



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 12, 2015
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 10923
VanRIMS No.: 08-2000-20
Meeting Date: May 26, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 5355-5389 Cambie Street

RECOMMENDATION

- A. THAT the application by GBL Architects Inc., on behalf of Huan He and Mei Shen, to rezone 5355-5389 Cambie Street [*Lots 17 and 18, Block 875, District Lot 526, Plan 8664; PIDs 009-972-633 and 009-972-668 respectively*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.75 to 2.44 FSR and the height from 9.2 m (30.2 ft.) to 22.3 m (73 ft.) to permit the development of a six-storey residential building with two-storey townhouses at the lane, containing a total of 48 dwelling units, be referred to a Public Hearing, together with:
- i. Plans prepared by GBL Architects Inc., received September 15, 2014;
 - ii. Draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - iii. The recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any proposal 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 two lots located at 5355-5389 Cambie Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, and lane-fronting two-storey townhouses, containing a total of 48 dwelling units all over two levels of underground parking. The site is located in the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to design development and other conditions outlined in Appendix B, including a reduction in the proposed density from a floor space ratio (FSR) of 2.49 to 2.44. These design conditions would result in increased setbacks on the north and south property lines to improve the relationship with the neighbouring properties.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- Riley-Park South Cambie Community Vision (2005)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Amenity Bank and Transfer of Density (2013)

REPORT

1. Site and Context

The subject site is located on the west side of Cambie Street, one lot south of W 37th Avenue (see Figure 1). The site is comprised of two legal parcels and has 41.3 m (135.6 ft.) of frontage on Cambie Street. The site is currently developed with two single-storey duplexes, as are the properties to the north and south. The properties to the west, across the lane, are developed with single-family houses. Redevelopment in accordance with the approved Cambie Corridor Plan is anticipated for this site and the surrounding sites on Cambie Street. Future land uses on sites to the west will be the subject of Phase 3 planning for the Cambie Corridor. The subject site is located on a major arterial with bus service connecting to the Oakridge Canada Line Station located about 375 m or about a 4 minute walk to the north.

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



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). The subject site is located within the “Queen Elizabeth” neighbourhood. Section 4 of the Plan (the “Neighbourhoods” section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. In this neighbourhood, the Plan strives to strengthen and enhance the area’s existing residential character, with its green, park-like setting.

Subsection 4.3.3 of the Plan specifically supports residential buildings up to six storeys in height in this area. A density range of 1.75 to 2.25 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes 18 one-bedroom units, 19 two-bedroom units, and 11 three-bedroom units, resulting in 30 of 48 units (62.5%) of the total units are suitable for families with children. A condition of approval has been added in Appendix B to ensure this unit mix is maintained.

Strategic Analysis

1. Proposal

The applicant proposes to rezone two lots located at 5355-5389 Cambie Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. One six-storey residential building and two-storey townhouses at the lane are proposed (see Figure 2). In total, the application proposes 48 dwelling units (18 one-bedroom units, 19 two-bedroom units, and 11 three-bedroom units) with a total FSR of 2.49 and a building height of 22.3 m (73 ft.), over two levels of underground parking accessed from the rear lane.

Figure 2: Landscape / Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed built form and massing, and on increased setbacks which would result in a slight reduction in density from the proposal, a density of 2.44 FSR is appropriate on this site, subject to design conditions note in Appendix B.

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

The application is for a residential development with a six-storey main building facing Cambie Street and a secondary two-storey townhouse building at the lane. There is an internal courtyard separating the main building from the townhouses which provides outdoor amenity, open space, and access to daylight for the development. The townhouses activate the lane and provide a transition in scale from the six-storey building to the neighboring single family sites. The buildings are located over two levels of underground parking.

The proposal is generally consistent with the height and built form guidelines set out in the Cambie Corridor Plan. Staff are supportive of the proposed form of development subject to conditions outlined in Appendix B, which include the provision of increased setbacks to improve the open space on the site and transition to adjacent sites.

Should this application be approved and the proposal proceed, an adjacent single lot at the corner of Cambie Street and W 37th Avenue will remain. As a requirement of the Plan, this application included a schematic design illustrating that the adjacent lot may be developed in accordance with the expectations of the Cambie Corridor Plan at a future date. The parking ramp is located at the common property line allowing it to be shared between the two projects in order to improve the efficiency of underground parking for the smaller lot. Access to the ramp for the neighboring lot has been secured through a condition of approval (Appendix B). Staff have reviewed the schematic design and are satisfied that approval of the proposal herein does not preclude the future development potential of the neighboring site.

The Urban Design Panel reviewed and supported this application on January 28, 2015 (see Appendix C). Staff conclude that the design responds well to the expectations set forth in the Cambie Corridor Plan and support this application, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp off the rear lane at the northwest corner of the site. The application proposes 51 parking spaces and 66 bicycle storage spaces to be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Existing Rental Accommodation and Tenant Relocation

The applicant has rented each of the four units on site on a short term (one year) tenancy while acquiring the necessary permits for redevelopment. The units are currently renting for between \$1,500 to \$1,600 a month. Although the replacement requirement outlined in the Rental Housing Stock Official Development Plan (ODP) does not apply to this site (currently zoned RT-2), section 2.2 of this ODP states Council's general concern about protecting the City's rental housing stock. The applicant has provided a draft Tenant Relocation Plan which addresses the City's Rate of Change policy. This includes two months free rent and \$750 towards moving expenses and reconnection fees. Further details of the tenant relocation plan will be confirmed at the Development Permit Stage.

6. Environmental Sustainability

The Green Building Policy for Rezoning (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to AHSRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points, and, therefore, would be eligible for a LEED® Gold rating.

Under the Cambie Corridor Plan, all new buildings must be readily connectable to a neighbourhood energy system ("NES") when available and agreements are required to ensure this. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Cambie Corridor as a target area for NES development. Conditions of rezoning in Appendix B provide for NES compatibility and future connection.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of the rezoning in Appendix B requires the provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Public Input

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held from 5:00-8:00 pm on January 27, 2015, at Hillcrest Community Centre at 4575 Clancy Loranger Way. A total of 289 notifications were distributed within the neighbouring area on or about January 13, 2015. A total of approximately 45 people attended the Open House along with staff and the applicant team. The applicant also met with the Riley Park South Cambie Community (RPSC) Visions Implementation Committee on October 15, 2014.

Public Response and Comments - Feedback from the public was fairly positive toward the proposed building and townhouses. The RPSC committee generally supported the proposal, with questions regarding the rooftop amenity and play area, as well as the amount of vehicle parking spaces proposed. Some of the concerns raised at the public Open House were related to Canada Line capacity particularly in the context of additional growth resulting from

Cambie Corridor Phase 3 planning. There were also questions raised by some of the immediate neighbours regarding shadowing and privacy, disruption during construction, and impacts on property values.

Concerns regarding shadowing and privacy are addressed through recommended conditions that side yard setback be improved and window location not align with those of the existing building to the north as detailed in Appendix B.

Public Benefits

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

Required Public Benefits:

Development Cost Levies (DCLs) - Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the Citywide DCL rate which is currently \$138.53/m² (12.87/sq.ft.). On this basis, a DCL of approximately \$595,900 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Public Art Program - The Public Art Policy for Rezoned Development requires that rezonings involving a floor area of 9,290.0 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold therefore there is no public art requirement.

Offered Public Benefits:

Community Amenity Contribution (CAC) - 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.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four-to six-storey

residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. A target CAC rate of \$55 per square foot, based on the net additional increase in floor area (32,070 sq. ft.), has been determined to be appropriate for this application. Accordingly, this applicant has offered a total CAC package of \$1,763,850.

Heritage Density - On September 25, 2013, Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a City-wide basis. The applicant has offered to purchase heritage amenity density with a value of \$176,385 (10% of total CAC package) – equivalent to approximately 252.1 m² (2,714 sq. ft.) of floor area. The purchase would support citywide 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 (\$176,385), the applicant has offered a cash CAC of \$1,587,465. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$881,925 (50% of total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply, and
- \$705,540 (40% of total CAC package) to childcare and community facilities in and around the Cambie Corridor Plan area.

The allocations recommended by staff are consistent with the Interim Public Benefits Strategy included 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 E for a summary of the public benefits that would be achieved should this application be approved.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a CAC package valued at \$1,763,850, comprised of:

In-kind CAC

- Purchase and transfer of approximately 252.1 m² (2,714 sq. ft.) of heritage density valued at \$176,385 (10%).

Cash CAC to be allocated as follows

- \$881,925 (50%) to the Affordable Housing Reserve to advance housing objectives offsite.
- \$705,540 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area.

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

The Citywide DCL District rate applies to this site and it is anticipated that the project will generate approximately \$595,900 in DCLs.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application along with the recommended conditions of approval which include a reduction in the permitted density to 2.44 FSR, would be consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

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

* * * * *

5355-5389 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Uses

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

Conditions of Use

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

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1763 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 Floor space ratio for all uses must not exceed 2.44.
- 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 that, 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, that in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, that 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:
- a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 22.3 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each 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 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

5355-5389 Cambie Street
DRAFT CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received Planning and Development Services, September 15, 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 the townhouses to provide an improved interface with the lane.

Note to Applicant: Laneway buildings should activate and animate the lane by providing entrances, patios or decks facing the lane. Windows and decks should be appropriately sized to address the smaller scale residential character of the laneway buildings. The main floor of the laneway building should be located within approximately 3 feet of the finished grade at the lane to avoid high blank walls adjacent the lane. A maximum building frontage of 80 feet should be provided.

- 2. Design development to provide larger side yard setbacks, particularly at the north side.

Note to Applicant: A minimum side yard setback of 12 feet should be provided at the north side to improve the transition to the existing and future development at the smaller site. The high solid wall at the north property line adjacent the parking drive aisle is not supported and should be deleted. Walls at the side property line may not exceed 6 feet fence height.

- 3. Design development to reduce potential overlook impacts on the adjacent site to the north.

Note to Applicant: A reflected elevation should be provided showing the profile and window locations for the existing building on the adjacent site to the north. New windows should not directly overlap or provide undue overlook towards existing windows.

4. Design development to improve the livability of units.

Note to Applicant: All habitable rooms are required to have a window in an exterior wall to meet Horizontal Angle of Daylight requirements; internal bedrooms with no windows are not supported.

5. Design development to provide indoor common amenity space.

Note to Applicant: Indoor amenity space should be of a size suitable to the number and type of units and located adjacent outdoor amenity space.

6. Design development to improve the children's play area.

Note to Applicant: A larger ground-oriented space should be provided in a location suitable for children's play space with adjacent common amenity room. Refer to the *High-Density Housing for Families with Children Guidelines* for more information.

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

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

Crime Prevention through Environmental Design (CPTED)

8. Design development to respond to CPTED principles, having particular regards for:

- (i) theft in the underground parking;
- (ii) residential break and enter;
- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

9. Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling & Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

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

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

11. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
12. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy 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. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

13. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
14. 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, as outlined in the *Neighbourhood Energy Connectivity Standards Design Guidelines*.
15. 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

Landscape

16. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
17. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet.
18. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate a second row of street trees near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m downward) to allow trees to be planted at grade and maximize growing conditions.

19. Responsible resolution of any conflict with a neighbor tree(s) and vegetation in proximity to proposed excavation:

Note to Applicant: There is at least one neighbor owned tree identified on the survey in close proximity to the proposed excavation. Design development and/or coordination with the neighbor(s) is required to ensure that conflicts are resolved in advance.

20. At time of development permit application:

- a. Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- b. Provision of a Tree Plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection

barriers. An arborist report addendum may be necessary for offsite trees and vegetation. Tree replacements can be shown on the proposed landscape planting plans.

- c. Provision of large scale, dimensioned, architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the lane interface, common areas and upper levels.

Note to Applicant: The sections should include the slab, planters, planter materials, tree stem, canopy and root ball.

Housing Policy

- 21. The proposed unit mix including 18 one-bedroom, 19 two-bedroom and 11 three-bedroom units are 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.

- 22. Provision of a final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer, which in addition to the terms contained in this report and approved by Council, will include an updated list of tenants and rents, current as of the time of Development Permit application.
- 23. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- 24. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

Engineering

- 25. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
- 26. The following statement is to be noted on the landscape plans:

"A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Eileen Curran at 604.871.6131 or Kevin Cavell at 604.873.7773 for details."

27. Delete proposed trees or bushes from the back boulevard and show treatments that meet the boulevard landscaping guidelines. Note a 1'-0" grass strip or setback from the back of the Cambie Street sidewalk is required before any plantings may be installed.
28. Clearly plot the existing wood pole in the lane and ensure it does not impede access to the proposed parkade ramp.
29. Provide design elevations at all entries along the property lines clearly showing all entries meet the City building grades.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Consolidation of Lots 17 & 18, Block 875, DL 526, Plan 8664 to create a single parcel.
2. Provision of legal arrangements to secure access to underground parking within the future development on the adjacent property at 526 W 37th Avenue (Lot 19, Block 875, DL 526, Plan 8664) is required.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the Services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is

required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (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 City Engineer 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 a \$150,000.00 cash contribution towards the construction of cycling facility adjacent the site which will include reconstruction of Cambie Street boulevard adjacent the site to accommodate the installation of new curb and gutter, sidewalk, boulevards, a raised cycle track, street lighting, street trees, bus stop adjustments and other associated works.
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.

Sustainability

5. Provision of 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 (NES), 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 a system becomes available;

Note to Applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services

deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.

If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.

- (ii) Grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant.

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 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

- 7. Secure the purchase and transfer 252.1 m² (2,714 sq. ft.) of heritage density (which has a value of \$176,385) 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) sites, 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)

8. Pay to the City the cash component of the Community Amenity Contribution of \$1,587,465 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) \$881,925 to the Affordable Housing Reserve.
 - (ii) \$705,540 to childcare and community facilities in and around the Cambie Corridor Plan area.

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

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

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

5355-5389 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel (January 28, 2015)

EVALUATION: SUPPORT (4-1)

Introduction: Kirsten Robinson, Rezoning Planner introduced the proposal for a rezoning application that is made up of two parcels on Cambie Street. The consolidation is on the west side of Cambie Street, one lot south of West 37th Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates 6-storey residential buildings in this area. The site is located in the Queen Elizabeth Area of the Cambie Corridor Plan, just west of Queen Elizabeth Park. The site across the lane to the west is zoned RS-1. Ms. Robinson noted that there are other significant sites in the area including the RCMP lands, the Oakridge Transit Centre (Bus Barns) and Oakridge Mall. The rezoning application proposes to rezone the site from RT-2 to CD-1 to allow development of a 6-storey building with townhouses on the lane over two levels of underground parking. The proposal includes 48 market housing units (18 one bedroom, 27 two and three bedroom units) and parking for 51 vehicles.

Marie Linehan, Development Planner further described the proposal and mentioned that the built form guidelines for this segment of the Cambie corridor seek the following:

- A 6-storey principal building with a notable 4-storey shoulder setback at the front elevation, a 3-storey shoulder at the rear elevation, transitioning down to a 2-storey row of townhouses at the lane.
- The townhouses are intended to provide a scale transition to existing single family lots across the lane, as well as activate and enhance the character of the lane, noting that the sites across the lane will be in Phase 3 of the CCP.
- The recommended setback at the lane is 4 feet, with a minimum 24 foot courtyard width.
- The recommended front yard setback along Cambie Street is between 12-15 feet.
- The recommended side yard setback is between 8 and 10 feet to ensure adequate day lighting and outlook from side facing windows, as well as sufficient spacing between buildings as the corridor develops.

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

- Overall building bulk and massing: how well does the proposal respond to the built form guidelines, in particular the front and side yard setbacks?
- Design and treatment of the open space on the site: has sufficient common amenity space including children's play space been provided?

Ms. Robinson and Ms. Linehan took questions from the Panel.

Applicant's Introductory Comments: Daniel Eisenberg, Architect, further described the proposal and mentioned that the corner lot will remain and does not make up part of the proposal. The City asked that they design a building that will allow the site to be developed at a later date. As well the City has asked that they provide a knockout panel at the bottom of the parkade ramp to provide for access to the future neighbouring building. Mr. Eisenberg said that they are not seeking any variances to the built form guidelines. He noted the depth of the setbacks around the building and that the building steps down at 4- storeys to a 3-

storey shoulder as per the Cambie Corridor Guidelines. He noted that the massing of the building is broken down into two basic components and is treated with two contrasting materials. He added that they thought because of the size of the building they could create a scale that was more residential. In addition to a common area in the courtyard they have provided a roof-top common terrace.

Peter Kreuk, Landscape Architect, described the landscaping plans and mentioned that there are patios at the ground level facing Cambie Street. There is access to the courtyard space through the building as well as from the side yards from the lane. There is common shared space in the courtyard along with a children's play space and then private patios off the units in the townhouses and the main building.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the setbacks particularly on the north side;
- Consider ways to enliven the laneway;
- Consider increasing the size of the children's play area;
- Consider adding an amenity space.

Related Commentary: The Panel supported the proposal and thought project met the requirements of the built form guidelines.

The Panel commended the applicant for the addition of two and three bedrooms in the proposal. However they thought the applicant should do some exploration on the setbacks particularly above the 3-storey line on the north yard as they thought the proposal was unfriendly to the neighbour to the north. A couple of Panel members thought there might be too much FSR for the context and mentioned that the expression of the building required some further design development.

Some Panel members thought the townhouse expression was not engaging enough to create a lively lane. They wanted to see an expression of more community on the lane.

The Panel had some concerns regarding the child's play space as they thought it was not in the best place and too small. As well the Panel thought the roof was not developed enough and thought there should be an indoor amenity in the building as community space or room for strata meetings. It was suggested that an amenity room could be added to the roof area. One Panel member noted that the wall enclosing the parking ramp on the north side needed some design development to make it friendlier to the neighbours.

Applicant's Response: Mr. Eisenberg thanked the Panel for their feedback.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on January 8, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

January 27, 2015 Community Open House

A community open house was held from 5:00-8:00 pm on 27 January 2015, at Hillcrest Community Centre, at 4575 Clancy Loranger Way. A total of 289 notifications were distributed within the neighbouring area on or about 13 January 2015. 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 27 January 2015 open house, three comment sheets were submitted from individuals.
- No online comment forms were submitted.
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Comments about the initial application ordered by level of support and by topic:

Public Comments

- Concern about Canada Line capacity and additional impacts of Cambie Corridor Phase 3 planning.
- Residents of lot north of subject sites concerned about shadowing, construction and property value impacts on their property.
- General support for the proposal and Cambie Corridor Plan policy.

5355-5389 Cambie Street
FORM OF DEVELOPMENT

Site Plan



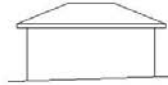
Elevations



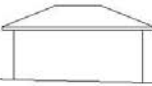
East Elevation (Cambie Street)



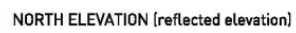
West Elevation (Lane)



South Elevation (Neighbouring Properties)



North Elevation (Neighbouring Properties)



North Elevation (Reflected Elevation)

5355-5389 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A six-storey development with a two-storey townhouse building on the lane containing a total of 48 dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 1,763 m ² / 18,976 sq. ft.)	0.75	2.44
Buildable Floor Space (sq. ft.)	14,232 sq. ft.	46,301 sq. ft.
Land Use	Two-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$183,165	\$595,900
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		\$176,385
	Affordable Housing		\$881,925
	Parks and Public Spaces		
	Social/Community Facilities		\$705,540
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$183,165	\$2,359,750

* 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%).

5355-5389 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5355-5389 Cambie Street
Legal Descriptions	Lots 17 and 18, Block 875, District Lot 526, Plan 8664; PIDs 009-972-633 and 009-972-668 respectively
Developer	Besthome Holdings Ltd.
Architect	GBL Architects
Property Owners	Mei Shen and Huan He

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-2	CD-1
SITE AREA	1,763 m ² (18,976 sq. ft.)	1,763 m ² (18,976 sq. ft.)
USES	Duplex Dwelling	Multiple Dwelling
FLOOR AREA	1,322 m ² (14,232 sq.ft.)	4,301 m ² (46,301 sq.ft.)
FLOOR SPACE RATIO (FSR)	0.75 FSR	2.44 FSR
HEIGHT	9.2 m (30.2 ft.)	22.3 m (73 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law