



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 14, 2015
Contact: Susan Haid
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RTS No.: 10936
VanRIMS No.: 08-2000-20
Meeting Date: April 28, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 468 West 33rd Avenue, 4956 and 4958 Cambie Street

RECOMMENDATION

- A. THAT the application by GBL Architects Inc., on behalf of Kenstone Cambie Holdings Inc, to rezone 468 West 33rd Avenue, 4956 and 4958 Cambie Street [Lots 1-4, all of Block 840, District Lot 526, Plan 8324; PID 010-152-059, 010-152-156, 010-152-164, and 005-089-263, respectively] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.57 FSR and the height from 10.6 m (35 ft.) to 22.7 m (74 ft.) to permit the development of one six-storey mixed-use building and one six-story residential building, containing a total of 65 dwelling units and one commercial unit, be referred to a Public Hearing together with:
- (i) plans prepared by GBL Architects Inc., received February 10, 2015;
 - (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 Bylaw.

- C. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-1)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. 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.
- E. THAT, subject to the enactment of the of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C.

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

- F. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone four lots located at 468 West 33rd Avenue, 4956 and 4958 Cambie Street from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of one six-storey mixed-used building and one six-storey residential building with two-storey townhouses at the rear

containing a total of 65 dwelling units and one commercial retail unit all over two levels of underground parking. The site is located within 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.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- 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)

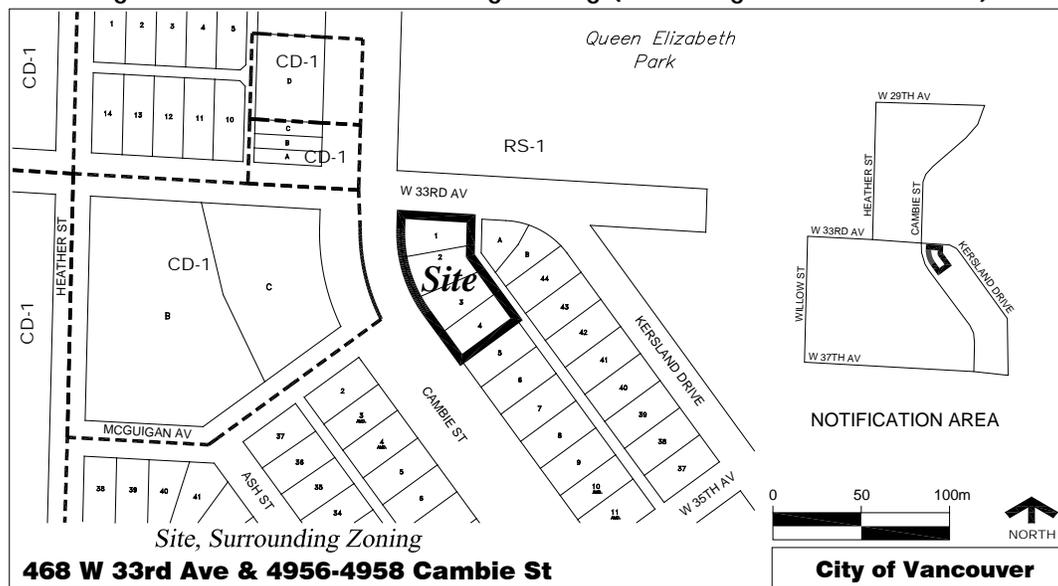
REPORT

Background/Context

1. Site and Context

The subject site is located on the southeast corner of Cambie Street and West 33rd Avenue (see Figure 1). Queen Elizabeth Park is across 33rd Avenue to the north. The site is comprised of four lots and has 91.7 m (301 ft.) of frontage along Cambie Street and 39.8 m (130 ft.) of frontage along 33rd Avenue. The site is currently developed with detached houses, as are the properties to the south and west. All of the properties fronting Cambie Street are subject to land use change in accordance with the Cambie Corridor Plan. Properties immediately behind and east of the subject site are within a transition area where new lower-scale ground-oriented housing forms will be considered through Phase 3 of the Cambie Corridor Planning process. The subject site is located on a major arterial with bus service connecting to the King Edward Canada Line Station (1100 m or about a 15-minute walk to the north, and Oakridge-41st Canada Line Station, 850 m or about a 10-minute walk to the south). The Canada Line is configured to accommodate a future station at 33rd Avenue at such time as it is funded.

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.

For sites located at 33rd Avenue, integration of small-scale, locally-serving commercial space may also be considered around the potential future Canada Line station with consideration for the relationship to the park and surrounding neighbourhood. A small-scale (906 sq. ft.) commercial retail unit is proposed on the ground floor of the southern building in response to the Plan.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 60 of the 65 units be two- or three-bedroom units, achieving 92% of the total units as suitable for families (21 are two-bedroom/39 are three-bedroom). 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 four lots located at 468 West 33rd Avenue, 4956 and 4958 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. One six-storey mixed-use building, Building A, one six-storey residential building, Building B, and two-storey townhouses at the lane are proposed (see Figure 2). In total, the application proposes 65 dwelling units with a total FSR of 2.57 and a building height of 22.7 m (74 ft.), over two levels of underground parking accessed from the rear lane.

Figure 2: Landscape / Site Plan



2. Land Use and Density

The proposed mixed land use and density are consistent with the Cambie Corridor Plan to provide locally-serving commercial space and residential units. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density of 2.57 FSR is appropriate on this site, subject to design conditions noted in Appendix B.

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

This application is for two six-storey buildings which steps back above the fourth storey. The proposed buildings are consistent with the height, form of development and setback guidelines included in the Cambie Corridor Plan including those that relate to the front and side yard setbacks. Staff are supportive of the proposed massing, subject to conditions outlined in Appendix B.

The Urban Design Panel reviewed this project on two occasions (see Appendix D). The application was not supported at the first meeting on September 24, 2014, so the applicant made revisions to the massing in response. Revisions included strengthening the design of the corner of Building B at 33rd and Cambie, adding townhouses along 33rd Avenue, and widening the open space between the two buildings. At the second meeting on February 25, 2015, the Panel supported the application. Staff conclude that the proposed form of development generally responds to the character intended for this area in the Cambie Corridor Plan. Staff support the application subject to the design development conditions in Appendix B, which will further improve building design through the development permit process.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp at the rear lane at the northeast corner of the site. The location of the ramp provides an opportunity for a future development on the adjacent property to the north to share this ramp. Sharing the ramp can provide efficiencies in garage design for the later development and improves the lane environment by reducing the number of vehicular access points. The application proposes 79 parking spaces and 85 bicycle storage spaces provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Building 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 ASHRAE 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 Green Building Policy for Rezoning, 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 having been incorporated in Appendix B that provide for NES compatibility and future connection.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a 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

Pre-application Consultation – The applicant met with the Riley Park South Cambie Community Visions Implementation Committee on November 9, 2013. Responding to a preliminary design, the Committee generally supported the design approach and inclusion of a small, locally-serving retail unit, but had concerns about the scale of the building on the 33rd Avenue corner and the relationship to the one-family houses across the lane to the east.

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 September 23, 2014, at Hillcrest Community Centre at 4575 Clancy Loranger Way. A total of 190 notifications were distributed within the neighbouring area on or about September 8, 2014. Staff, the applicant team, and a total of approximately 37 people attended the Open House.

Public Response and Comments – The City received a total of four responses to the application, by email or comment form (2 generally in favour / 2 generally opposed). Concerns with respect to the application focused on the architectural character, height of the building, appropriateness of the retail location, and how this development would limit the future location of the Canada Line station to the remaining two corners (northeast and southwest).

In terms of the commercial unit, during public consultation, some community members expressed an interest in having local-serving retail around this intersection. This is also a direction in the Cambie Corridor Plan. In regard to the location of the portal for the future Canada Line Station at 33rd Avenue, two viable corners (Northeast and Southwest) remain as potential locations. Further, there is a stronger rationale for locating the station portal on the west side of Cambie Street due to closer proximity to Women's and Children's Hospital and the RCMP-Fairmont site.

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 various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$138.53/m² (\$12.87/sq. ft.). On this basis, a DCL of approximately \$1,080,835 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 bylaw 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) – In the context of the City's Financing Growth Policy and the Cambie Corridor Plan, the City anticipates a voluntary CAC from the owner of a rezoning site to help address the impacts of rezoning. As this application is for a mixed-use building, contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval, community needs, area deficiencies and the impact of the proposed development on City services. The applicant has offered a cash CAC of \$3,360,736.

Real Estate Services staff reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

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 \$336,074 (10% of total CAC package) – equivalent to approximately 480.3 m² (5,170 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 (\$336,074), the applicant has offered a cash CAC of \$3,024,662. After reviewing the applicant's development pro forma, Real Estates Services staff have concluded that the total CAC package valued at \$3,360,736 (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 \$3,024,662 be allocated to the following identified community needs:

- \$1,680,368 (50% of total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply.
- \$1,344,294 (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 F 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 \$3,360,736, comprised of:

In-kind CAC

- Purchase and transfer of approximately 480.3 m² (5,170 sq. ft.) of heritage density valued at \$336,074 (10%).

Cash CAC to be allocated as follows

- \$1,680,368 (50%) to the Affordable Housing Reserve to advance housing objectives offsite.
- \$1,344,294 (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 site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$1,080,835 in DCLs.

CONCLUSION

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

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

* * * * *

468 West 33rd Avenue, and 4956 and 4958 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) Cultural and Recreational Uses, limited to Artist Studio, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
 - (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Restaurant - Class 1;
 - (g) 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 3,036.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.57.
- 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 sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the 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) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:

- (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
- (ii) no more than 50% of the excluded balcony floor area may be enclosed;

(b) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than what which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 22.7 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 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

468 West 33rd Avenue, and 4956 and 4958 Cambie Street
DRAFT CONDITIONS OF APPROVALS

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received Planning and Development Services, February 10, 2015", 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 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.

- 2. Design development to provide greater privacy for the residents amenity room in relation to the commercial courtyard.
- 3. Design development to meet the relevant sections of the High-Density Housing for Families with Children Guidelines.
- 4. 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.

- 5. 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 character and avoid an institutional character.

Crime Prevention through Environmental Design (CPTED)

6. 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

7. 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.

8. 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 Rezonings, 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.

9. 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.
10. 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.

11. 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.
12. 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*.
13. 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

14. Provision of a Landscape Plan with a variety of open spaces consistent with the Cambie Corridor Design Principles.

Note to Applicant: Consider tree retention, the use of basalt to reference local rock quarry, green property edges, replication of natural systems, urban agriculture, rainwater management possibilities, and transition to public realm.

15. Design development to explore the feasibility for retention of significant on-site trees to be incorporated on the Landscape Plan.

Note to Applicant: With particular emphasis on the protection of property edge trees #669, # 674, and #678, and noted to be in good condition in the arborist report. Tree locations noted on the survey and in the arborist report. The application should provide schematic drawings indicating potential solutions to retain trees. Retention will likely require setting the proposed slab back from W 33rd Avenue and or the lane than was contemplated at the rezoning stage, and relocation of some floor area within the site. Feasibility for relocation or retention of trees will require further arborist consultation and comments provided in writing.

16. Design development to enhancements of the public realm interface to provide safe landscaped outdoor open spaces with residential-quality greenery and visual interest to benefit the pedestrian environment at the street and lane edges.

17. Provision of in-ground planting opportunities for new trees within private landscape setbacks along street frontages, and access to the natural grade, where possible.

Note to Applicant: At the south property boundary, in addition to the pedestrian path, consider providing a substantial green and leafy edge between properties.

18. Design development to the placement of substantial green setbacks adjacent to semi-private residential near to grade patios located adjacent to the public sidewalk for privacy screening and to soften the view of retaining walls at property edges.

Note to Applicant: This can be achieved by the placement of landscaped planter walls in-board of property line by a minimum of 2 feet, to accommodate a row of shrubs and trees, where possible, on private property.

19. Provision of new street trees, where applicable, to be provided adjacent to the development site.

Note to Applicant: Contact Eileen Curran, Streets Engineering, phone: 604.871.6131 to confirm tree planting locations and Park Board, dial 311, for tree species selection and planting requirements.

20. Provision of a flexible Child's Play Space incorporating forms for children to engage in active and passive social play within a main common open space gathering area.

Note to Applicant: Recommend the proposed amenity areas and open spaces be rearranged to improve the functionality of these common areas for families with children. The use of water may not be practical during off-season and colder months of the year. Suggest substituting water for more solid natural elements arranged to climb, step up and socialize around. Refer to the *High-Density Housing for Families with Children Guidelines* for further features that are recommended.

21. Maximization of plant growing medium volumes for trees and shrubs within landscaped planters on structures on private property, to ensure long term health of plant species.

Note to Applicant: Soil volumes for planters should exceed BC Landscape Standard (latest edition). Trees planted on structures should be consolidated within a trench to improve planting condition. Alter slab to allow private trees and shrubs to be planted at the level of courtyards and patios and not placed in above grade planters to achieve soil depth.

22. Provision of best current practices for irrigation and managing water conservation including high-efficiency irrigation and aspects of xeriscaping making use of drought tolerant plant selection and mulching.
23. Provision of an external lighting plan consistent with the *Draft* Cambie Corridor Public Realm Plan.

Housing Policy

24. The proposed unit mix including 21 two-bedroom and 39 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.

Engineering

25. Clarification is required that no portion of the underground parking walls are to encroach onto Cambie Street, as appears to be indicated on pages A-2.01 & A-2.02.
26. Delete special paving and stone outcrops that extend over the property lines.
27. Delete trees shown in the back boulevards and planting in the back boulevards should meet the boulevard planting guidelines including the provision of a 0.3m (1'-0") grass lawn buffer between the sidewalk and planting. Adjacent plantings should be chosen to ensure that they do not encroach onto the sidewalk when they reach maturity.
28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

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

- (i) Provision of improved corner cuts through the inside radius around the building core to ensure unobstructed movement for 2 vehicles travelling in opposite directions to and from the main parking ramp and between the P1 and P2 parking levels.
- (ii) Provision of a parking ramp slope not to exceed 12.5% to ensure a reasonable slope for cyclists using the main parking ramp for bicycle ingress and egress.
- (iii) Clearly mark on plans and describe in writing the path(s) intended to be used by a resident to enter and exit the building with his/her bicycle.

Note to Applicant: the route must not require the use of stairs as per the Parking By-law.

- (iv) Provision of the commercial parking space and the Class A loading space separated from the residential parking by means of a security gate.
- (v) Consider provision of on-site visitor parking at a rate between 0.05 and 0.1 space per dwelling unit.

Note to Applicant: it would appear that with security gates appropriately placed, there would be several parking spaces that could be designated as visitor parking.

Note to applicant: An interconnected water service will be required for this development and there are 150mm water main available on West 33rd Avenue and the lane east of Cambie Street for servicing.

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 1 to 4, Block 840, DL 526, Plan 8324 to create a single parcel.
2. The release of Easement & Indemnity Agreement 176426M (private crossing) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Registration of a shared access agreement for vehicular traffic onto adjacent Lot 5, Block 840, DL 526, Plan VAP8324, as indicated on the applicant's plans. Provision of a knockout panel at the appropriate location along the vehicular entry ramp and appropriate arrangements (legal agreements) to secure access to underground parking within the future development on the adjacent property at 4976 Cambie Street (Lot 5).
4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of a drinking fountain located near the plaza on Cambie Street on public property which will be maintained by the City.
 - (ii) Provision of a Class B bicycle rack(s) for up to 6 bikes and to be located in the corner of the plaza near Cambie Street.
 - (iii) Provision of a continuous 2.1m broom finish concrete sidewalk on Cambie Street adjacent the site complete with saw cut joints.
 - (iv) Provision of a continuous 1.8m broom finish concrete sidewalk on 33rd Avenue between Cambie and the lane east of Cambie St. complete with saw cut joints.
 - (v) Provision of a standard concrete lane crossing on the south side of 33rd Av. at the lane east of Cambie Street. Crossing to include provision of new curb returns and curb ramps where applicable on both sides of the lane entry.
 - (vi) 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.
5. 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.
6. Provision of regulatory signage as required in the lane.

Sustainability

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-

designated Neighbourhood Energy System, which may include but are not limited to agreements which:

- (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that the system becomes available;

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 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 Owner; 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 Owner: 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

8. If applicable:

- (vii) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (viii) 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

- (ix) 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

- 9. Secure the purchase and transfer 480.3 m² (5,170 sq. ft.) of heritage density (which has a value of \$336,074) 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.

Community Amenity Contribution (CAC)

- 10. Pay to the City the cash component of the Community Amenity Contribution of \$3,024,662 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:
 - (x) \$1,680,368 to the Affordable Housing Reserve.
 - (xi) \$1,344,294 towards childcare, cultural 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.

**468 West 33rd Avenue, and 4956 and 4958 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 1 to 4, all of Block 840 District Lot 526 Plan 8324 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
468 West 33rd Avenue, and 4956 and 4958 Cambie Street			One Class A loading space must be provided in the underground parking area.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“468 West 33rd Avenue, and 4956 and 4958 Cambie Street [CD-1#]
[By-law #] B (C-1)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 468 West 33rd Avenue, and 4956 and 4958 Cambie Street”

468 West 33rd Avenue, and 4956 and 4958 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel (September 24, 2014)

EVALUATION: NON-SUPPORT (3-4)

Introduction: Ben Johnson, Senior Planner, Vancouver South, introduced the proposal for a three lot consolidation on the edge of Queen Elizabeth Park in the Riley Park South Cambie area. He noted that the site falls under the rezoning policy contained in the Cambie Corridor Plan. He also mentioned that the Canada Line was configured to support a possible future station at the intersection of West 33rd Avenue and Cambie Street. Mr. Johnson described the Policy for the area noting that it supports rezonings for 6-storey residential development with the introduction of townhouses on the lane where possible. As well the Policy supports consideration to small-scale, local-serving retail around a possible future Canada Line Station. Opportunities should be explored to create unique and notable buildings that reinforce view lines and perspectives created by the unique alignment of Cambie Street. Mr. Johnson added that the Policy establishes a target to deliver a minimum of 25% family housing.

Sailen Black, Development Planner, further described the proposal for a site on three single family lots at the southeast corner of Cambie Street and West 33rd Avenue. He described the context for the area noting Queen Elizabeth Park to the north and the potential Canada Line Station at the intersection. The proposal is for a 6-storey residential building with 68 units including four 2-storey townhouses along the lane and commercial space at grade. Mr. Black mentioned that the proposal is under the Cambie Corridor Plan that considers opportunities to integrate small scale locally serving commercial space focused around a potential new station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood.

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

1. Comments on the overall form of development, including the proposed density, height and setbacks in general, and with specific comments on:
2. Height of 6-storey elements into gap;
3. Effect and notability of step back at 5th storey facing the streets in reducing apparent scale;
4. Location of commercial space;
5. Visual scale of building return along 33rd Avenue as it relates to Queen Elizabeth Park
6. and neighbour to East across the lane;
7. Quality of indoor and outdoor common amenity spaces proposed in terms of usefulness and liveability.

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

Applicant's Introductory Comments: Tom Bell, Architect, further described the proposal and mentioned that it is a prominent site. It is the first of all the buildings that will continue down Cambie Street on the east side of the street. He mentioned that they have placed the entrance to the underground parking as far south as possible on the site to allow for better open spaces on the site. There is a curve to the site and when they looked at the way the houses were along the street they chose to place a building on the corner that faces West 33rd Avenue. The end of the two setbacks has been pulled forward on both buildings over

slender columns that connect that overhang with the interior courtyard. It is a wedge shaped courtyard which expresses the angle on the street. They have taken the 4- storey street wall across the front to the corner, the turning the corner with the 4-storeys and stepping the building down. Mr. Bell mentioned that they wanted to animate the courtyard and have located the amenity space in Building B opening into the courtyard. As well the coffee shop is on the corner of Building A. He then described the material and colour palette. Mr. Bell added that they wanted a finer scale building that was fitting for the neighbourhood.

Joseph Fry, Landscape Architect, described the landscaping plans and mentioned that the bed rock is close to the surface and so they wanted to replicate that in the courtyard space. There is a large rock outcropping that was meant to be a gesture to the foot of Little Mountain. The rock provides a focus for the space and helps to separate the uses including the café terrace and the amenity terrace. He noted that there is a public walkway through the site and there is a strong definition between the private and public spaces. They are proposing a double row of street trees along Cambie Street and as well as trees along the lane. The roof deck has a bamboo hedge to divide up the private patios.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the response of Building B to the intersection;
- Consider moving the commercial space to the West 33rd Avenue corner;
- Consider increasing the size of the amenity space and improving the privacy.
- Related Commentary: The Panel did not support the proposal and thought the design wasn't what the Cambie Corridor Plan had anticipated.

The Panel supported the scale in general and the six-storey elements facing into the courtyard gap, except for some members who were opposed to the break between the two main buildings in principle. There was broad concern that the corner of the building at West 33rd Avenue and Cambie Street was underplayed in relation to the intersection and needed a stronger architectural response.

A number of Panel members thought the commercial space was appropriate while others thought it could move to the corner of West 33rd Avenue and Cambie Street.

Most of the Panel supported the material and colour palette and as well the site landscaping. They thought they were an appropriate response to the quarry and other elements found in Queen Elizabeth Park. As well the Panel supported the landscaping plans for the roof top terraces.

Some Panel members thought the amenity space was a bit small and could have some privacy issues. There was broad concern that the passage was pinched near the lane. There was also some comments regarding the grading and stepping into the site which some Panel members thought was well handled.

Applicant's Response: Mr. Bell said they could take out the commercial space. He added that it was their intention to make the building have a modern expression sitting on the corner and that the hinged space would offer some interesting spaces, and disagreed with many of the comments.

Urban Design Panel (February 25, 2015)

EVALUATION: SUPPORT (5-0)

Introduction: Ben Johnson, Rezoning Planner, introduced the proposal for a three lot consolidation at the corner of West 33rd Avenue and Cambie Street on the edge of Queen Elizabeth Park in the Riley Park South Cambie area. The site is zoned RS-1 which falls under the rezoning policy contained in the Cambie Corridor Plan. Mr. Johnson described the context for the area noting that adjacent to the site are RS-1 single family houses across Cambie Street and the Holy Name of Jesus Catholic Church across the street along with a small townhouse development. Nearby is the Women's and Children's Hospital as well as the RCMP barracks site. As well there is a possible future Canada Line Station at the intersection of West 33rd Avenue and Cambie Street, but at present there isn't the density or funding to support the station's development.

Mr. Johnson described the policy for the site which is considered part of the Queen Elizabeth neighbourhood in the Cambie Corridor Plan. The Policy supports rezoning for 6-storey residential development with the introduction of townhouses on the lane, where possible. As well, it supports consideration of small-scale, local-serving retail around a possible future Canada Line Station. Opportunities should be explored to create unique and notable buildings that reinforce view lines and perspectives created by the unique alignment of Cambie Street. Mr. Johnson added that the Policy establishes a target to deliver a minimum of 25% family housing.

Sailen Black, Development Planner, further described the proposal noting that there are significant grades across the site. The original proposal for the site was for a 6-storey residential building with 68 residential units, including 2-storey townhouses along the lane. As well commercial space is provided at grade. In the previous review, the Panel had some concerns regarding the response of Building B to the intersection, they wanted an increase in the size of the amenity space and they also wanted to see the commercial space wrap the corner of West 33rd Avenue. In the reviewed proposal there are now 65 residential units although the commercial space has remained the same. The applicant has added a corner turning element to mark the significance of the intersection and more landscaping has been added for privacy to the corner townhouse. Mr. Black also noted that the courtyard dimension has increased from 15 feet to 18 feet at the laneway pinch point and a new building entry has been provided on West 33rd Avenue. He added that the amenity space has increased in size with an adjacent outdoor space for communal activity within the courtyard.

Comments were invited on the overall form of development of this rezoning application in general, including the proposed density, height and setbacks, and specifically:

1. Has the Panel's previous concerns been addressed?
2. Does the scale of building return along West 33rd Avenue relate well to Queen Elizabeth Park and to the neighbour across the lane?
3. Do the indoor and outdoor common amenity areas create useful and liveable spaces?
4. Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Tom Bell, Architect, further described the proposal and mentioned that the scheme is essentially the same as at the last review. He noted that because the site is curved and they wanted to make it an interesting project so they split the building apart as a concept and made two rectangular buildings. One of the buildings addresses Cambie Street and the other addresses the corner of West 33rd Avenue and Cambie Street. This opened up a hinged park that has west facing light. Mr. Bell described the architecture and the material palette. He noted the pedestrian way through the site and the amenity building with an outdoor space. Mr. Bell explained the changes to the proposal noting that they have pushed the building back 6 feet from the lane and have increased the distance between the two buildings. As well, they changed the Cambie Street facing units to 2-storey townhouses on the ground floor to help mitigate traffic noise. Mr. Bell added that they have increased the size of the indoor amenity room and they added a slotted cut to bring more light into the parkade ramp.

Doug Shearer, Landscape Architect, described the landscape plans noting the treatment with a gate at the lane side through the hinge point. There is an element of play that has been added to the rock outcropping. There is also play elements incorporated in the roof gardens and a double row of street trees have been added along Cambie Street.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- The Panel had no substantial aspects needing improvement.

Related Commentary: The Panel supported the proposal and thought it had gone a long way to address the Panel's concerns from the previous review.

The Panel supported the massing of the buildings and liked the way they have been resolved. The addition of the corner element will make it a prominent site on Cambie Street although one Panel member thought it could be simplified somewhat while another thought it should be expressed more strongly. A couple of Panel members thought the massing of the townhouses on the lane could be improved.

Although most of the Panel supported the colour palette, there were a couple of members who thought the colour scheme could have a punch of colour. It was noted that the dark charcoal in the courtyard could be lightened up to allow for more light in the courtyard, particularly in the winter months. As well it was suggested that the quarry rocks on the site should acknowledge the heritage of the site and Queen Elizabeth Park.

The Panel thought the design of the wedge space in the gap between the two buildings was much improved and the addition of townhouses along Cambie Street and West 33rd Avenue. One Panel member suggested adding a screen overlooking the neighbour's yard for more privacy.

Most of the Panel supported the location of the retail as well as the animation of the hinge park. They thought that placing both the retail and amenity space on the courtyard was the right location and would make it a pleasant space particularly in the summer. They also agreed that increasing the size of the amenity room was a good idea.

The Panel agreed that the proposal did not need to come back for review at the development permit stage.

Applicant's Response: Mr. Bell thanked the Panel for their positive comments. He mentioned that they will have to excavate the site and there will be a lot of rock so it is their intention to use the rock in the landscaping plans.

468 West 33rd Avenue, and 4956 and 4958 Cambie Street
FORM OF DEVELOPMENT

Landscape/Site Plan





Building A West Elevation (Cambie Street)



Building A South Elevation (from Building B)



Building A East Elevation (Lane)



Building A North Elevation (from Building B/courtyard)



Building B West Elevation (Cambie Street)



Building B South Elevation (from Building A/courtyard)



Building B East Elevation (Lane)



Building B North Elevation (from 33rd Avenue)



Bird's-eye View from West



Courtyard Showing Commercial Unit

468 West 33rd Avenue, and 4956 and 4958 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Two six-storey buildings containing a total of 65 dwelling units and one commercial retail unit.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 789.8 m ² / 8,501 sq. ft.)	0.70	2.57
Buildable Floor Space (sq. ft.)	22,876	83,981
Land Use	One-family residential	Mixed use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	294,414	1,080,835
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		336,074
	Affordable Housing		1,680,368
	Parks and Public Spaces		
	Social/Community Facilities		1,344,294
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		294,414	4,441,571

Other Benefits (non-quantified components)

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

468 West 33rd Avenue, and 4956 and 4958 Cambie Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	468 West 33rd Avenue, 4956 Cambie Street and 4958 Cambie Street
Legal Descriptions	PID: 010-152-059, 010-152-156, 010-152-164, and 005-089-263; Lots 1-4, all of Block 840, District Lot 526, Plan 8324.
Developer	Kenstone Cambie Holdings Inc.
Architect	GBL Architects Inc.
Property Owners	Kenstone Cambie Holdings Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	3,036.1 m ² (32,680 sq. ft.)	3,036.1 m ² (32,681 sq. ft.)
USES	Residential	Mixed-use
FLOOR AREA	2,125.2 m ² (22,876 sq. ft.)	7,802 m ² (83,981 sq. ft.)
Floor Space Ratio (FSR)	0.7 FSR	2.57 FSR
HEIGHT	10.7 m (35 ft.)	22.7 m (74 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law