistant to renting, some of the Supportive and Assisted Housing units (47) will be strata titled and available for sale, while the rest (56) will remain in the ownership and management of the facility to be rented as would the community care bedrooms be. The 103 Supportive or Assisted Housing Units include a mix studio, one-bedroom and two-bedroom units as detailed in Figure 3.

Figure 3: Seniors’ Supportive or Assisted Housing Unit Type Summary

	studio	one-bedroom	two-bedroom	Total
Rental	8	45	3	56
Strata titled	0	31	16	47
Total	8	76	19	103

A full range of amenities and service from meals, housekeeping, laundry and activities to 24 hour professional nursing care would be available. As a condition of approval, the applicant would enter into a Housing Agreement to ensure 56 of the Seniors Supportive or Assisted Housing units would be secured market rental as more particularly described in Appendix B.

Both Community Care Facility - Class B and Seniors Supportive or Assisted Housing are generally supported in residential areas such as envisioned in the Queen Elizabeth neighbourhood of the Cambie Corridor. The proximity of the site to transit and commercial services at Cambie Street and West King Edward is ideal for employees and seniors with limited mobility.

Figure 4: Progress towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)¹

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	689	1,183	1,931	3,803	1197 Below Target

1. Unit numbers in Figure 3 exclude the units proposed at 408-488 West King Edward Avenue pending Council approval of this rezoning application.

3. Density

The proposed land uses 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. The proposed FSR, as measured on the gross site area including road dedications, is 2.27 FSR, of which 1.99 FSR would be at or above grade. Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density can be achieved on this site, subject to design conditions noted in Appendix B.

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

The application proposes a building containing four- and six-storey elements along West King Edward Avenue. The height of the proposed building is generally in line with the Cambie Corridor Plan, which allows up to six storeys on the two western lots of the site and up to four storeys on the remainder of the block. Parts of the building would extend approximately 34 ft. east of the two west lots at the fifth floor, and 12 ft. at the sixth floor. Staff have considered the incremental impact these extensions would have on shadowing, building scale, and on private views from nearby residences and find it acceptable, subject to revisions to mitigate its apparent scale as noted in the recommended conditions of approval.

The application departs somewhat from the design principles in the Plan by proposing a single building along West King Edward Avenue. However, the proposed form of development creates the appearance of three distinct portions with substantial separations in between, greatly

reducing the apparent scale of the building. Staff support the proposed connections in the interest of accommodating facilities for seniors that should be shared across the site.

Additional commentary on the proposed density and form of development, together with setback diagrams, is provided in Appendix F.

The Urban Design Panel reviewed and supported the application on September 10, 2014. Staff have concluded that the proposed height and building form can be accommodated in this part of the Cambie Corridor and support the application, subject to the conditions noted in Appendix B.

5. Transportation and Parking

Parking - Vehicle and bicycle parking are provided within an underground parking garage accessed by a ramp off the lane east of Cambie Street at the west end of the site. The application proposes 57 parking spaces and 29 bicycle storage spaces which would be provided in accordance with the Parking By-law. Staff are further recommending that a minimum of six class B bicycle spaces be provided for visitors to the site, requiring an amendment to the Parking By-law as set out in Appendix C.

Loading - One Class B Loading space is provided at the rear lane as well as a passenger pick-up / drop-off area parallel to rear lane and screened with landscaping.

6. Environmental Sustainability

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

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

The City's Rezoning Centre web page included notification and application information as well as an online comment form. A rezoning information sign was posted on the site and a total of 861 notification postcards were distributed within the neighbouring area on or about June 11, 2014. An open house was held on June 25, 2014 with staff and the applicant team present. Approximately 45 people attended the event and 13 letters, comment forms and emails were received. Of the responses from individuals, most generally support the proposal while some were unsure or presented some concerns.

Overall, comments from those who supported the application gave the following key commentary:

- Addresses an important need in the local community and the wider city for more flexible and long-term living options for seniors
- Allows for seniors to stay close to family
- Three buildings are better than one long building
- Application of Cambie Corridor design guidelines should be applied with flexibility to support increased building depth and connections to allow residents using wheelchairs and walkers to maneuver
- Close proximity to transit and amenities is important for this type of development

Comments from those unsure of their support for the application gave the following key concerns:

- The design is unappealing for this area
- The buildings should be 4 storeys to better align with the Cambie Corridor Plan

Staff heard a strong level of support for the proposed use in this location. Concerns raised regarding the form and design of the building are addressed through recommended conditions that the apparent scale of the 6-storey element be reduced and that a more residential expression be created as detailed in Appendix B.

Public Benefits

In response to City policies that address changes in land use and density, this application, if approved, can be expected to realize 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, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$138.53 per m² (\$12.87 per sq. ft.). On this basis, a DCL of approximately \$1,675,738 is anticipated. DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30. For this project to be eligible for in-stream DCL rate protection, a building permit related to this rezoning must be issued within 12 months from the date of by-law rate amendment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The Public Art Policy for Rezoning Development requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The current (2014) rate is \$1.81 per square foot of floor area. On this basis, with 12,096 m² (130,205 sq. ft.) of new floor area proposed in this rezoning, a public art budget of approximately \$235,671 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to an inflationary adjustment which takes place on September 30th of each year.

Offered Public Benefits:

Rental Housing – The applicant has proposed that 56 of the Seniors' Supportive or Assisted Housing units be secured as rental housing. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of these units.

Community Amenity Contributions – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. As this application is for a mixed-use building, it is not subject to the target rate applicable in other parts of the Cambie Corridor and requires a negotiated approach.

Heritage Density - On September 25, 2013, City Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a city-wide basis. The applicant has offered to purchase heritage amenity density with a value of \$109,805 – equivalent to approximately 157 m² (1,690 sq. ft.) of floor area. The purchase would support city-wide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff support a heritage density transfer being part of the public benefits delivered by this application and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

In addition to the transfer of heritage density (\$109,805), the applicant has offered an additional cash CAC of \$988,240. After review of the applicant's development pro forma, Real Estate Services staff have concluded that the total CAC package valued at \$1,098,045 (comprised of both in-kind and cash contributions) offered by the property owner is appropriate and recommend that the offer be accepted. Staff recommend that the cash CAC of \$988,240 be allocated as follows:

- \$549,023 (50% of total CAC package) to the Affordable Housing Reserve.
- \$439,217 to local park improvements and/or community facilities in and around the Cambie Corridor Plan area serving seniors.

These recommended are consistent with the Interim Public Benefits Strategy contained in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix G 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 \$1,098,045, comprised of:

In-kind CAC

- purchase and transfer of approximately (1,690 sq. ft.) of heritage density (valued at \$109,805)

Cash CAC to be allocated as follows

- \$549,023 to the Affordable Housing Reserve to advance housing objectives offsite
- \$439,217 towards local park improvements and /or community facilities in and around the Cambie Corridor Plan area serving seniors

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

If the rezoning application is approved, the applicant will be required to provide public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$235,671.

The site is within the City-wide DCL District. It is anticipated that the project will generate approximately \$1,675,738 in DCLs.

56 senior supportive and assisted living market rental housing units proposed by the applicant will be secured by a Housing Agreement for the life of the building or 60 years, whichever is greater. They will be privately owned and operated and will not require operating subsidies from the City.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site particularly given the proposed Seniors Supportive or Assisted Housing use with integrated community care bedrooms. The application is generally consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

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

* * * * *

408-488 West King Edward Avenue
DRAFT 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

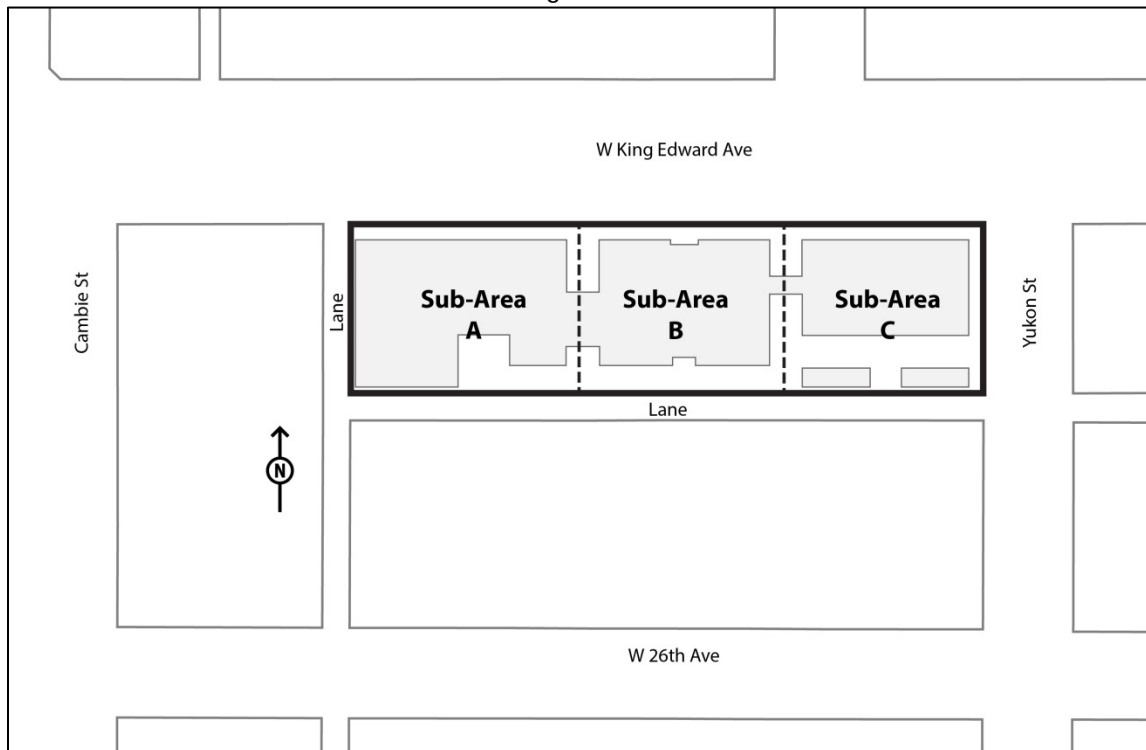
1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached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

Sub-Areas

2. The rezoning site is to consist of three sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating height

Figure 1.



Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 3.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (i) Dwelling Uses, limited to Seniors Supportive or Assisted Housing;
 - (ii) Institutional Uses, limited to Community Care Facility - Class B and Adult Day Care Facility; and
 - (iii) Accessory Use customarily ancillary to any use permitted by this section.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 5,345.0 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.27, except that:
- (i) Dwelling uses are limited to 10,000 m²; and
 - (ii) Above grade floor space ratio is limited to 1.99 FSR.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (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, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the

foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area 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 the lesser of 10 % of the permitted floor area or 1 000 m².
- 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

- 5.1 Building height, measured from base surface, must not exceed the maximum heights set out in the following table:

Sub-area	Maximum permitted height (m)
A	20.3 m
B	16.4 m
C	14.5 m

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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 the unobstructed view is not less than 3.7 m,
- 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

* * * * *

408-488 West King Edward Avenue
DRAFT BY-LAW PROVISIONS

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Norr Architects Planners and stamped "Received City Planning Department, June 5, 2014", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Design development to reduce the scale of the west building in relation to the lane and to the residential properties to the south by:
 - (i) Providing a minimum 8 ft. setback from the lane, and
 - (ii) Providing more substantial landscaping along the lane to screen the lower two storeys of the building, especially through tree planting

Note to Applicant: Intent is to balance programmatic requirements for care space with a form that provides a neighbourly transition of scale for existing residents. Development of greener and more open expression to the sides of this building can also help meet this condition.

- 2. Design development to provide a more active frontage on Yukon Street.

Note to Applicant: Refer to the Cambie Corridor Plan for a description of elements that can be used to advance this condition.

- 3. Reduction in the height of exterior elements at the top level of each building that are not required to accommodate care functions.

Note to Applicant: Intent is to reduce the skyline impact on nearby residents that is created by optional building volume, such as over height ceilings.

- 4. Design development to ensure maximal transparency through the building connectors.

Note to Applicant: Intent is to provide a more visible opening between buildings and reduce the apparent frontage of the development in combination with the proposed setbacks and returns. This can be accomplished by maximizing the extent of clear glazing, and by relocating furnishing elsewhere.

5. Explore feasibility of retaining the large deciduous tree in the northwest portion of the site as a part of the development permit application.

Note to Applicant: The arborists report provided indicates the tree is in good condition and a candidate for retention. The application should provide schematic drawings indicating potential solutions to retain the tree. If, in the opinion of the Director of Planning there is an acceptable solution, the tree must be retained. Retention will likely require setting part or all of the eastern building further back from King Edward Boulevard than was contemplated at the rezoning stage, and relocation of some floor area within the site.

6. Design development to the townhouses to provide a greener and more active interface to the lane.

Note to Applicant: This can be accomplished through the addition of entryways, doors, more windows, and further landscaping

7. Design development to mitigate privacy and overlook toward existing residents.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features proposed to balance the amenity of future and existing residents.

8. Design development to the exterior design to create a more residential expression, especially at the east and west ends of the buildings.

Note to Applicant: In particular, consider the building portions that will be visible from along King Edward Avenue.

9. Design development to provide a more active and pedestrian-oriented ground floor along Yukon Street.

Note to Applicant: Intent is to reflect the residential scale of this street and the general goals of the Cambie Corridor Plan for activated edges, in conjunction with Condition 7. This can be accomplished by the more notable use of residential character doors, windows, gates and patios. See also Landscape condition 27.

10. Design development to locate and dimension exterior mechanical units, especially at roof levels, and provide visual and acoustic screening.

Note to Applicant: Mechanical units should be located below grade wherever possible.

11. Design development to meet the Cambie Corridor Draft Public Realm Plan when available 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

12. Consideration to provide exterior built features that improves the sustainable performance of the building.
13. Design development to amenity spaces to improve their access to natural light and outdoor space.
14. Design development to address the Seniors Supportive and Assisted Housing Guidelines.

Note to Applicant: As an example, extensive weather protection should be provided at the main visitor and resident entries and coordinated on the elevations and sections. Security lighting that increases safety while avoiding glare to neighbouring properties should be shown on the drawings and in enlarged details. Lamps should be full cut-off or dark sky compliant fixtures, which may also relate to LEED credits. The application should include a design rationale addressing the relevant sections of the guidelines, with reference to specific building features on the plans and elevations.

15. Consideration to better develop the lane entry area to better reflect its role as the main arrival point to the facility.

Note to Applicant: Response should consider the comments of the Urban Design Panel.

16. Provision of high quality and durable exterior finishes.

Note to Applicant: Intent is to maintain the proposed architectural quality including the use and extent of brick. Material choices should reflect a residential and avoid an institutional character

17. Design development to the landscape on the site to add more opportunities for south-facing outdoor gathering spaces at grade that are adjacent to common indoor amenity spaces.
18. Design development to the lane townhouses to better relate their form to the adjacent building.

19. Design development to provide a wayfinding design for visitors and residents of the site.

Note to Applicant: In addition to conventional signage, the exterior expression should be used to help signify the various common entrances around the perimeter.

Crime Prevention Through Environmental Design (CPTED)

20. 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;
 - (iv) mischief in alcove and vandalism, such as graffiti;

Sustainability

21. 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

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

Note to Applicant: Provide a LEED® checklist confirming the above and 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 is also required under the policy

23. The proposed approach to site heating and cooling, developed in collaboration with the City and the City's designated Neighbourhood Energy utility provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
24. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

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

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

26. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (e.g. gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.

Landscape

27. Landscaping of the public realm interface at the street and lane edges to provide substantial green setbacks at various locations around the building edge:
- (i) Provide open lawn extending well back from the public sidewalk towards the building with new trees on the private property and simplified shrub foundation planting along the base of the building at Yukon Street;
 - (ii) Incorporate vine plantings at grade to mitigate bare exterior walls at the west lane edge;
 - (iii) Provide substantial landscape buffers at private residential patios to soften the view of bare planter walls at property edges adjacent to West King Edward Avenue.
 - (iv) Provide a row of closely spaced columnar deciduous trees within the 8 foot wide setback to soften the view of the southwest corner of the building, at the south lane. Soften bare planter walls with layered greenery, as viewed from the street and lane. See also Condition 9.
28. Optimize pedestrian circulation opportunities within the north-facing landscaped entry courtyard by reconfiguring the balance of water feature and hard surface pathway widths.

Note to Applicant: The intent is to improve pedestrian flow at this building entrance. Consider reducing the size of the water feature (width and length) at the north and south ends of the courtyard

29. Provision of in-ground planting opportunities for new trees and shrubs within landscape setbacks along street and lane frontages, with direct access to the natural water table, where possible.

Note to Applicant: The intent is to provide optimum growing conditions for new trees and shrubs to ensure long term viability and contribution to the greening of the city

30. Maximization of plant growing medium volumes (to exceed BCSLA latest 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 walls should be designed to accommodate adequate planting depth and continuous soil volumes by incorporating angled, notched or depressed slab. Trees planted on structures and with pavement surrounds should be consolidated within a trench to improve planting condition

31. Minimize height of planter walls on structures to create a more naturalized appearance to landscaped planters within patios and courtyards and greater sense of open space for the enjoyment of the residents.
32. Provision of opportunities and supporting infrastructure for Urban Agriculture on common amenity roof decks.

Note to Applicant: The spaces should include areas for tool storage, composting, potting bench, shelter, harvest table, seating, and hose bibs for water. Refer to City of Vancouver Urban Agriculture Guidelines for the Private Realm.

33. 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.
34. Provision of hose bibs for all patios greater than 100 sq. ft. in area.
35. Provision of an external lighting plan consistent with the Draft 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;

36. Design development of the landscaping to provide a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to Applicant: Design features to enable sustainable land practices in an urban setting include the use of high efficiency irrigation systems, rain gardens, permeable pavement, drought -tolerant plantings, and mulching of planting beds. Refer to the City of Vancouver Waterwise Planting Guidelines.

37. 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

Engineering

38. Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius (Section I.A). The slope and length of the ramp sections must be shown on the submitted drawings.

39. Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay and note on plans.

Note to applicant: 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering

40. Provision of an improved plan showing all passenger loading spaces labelled with dimensions on the site plan.

Note to Applicant: Remove the tables and chairs shown in the HandyDart / loading area or ensure that adequate space for truck maneuvering is being provided.

41. Provision of a double throat for the Class B loading space and note on plans.

42. Relocate the parking ramp to provide of a minimum of 24 ft. separation between the parking ramp and the east-west lane.

Note to Applicant: This is to provide enough separation for vehicles to turn from the east-west lane onto the correct side of the ramp

43. Clearly show and dimensions all columns in the parking area.

Note to Applicant: Engineering recommends that the layby pick-up/drop-off area in the rear east-west lane be operated as westbound only to reduce driver confusion, improve passenger drop-off and U/G parking access.
44. Delete proposed back boulevard trees and specialty sidewalk treatment from public property and show standard sidewalk treatments.
45. Show root barriers adjacent all street trees and trees proposed on private property but adjacent street or lane.
46. Note: A separate application to the General Manager of Engineering Services is required for all street tree and sidewalk improvements
47. Clarify how proposed sidewalk adjacent the lane is to be separated from the city laneway and how protection for pedestrians who will use this walkway is to be provided.
48. The applicant is to supply a copy of Restrictive Covenant GB41818 (see 54399L) & a representative copy of one of the following Restrictive Covenants: GB41813 (see 76415L), GB41815 (see 90073L) or GB41817 (see 87162L). Should these agreements have any impact on the development proposal the Development Permit submission should reflect such impacts.

Housing

49. The proposed unit mix of 8 studios, 76 one bed apartments and 19 two bed apartments is to 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

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 Chief Housing Officer, the Managing Director of Social Development, 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 5 to 12, Block 681, DL 526, Plan 6853 to create a single parcel and subdivision of that site to result in the dedication of a 10 ft. x10 ft. corner-cut truncation in the southwest corner of the site for lane purposes.

Note to Applicant: All proposed structures must be deleted from the required corner-cut lane dedication.

2. Provision of a statutory right of way over the north 0.55 meters of the site for road purposes.
3. Provision of a Services Agreement to detail the on 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 security for the services is provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the General Manager of Engineering Services to determine if sewer 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 sewer system upgrading that may be required.
 - (iii) Provision of new curb, gutter, raised cycle track, sidewalk and treed boulevard for the full length of the development site with the following proposed cross section: 0.15 m curb/ 2.35 m raised asphalt cycle track/ 0.15 m curb/ 1.2 m front boulevard/ 1.8m concrete sidewalk with saw cut joints/ 0.3 m back boulevard strip.
 - (iv) Provision of a concrete lane crossing and related curb adjustments at the lane east of Cambie Street on the south side of King Edward Avenue and at the lane south of King Edward Avenue on the west side of Yukon Street.
 - (v) Provision of a curb ramps on the King Edward median at the west leg of Yukon Street.

- (vi) Provision of an on-street separated bike lane in the median on King Edward Avenue at the west leg of Yukon Street providing a continuous bicycle facility connection between both legs of Yukon Street.
 - (vii) Provision of LED street lighting and LED pedestrian scale lighting on King Edward Avenue and improved LED street lighting on Yukon Street adjacent the site.
 - (viii) Provision of street trees adjacent the site where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Renewable Energy

5. 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 prior to occupancy, if connection is deemed available and appropriate at the time of development permit issuance, or post-occupancy through a deferred services agreement, or otherwise, at such time that a 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-designated Neighbourhood Energy System.

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

Soils

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

Heritage Density Transfer

7. Secure the purchase and transfer 157 m² (1,690 sq. ft.) of heritage density (which has a value of \$109,805) from a suitable donor site

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

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

Housing

8. Make arrangements to secure by registered legal agreement 56 of the seniors supportive and assisted living housing units as rental for the longer of the life of the building or 60 years, and to include registrable covenants in respect of such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such rentals being made available as market rental housing units and subject to such other terms and conditions as are satisfactory to the Director of Legal Service, and the Managing Director of Social Development.

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.

Community Amenity Contribution (CAC)

9. Pay to the City the cash component of the Community Amenity Contribution of \$988,240 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) \$549,023 to the Affordable Housing Reserve.
 - (ii) \$439,217 to local park improvements and/or community facilities serving the Cambie Corridor Plan area targeted for seniors.

Public Art

10. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Bryan Newson, program manager, 604 871 6002, to discuss your application.

Note: 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 sites 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 CD-1 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.

* * * * *

408-488- West King Edward Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 5 to 12, Block 681 District Lot 526 Plan 6853 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking requirement
408-488 West King Edward Avenue			A minimum of 6 Class B bicycle spaces must be provided

* * * * *

408-488 West King Edward Avenue
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

September 10, 2014
EVALUATION: SUPPORT (6-0)

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for a rezoning application in the Cambie Corridor to rezone the site from RS-1 to CD-1 to allow a 135 unit seniors housing development providing a range of care. The development would consist of one 6-storey and two 4-storey elements including 47 strata independent and assisted living units, 56 rental independent and assisted living units and 32 community care units (licensed complex care). The site falls within the Queen Elizabeth area of the Cambie Corridor Plan. The plan supports residential buildings up to 4-storeys in height with consideration for 6-storeys close to Cambie Street and a suggested density range of approximately 1.25 to 1.75FSR. While the Cambie Corridor Plan does not provide specific direction regarding the development of Seniors Housing, City wide policies support the integration of both Senior Supportive and Assisted Housing and Complex Residential Care (Community Care Class - B) throughout all residential areas subject to guidelines pertaining to the location (near arterials and transit), form (responding to prevailing heights and densities) and mitigation of circulation and access impacts.

Sailen Black, Development Planner, further described the proposal and noted that it covers eight lots from the lane to Yukon Street with a 464 foot frontage. Mr. Black described the context for the area noting the Canada Line Station on Cambie Street and the existing detached single family housing surrounding the site. He also described the Cambie Corridor Plan as it relates to the site noting that there is consideration for up to 6-storeys for buildings in close proximity to Cambie Street. As well buildings will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses at the rear. The Built Form Guidelines suggest buildings should be limited in length and that there should be setbacks from the street in residential areas. As well the site falls under the Community Care Facility - Class B and Group Residence Guidelines which expects new developments to respond to the existing context. The proposal is for 154 beds in 135 units with townhouses on the lane. There are three connector locations; a 2-storey connector between the west buildings with program space at grade and a 1-storey at-grade connector on the east for circulation. As well there are amenity spaces proposed at grade and below grade with depressed courtyards off the lane.

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

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

1. Does the Panel support the proposed density (2.27 FSR), height (6-storey) and setbacks (4 to 12 feet)?
2. Does the Panel support the proposed width of the 5th and 6th storeys?

3. Can the Panel comment on the performance of the different amenity and service spaces that are proposed above and below grade, considering the implications for livability and the form of the development?
4. Can the Panel comment on the lane interface, including the uses, activities and massing proposed along this edge?

Mr. Miller and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Glenn Burwell, Architect, further described the proposal and mentioned that the project goes to the third level of complex care for seniors. The program is for 103 suites of different sizes; some are for rent and some are for sale and as well 32 care rooms will have 24 hour nursing. Along with suites there is a large requirement for amenity and service space. The amenity space includes dining areas, lounges, games areas, hobby rooms as well as a theatre and swimming pool. In addition there are service requirements that include a commercial kitchen, laundry facility and administrative offices and staff facilities. Mr. Burwell described the architecture and noted that the building steps back at the 4th floor eight feet all the way around. He added that the building functionally needs to be one building but since the Guidelines require three buildings they have added connections between buildings.

Carmen Kubrak, Landscape Architect, described the landscaping plans and mentioned that they wanted to create both public and private spaces. They have layered the landscaping and allowed for large boulevard trees along West King Edward Avenue but also trees within the private spaces. There is a large public plaza with a large water feature with a seating area. The area between the two buildings allows for pedestrians to walk in a park-like setting. There is a small amenity area on the second floor for the extended care and will be used mostly by visitors in the daytime. The roof area in the middle building will have a barbecue area, urban gardens and social gathering spaces.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to create a more pedestrian oriented design on the streets, especially King Edward;
- Design development to the townhouses and the main entrance on the lane;
- Design development to simplify the variety of forms, especially roof elements;
- Consider providing more common open space or landscaping at the lane;
- Link elements must be transparent and read as common space;
- Design development to improve the landscaping on the lane;
- Further development of residential character including material choices;
- Consider mechanical requirements as they may affect the exterior design;
- Consider opening up the spaces between the buildings.

Related Commentary: The Panel supported the proposal as well as the use.

The Panel supported the density, height and setbacks but thought the massing could be improved especially on the townhouses which they thought was troubling in terms of how they respond to the lane. One Panel member noted that this was their front door and should be

better expressed. The Panel agreed that the centre block had the most successful frontage and wanted to see this as a precedent for the rest of the lane.

The Panel felt the King Edward elevation was ceremonial in that the rear was the truly functional elevation and that design development to increase the functionality and legibility was required.

The Panel wanted to see the bridge elements between the blocks be as transparent as possible and that the interior spaces should be as legible as possible in the form of the building. They also mentioned that the amenity and services spaces were well done. However they thought there were some issues with security as well as wayfinding and access to the HandyDART that need to be addressed.

The Panel supported the landscaping plans and thought the ground level condition was well handled to create a plinth and announce the front entrance. However, they wanted to see some improvements on the lane as there was a lack of cohesiveness. As well they wanted to see a strong pedestrian oriented space along the lane frontage. One Panel member noted that it should be mews like and residential with additionally landscaping such as the addition of trees.

Another Panel member was concerned with the large tree masses in terms of root intrusion on West King Edward Avenue and whether or not they would survive in such a narrow space. As well a couple of Panel members wanted to see the spaces between the buildings opened up more and that an outdoor space could be added off the dining room. As well there was some concern regarding the sunken area off the lane and they wanted to see it moved up to grade to make it more useable.

Regarding the sustainability strategy, it was noted that the window wall ratio worked but the energy sources and performance could be improved.

Applicant's Response: Mr. Burwell thanked the Panel for their good commentary.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on June 11, 2014. A community open house was held on Wednesday, June 25, 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).

February 3, 2014 Community Open House

A community open house was held from 5:00-8:00 pm on 25-June 2014, at the Holy Name of Jesus Church at 4925 Cambie Street. A total of 861 notifications were distributed within the neighbouring area on or about June 11, 2014. Staff, the applicant team, and a total of approximately 45 people attended the Open House.

Public Response

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

- In response to the 25 June 2014 open house, a total of 20 comment sheets were submitted from individuals (approximately 75% in favour/20% opposed/5% unsure/maybe).
- A total of 13 letters, e-mails, and online comment forms were submitted from individuals (approximately 69% in favour/8% opposed/23% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/ Maybe
1. Do you support the proposed redevelopment of this site?	24 (67%)	5 (15%)	4 (12%)

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

Care and Service Concept

- Provides more flexible and long-term living options for seniors
- Promotes stability and efficacy of care for seniors
- Allows for seniors to stay close to family
- Addresses an important need in the local community and the wider city
- Do not reduce capacity for this important facility on account of local opposition to density.

Design and Built Form

- Three buildings are better than one long building
- Two units along the lane, next to Yukon Street seem out of place
- Design of this project should prioritize its particular function over the Cambie Corridor design guidelines
- Consider increasing the depth of the buildings to create more spacious units for walkers and wheelchairs to maneuver
- Widen the connection between the Licensed Care units on the second level to accommodate a more centrally located nursing station to improve delivery of care
- Open up central area to allow for the congregation of residents and movement to the outdoor patios

Transportation & Parking

- Low traffic impact
- Close proximity to transit and amenities important
- Ensure adequate parking for new development

Policy

- Project is consistent with planning principles in the Cambie Corridor Plan to provide housing for a variety of people

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

Design and Built Form

- Unappealing design for the area
- Cambie Corridor policies should be more flexible to allow for more diversity in building type
- Concern that the tall and dense building forms will cause a wind tunnel effect potentially dangerous and damaging to the surrounding low density areas
- Concern for privacy and noise levels
- Should only be 4-storeys to better align with RPSC Vision

Miscellaneous

- Want to see more families and kids in the neighbourhood

Comments from those either **unsure** or **unspecified** included:

Design and Built Form

- Proposed height and density deter from Cambie Corridor Plan policies for area
- Maximum height should be four storeys as lots are shallow
- Roof articulation adds too much height to the buildings

Parking

- Concern there is not adequate parking for staff and visitors

Public Realm

- Wider sidewalks should be provided for wheelchairs

Miscellaneous

- Support for providing senior's housing but concern about blocking existing residential views
- Support contingent on whether personal benefit can be derived from the project's proposed facilities
- Landscaping should be provided in the lane to promote privacy for adjacent properties
- Proposed rooftop deck adds another floor to the building and creates overlook and privacy issues with adjacent properties

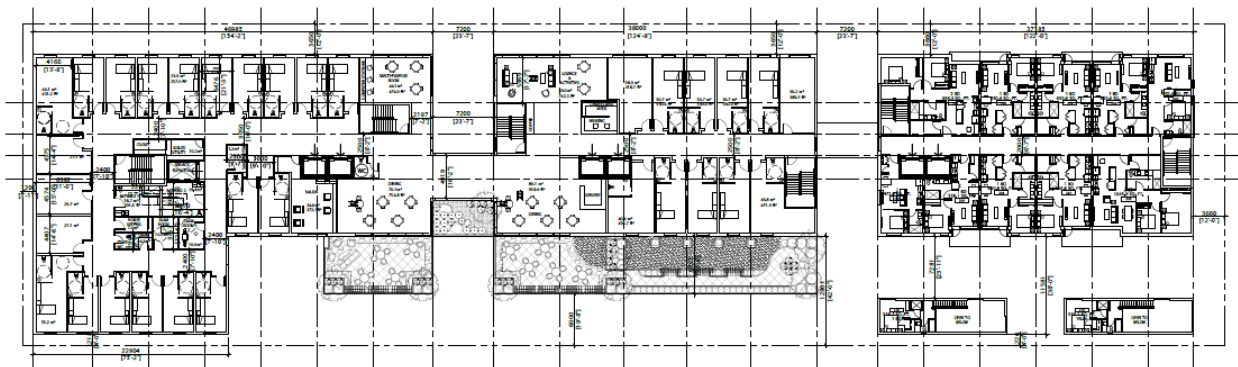
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408-488 West King Edward Avenue
FORM OF DEVELOPMENT

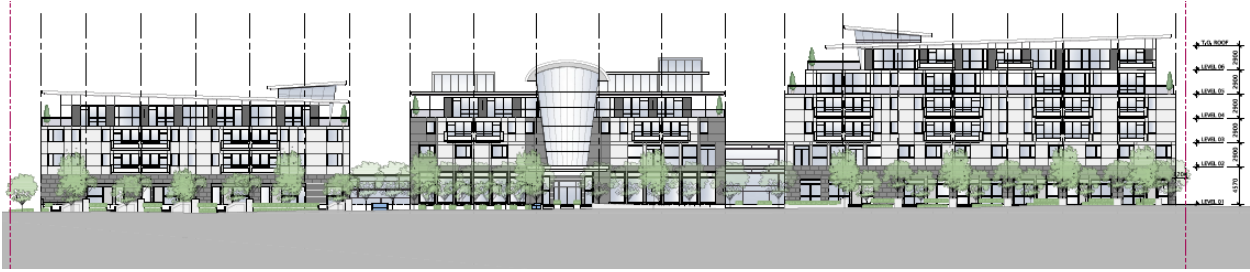
Site Plan and Level 1 Floor Plan



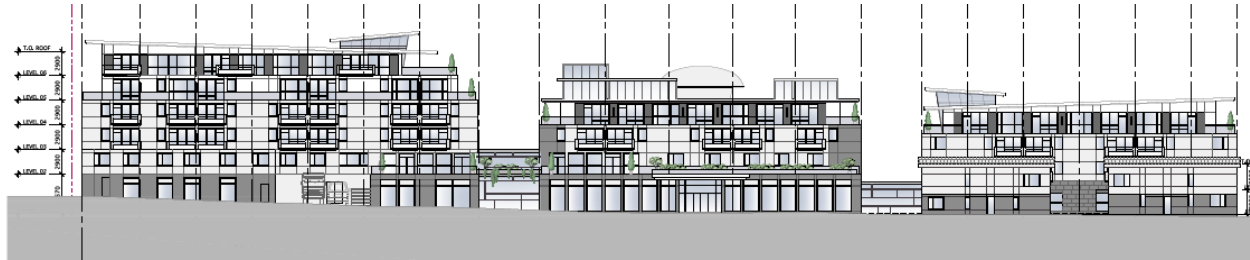
Level 2 Floor Plan



North Elevation



South Elevation



West Elevation

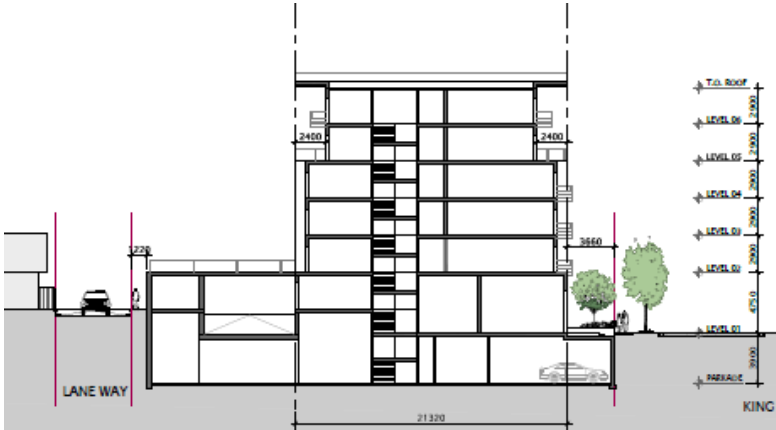


East Elevation

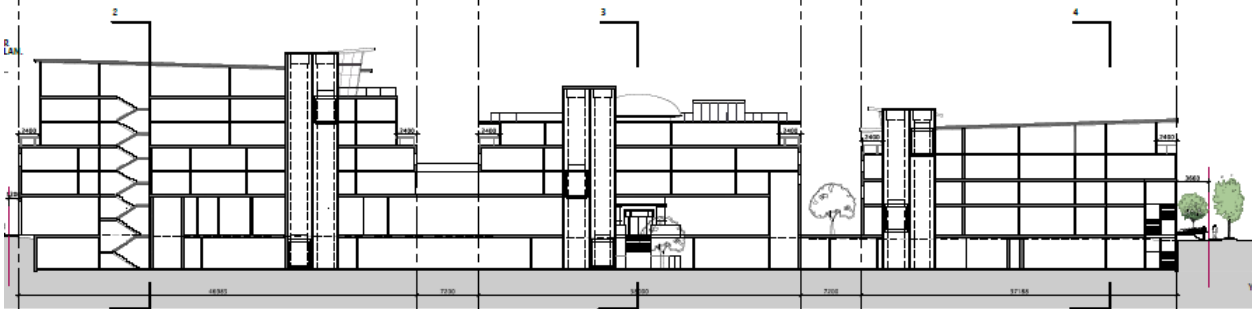


Sections

North/South



East/West



Rendering



408-488 West King Edward Avenue
URBAN DESIGN ANALYSIS

Urban Design Commentary

The Cambie Corridor Plan, in its guidance on the form of development for new buildings in this area, generally expects a four-storey principal building that is setback 10 to 15 feet from the street, and two-storey laneway townhouses at the rear set back from the lane by about 4 feet. The rezoning application generally follows this typology at the eastern third of the site, next to Yukon Street, where many of the units suited for independent seniors living are located. Setbacks from the street are proposed at 12 feet from both Yukon Street and King Edward Avenue. The depth of the principal building at about 66 ft. north to south allows for a setback from the lane of 42 ft., a proportion similar to other Cambie Corridor apartment projects.

The Plan also notes that the two western lots (closest to Cambie Street) may be considered for heights up to six storeys tall for the principal building, which the application also proposes. The suggested density range for the area is 1.25 to 1.75 FSR, which has generally taken the form of above-grade development in most Cambie Corridor developments. Application of the additional two storeys of development to this range suggests an upper limit of about 1.97 FSR. Staff feel that the proposed density of 1.99 FSR for above-grade areas, in the proposed form of development, is not a substantial departure from the expected density for this site. A further 0.28 FSR of density is located below grade and does not affect neighbourhood fit, although some improvements to improve access to natural light are recommended.

The application proposes some departures from the typical form of development for the Cambie Corridor, especially in connection with the complex care services planned for the western wing of the building and the amenities for seniors in the centre block. The centre block contains the main dining room with more than 100 seats, as well as a lounge, bistro and activities rooms. While the resulting building depth at about 88 ft. from north to south is deeper than typical Cambie Corridor projects, the height of the rear portion is limited to one storey and a rear setback of about 20 ft. from the lane is provided (see Level 1 diagram). Similarly, the application proposes to connect the three building wings at the main floor to fit part of the main dining room area into the centre block, and to provide a circulation space about 12 ft. measured north to south to the east building. There is a single 16 ft. connection at the second floor. Staff have considered these particular departures from the Plan to be in the interest of providing seniors facilities on balance with a degree of neighbourhood fit, subject to the conditions noted.

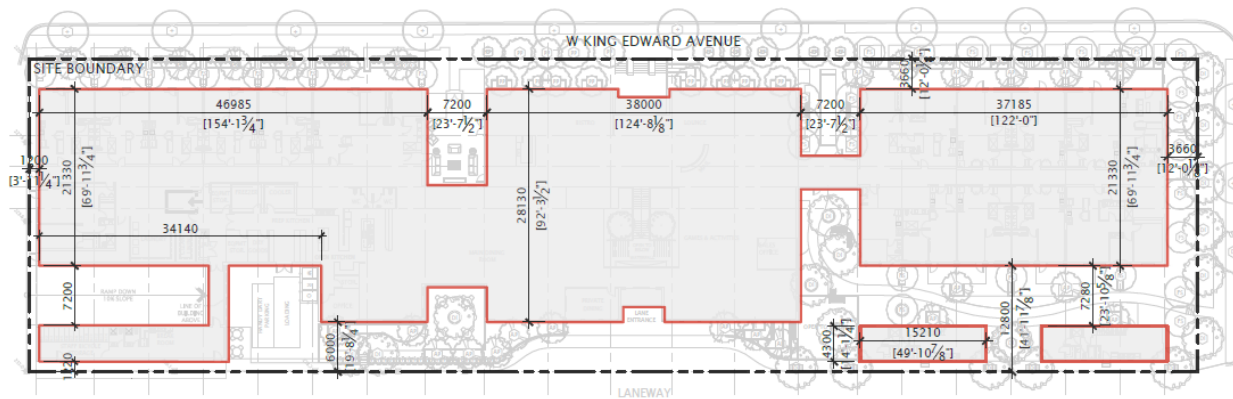
At the western end of the site, the principal building comes to within 4 ft. of the lane or southern edge and extends about 22 ft. tall and 75 ft. wide east to west, which is a significant departure from the expected form of development for the Cambie Corridor in this neighbourhood. Uses inside this portion of the west block on the rear 40 ft. of the site include staff areas, the parkade ramp and six one-bedroom units. The proposed 4 ft. setback along the southwest lane would not permit substantial landscaping such as trees to be provided, although there is no parkade under this area and larger scale planting could be supported. The Urban Design Panel in its commentary also noted this corner of the proposed building as one of the most challenging in terms of neighbourhood fit. The Engineering department

recommends dedication of a 10 ft. by 10 ft. triangle at the southwest corner to facilitate vehicle movement at this 'L' in the lane. Planning staff are therefore recommending that this southern wall be moved at least eight feet north of the lane edge and that substantial planting be provided, in recommended conditions of approval 1 and 27 d.

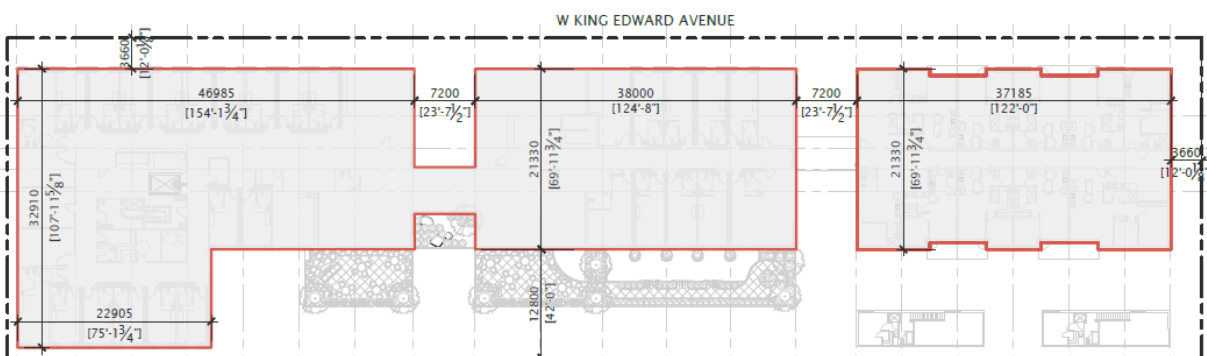
An arborists report provided during the review of the application notes a large deciduous tree at the northeast of the site. Staff recommend further work to explore retention of the tree, which if implemented would require substantial change to the setbacks around the eastern end of the property at the development permit stage.

Proposed Setbacks:

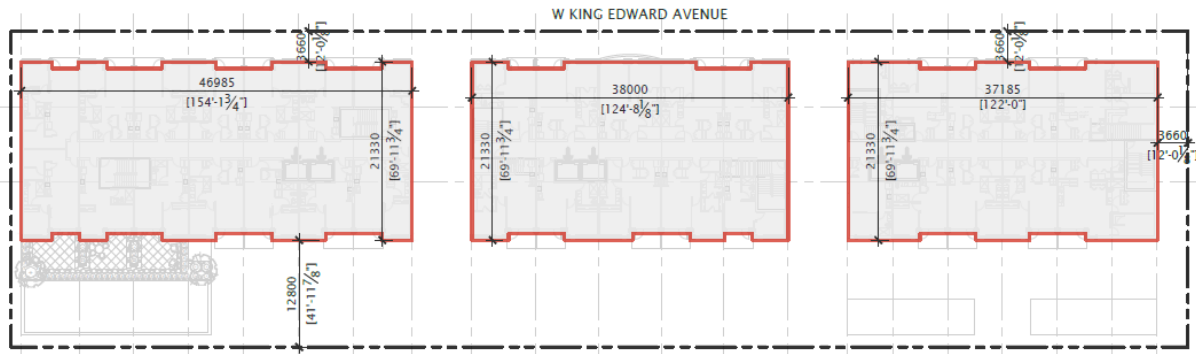
Level 1



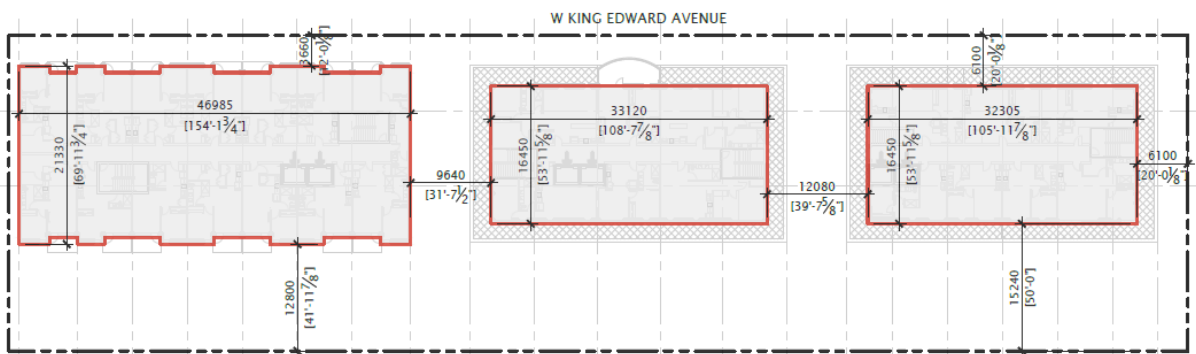
Level 2



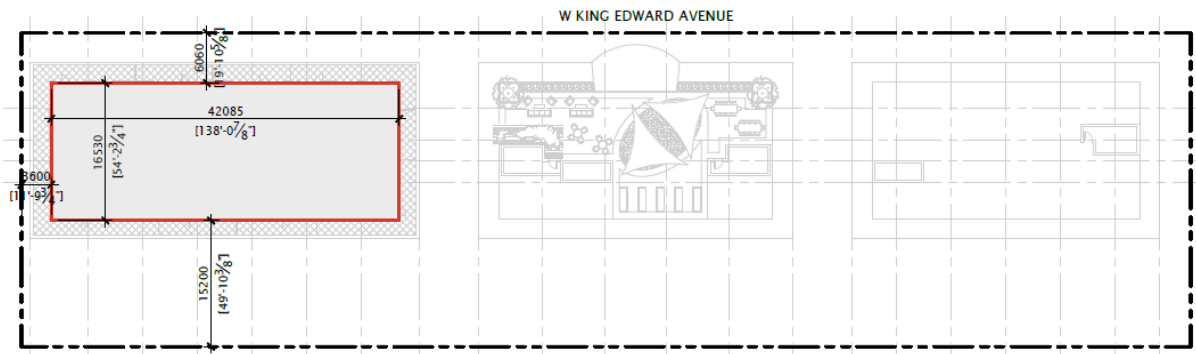
Level 3



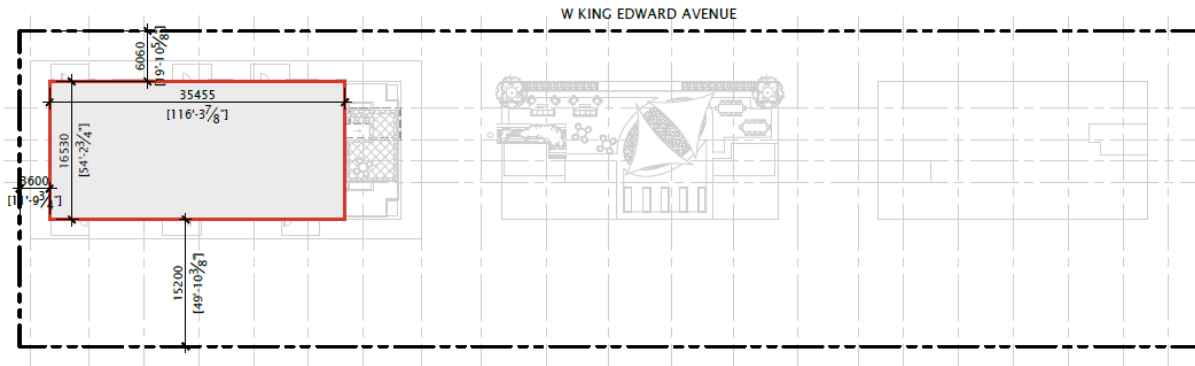
Level 4



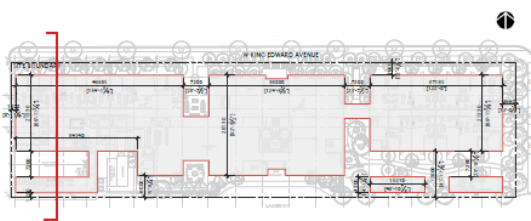
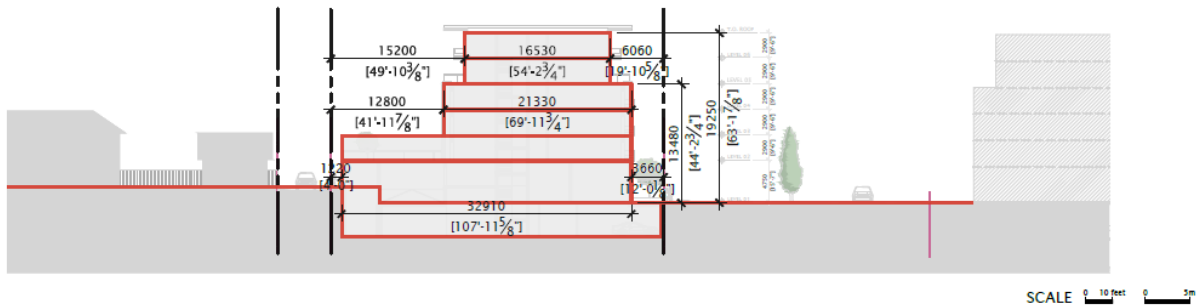
Level 5



Level 6



Cross-section



408-488 West King Edward Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 6-storey seniors residential development including 32 community care bedrooms incorporated with 103 Seniors Supportive or Assisted Housing units of which 56 will be secured for rental and 47 will be strata titled for sale.

Public Benefit Summary:

The project would generate DCLs and a CAC offering to be allocated toward the affordable housing fund, the heritage amenity bank, and local park improvements and/or community facilities in the Cambie Corridor area targeted for seniors

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 5,345 m ² / 57,537 sq. ft.)	0.7	2.27
Floor Area (sq. ft.)	40,276	130,205
Land Use	Single-family residential	Residential/institutional

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	120,425	1,675,738
	Public Art		235,671
	20% Social Housing		
Offered (Community Amenity Contribution)	Child Day Care Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		\$109,805
	Affordable Housing		\$549,023
	Parks and Public Spaces		
	Social/Community Facilities		\$439,217
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		120,425	3,009,454

56 of the Seniors Supportive or Assisted Housing units will be secure as market rental units

* 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%).

408-488 West King Edward Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	408-488 West King Edward Avenue
Legal Descriptions	Lots 5 to 12 Block 681 District Lot 526 Plan 6853; PIDs 010-795-316, 010-795-341, 003-502-015, 010-795-359, 010-795-367, 010-795-383, 010-795-413 and 010-795-448 respectively
Developer	Care Pacific holdings Ltd
Architect	Norr Architects Planners
Property Owner	CARE PACIFIC (THE GARDENS AT VILLA ROYALE) INC.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	RECOMMENDED (if different than proposed)
ZONING	RS-1	CD-1	
SITE AREA	5,345 m ² (57,537 sq. ft.)	5,345 m ² (57,537 sq. ft.)	
USES	Single Detached Dwelling	Community Care- Class B Senior Supportive and Assisted Housing	
FLOOR AREA	3,742 m ² (40,276 sq. ft.)	12,096 m ² (130,205 sq. ft.)	
Floor Space Ratio (FSR)	0.7 FSR	2.27 FSR	
HEIGHT	10.7 m (35.1 ft.)	20.3 m (66.5 ft.)	
PARKING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law	Minimum 6 Class B bicycle parking spaces for visitors
LOADING	as per Parking By-law	1 Class B spaces	