



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 13, 2015
Contact: Susan Haid
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Meeting Date: July 21, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 7510-7554 Cambie Street

RECOMMENDATION

A. THAT the application by W.T. Leung Architects Inc., on behalf of 8822999 (Marpole) Inc., to rezone:

- 7510-7516 Cambie Street [*PID 014-526-093; Lot 264, Centre Portion of District Lot 323, Plan 1640*] from C-1 (Commercial) District,
- 7518 Cambie Street [*PID 014-525-585; Lot 50 Except the West 7 Feet, now road, Centre Portion of District Lot 323, Plan 1640*] from RS-1 (One-Family Dwelling) District, and
- 7550-7554 Cambie Street [*PID 009-689-915; Lot 1, Block O, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District,

all to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 in C-1, from 0.70 in RS-1 and from 0.60 in RT-1 to an overall floor space ratio of 2.93 FSR and to increase the height from 10.7 m (35 ft.) in C-1 and RS-1 and from 6.1 m (20 ft.) in RT-1 to 24.0 m (79 ft.) to permit the development of one six-storey mixed-use building and one six-story residential building, containing a total of 72 dwelling units and one commercial unit, be referred to a Public Hearing together with:

- (i) plans prepared by W.T. Leung Architects Inc., received December 19, 2014;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 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 E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 three lots located at 7510-7554 Cambie Street from C-1 (Commercial) District, RS-1 (Single-Family Dwelling) District and RT-1 (Two-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 containing a total of 72 dwelling units and one commercial retail unit all over two levels of underground parking. The site is located within the Langara neighbourhood of the Cambie Corridor Plan Phase 2.

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 Phase 2 (2011)
- Riley Park-South Cambie Community Vision (2005)
- Marpole Community Plan (2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Rental Housing Stock Official Development Plan and Rate of Change Guidelines (2007)
- 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

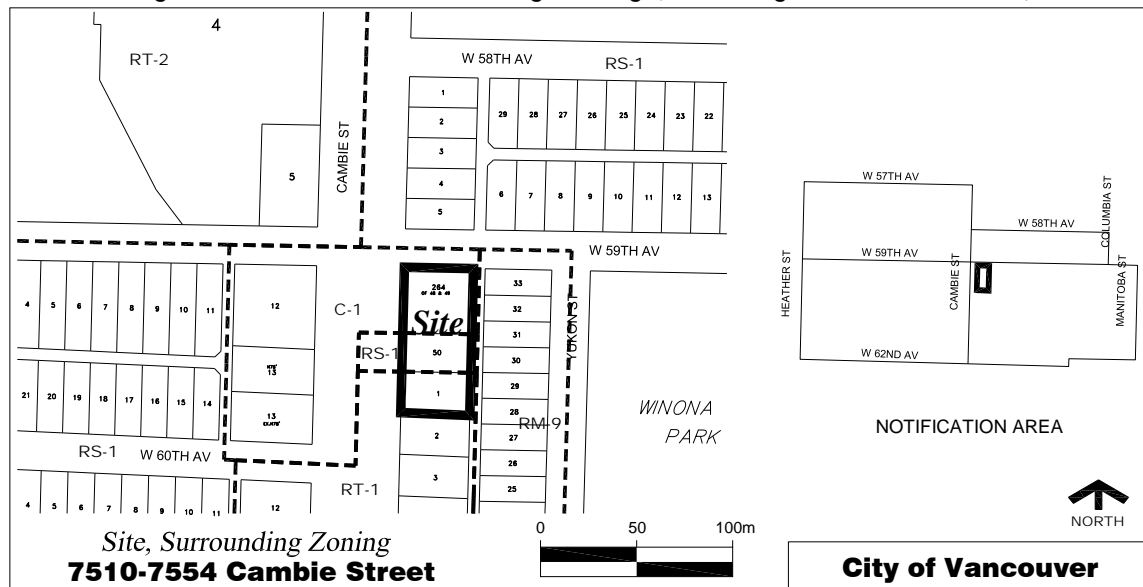
Background/Context

1. Site and Context

The subject site is located on the southeast corner of Cambie Street and West 59th Avenue (see Figure 1). The site is comprised of three lots and has 75.9 m (249 ft.) of frontage along Cambie Street and 40.0 m (118 ft.) of frontage along 59th Avenue. The site is currently developed with one two-storey mixed-use building (7510-7516 Cambie Street and 7518 Cambie Street) that includes one commercial unit with six existing residential rental units above; and it also contains one two-family dwelling (7550-7554 Cambie Street). All of the properties fronting Cambie Street are subject to land use change in accordance with the Cambie Corridor Plan. Properties immediately east of the subject site were recently rezoned to RM-9 as a result of the adoption of the Marpole Community Plan to allow a variety of medium density residential buildings, such as low rise apartments, ground-oriented stacked townhouses and rowhouses. The subject site is located on a major arterial with bus service connecting to the Marine Drive Canada Line Station (700 m or about a 10-minute walk to the south, and Langara-49th Avenue Canada Line Station, 1,000 m or about a 15-minute walk to

the north). The Canada Line is configured to accommodate a future station at 57th Avenue at such time it is funded.

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



2. Policy Context

Cambie Corridor Plan Phase 2 (2011) - In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). The subject site is located within the “Langara” 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 4.5.4 of the Plan specifically supports residential and mixed-use buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 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 59th Avenue that are zoned C-1 (Commercial), integration of small-scale, locally-serving commercial space is required. A 4,891 sq. ft. commercial retail unit is proposed on the ground floor of the northern 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 46 of the 72 units be two- or three-bedroom units, achieving 78% of the total units as suitable for families (35 are two-bedroom/21 are three-bedroom). A condition of approval has been added in Appendix B to ensure this unit mix is maintained.

Marpole Community Plan (2014) -In April 2014, Council approved the Marpole Community Plan. The subject site falls within the Marpole Community Plan area. While the Marpole Community Plan does not provide urban design direction for properties previously approved as part of Cambie Corridor Phase 2, it does provide direction for the adjacent properties east of the subject site permitting residential buildings up to four storeys (refer to section 6.4.7). The Community Plan also establishes strategic direction for provision of public benefits within the area.

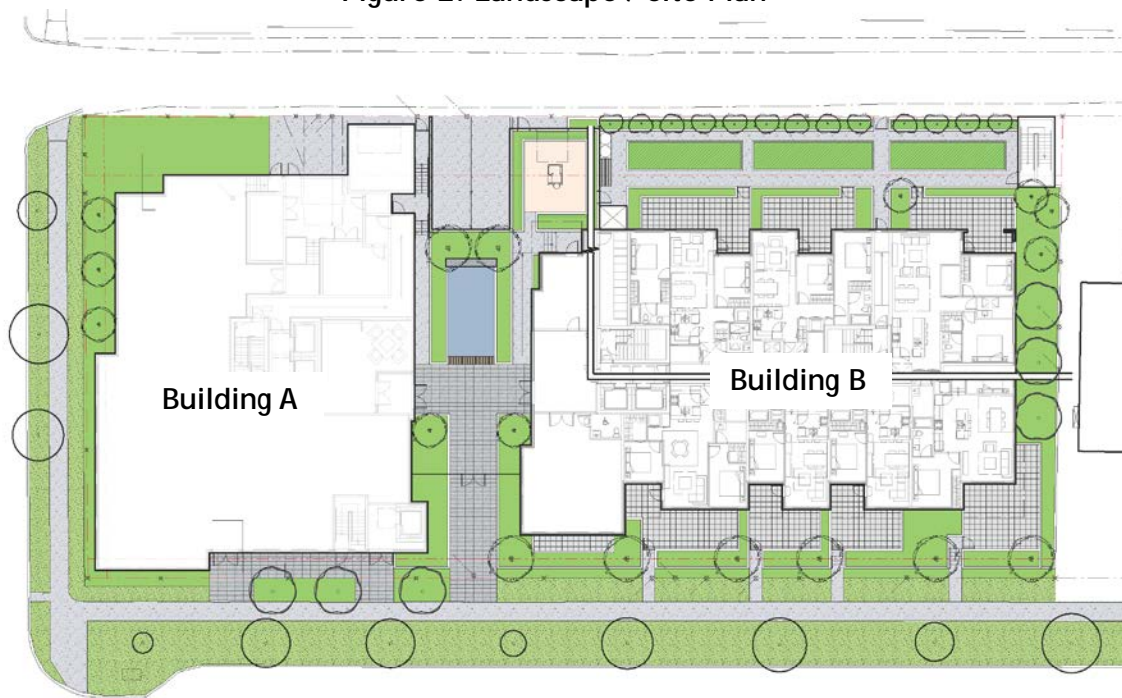
Rental Housing Stock Official Development Plan (ODP) —In May 2007, Council adopted the *Rental Housing Stock ODP for FM, RM and CD-1 zones*. The ODP preserves existing rental housing by requiring one-for-one replacement of existing market rental housing units for redevelopment projects including six or more dwelling units, or the provision of another form of affordable housing in RM, FM and CD-1 zoning districts. Based on the current site zoning of C-1, RS-1, and RT-1, the ODP does not apply in this case.

Rate of Change Guidelines (2007) - The intent of the *Rate of Change Guidelines* is to protect existing tenants and set out the terms of the required tenant relocation plan. At a minimum, these terms include two months free rent, moving expenses, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of rental housing. There are six existing rental units above the commercial unit, and an additional two rental units in the two-family dwelling on site. A tenant relocation plan is required as part of this application (see section 5).

Strategic Analysis

1. Proposal

The applicant proposes to rezone three lots located at 7510-7554 Cambie Street from C-1 (Commercial) District, RS-1 (One-Family Dwelling) District and RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. One six-storey mixed-use building, Building A, and one six-storey residential building, Building B, are proposed (see Figure 2). In total, the application proposes 72 dwelling units and one commercial unit (4,891 sq. ft.) with a total FSR of 2.93 and a building height of 24.0 m (79 ft.), all over two levels of underground parking accessed from the rear lane.

Figure 2: Landscape / Site Plan

2. Land Use and Density

The proposed land use and density are consistent with the Cambie Corridor Plan policies to provide locally-serving commercial space at grade with residential units above at this location. 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 2.93 FSR is appropriate for 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 step 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.

The Urban Design Panel reviewed and supported this application on March 25, 2015 (see Appendix D). 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 refine 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. The application proposes 133 parking spaces (87 residential, 41 commercial and 5 visitor) and 117 bicycle storage spaces. 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

There are currently eight rental units on the site: six rental units located on the second floor of the mixed-use building constructed in 1973, and two rental units in the duplex constructed in 1957. Given the age and condition of the rental units located in the mixed-use building, current rents are below the average for the area. A summary of the average rents per unit type is noted in Figure 3 below.

Figure 3: Summary of Existing Tenants Rents

Unit Type	Number of Units*	Average Rent	Average Rent Marpole (CMHC 2014**)
Studio	1	\$620	\$748
1 Bed	4	\$680	\$867
3 Bed	1	\$1,600	\$1,289

* two units are currently vacant

** CMHC Rental Market Report, Table 1.1.2 Private Apartment Average Rents by Zone and Bedroom Type

The applicant has provided a draft Tenant Relocation Plan (Appendix F) which meets the requirements of the *Rate of Change Guidelines*. The guidelines require a minimum of two months free rent, moving expenses, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of affordable housing. Staff have worked with the applicant to ensure that these conditions are met (summarized in Figure 4). If the rezoning is approved, the applicant would work with each tenant who wants assistance to develop a relocation plan specific to the needs and preferences of their household.

Figure 4: Summary of Tenant Relocation Plan Terms

Rate of Change Guideline Requirements	Tenant Relocation Plan Offer
Two months' free rent	Three months' free rent provided
Reimbursement for receipted moving expenses	\$1,000 towards moving and reconnection fees provided as flat rate.
Assistance in finding a rental unit or other form of alternative affordable housing	<ul style="list-style-type: none"> Applicant has committed to providing tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as their current home. All options provided would rent for no more than 10% above the average rent for the area (CMHC Marpole as per Figure 3 above), unless otherwise agreed to by the tenant. All options should consider the needs identified by tenants including pet friendly and appropriate number of bedrooms.
Additional offering (Not part of Rate of Change)	<ul style="list-style-type: none"> An additional cash offering of \$2,500 will be given to each tenant.

A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to occupancy.

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 ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® for Home Mid-rise 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.

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO₂ per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. 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 one of three target areas for NES development. Conditions of rezoning having been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and 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 March 24, 2015, at Marpole-Oakridge Community Centre at 990 West 59th Avenue. A total of 508 notifications were distributed within the neighbouring area on or about March 5, 2015. A total of approximately 24 people attended the Open House along with staff and the applicant team.

Public Response and Comments - The City received 2 written responses to the application. One response indicated support for the design and for the proposed high proportion of larger units suitable for families. The other response indicated that the proposed height was too high, suggesting it be reduced from six storeys to five and expressed concern regarding the potential increase in traffic congestion in the area, and along Yukon Street. Staff note that the proposed height is in keeping with the direction set out within the Cambie Corridor Plan. As well, the proposed parkade entrance location is along the rear lane close to 59th Avenue; therefore it is anticipated that vehicle traffic would primarily use Cambie Street for accessing the 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 \$1,110,552 is anticipated. Examples of projects referenced in the Marpole Public Benefit Strategy that are eligible for DCL funding include the acquisition and development of a new waterfront park and/or trail near the Fraser River, Winona Park improvements and the Hudson Bikeway.

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) – 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.

For sites within Marpole, such as this one, the Marpole Community Plan public benefits strategy provides direction for CAC allocations. As this application is for a mixed-use development, it is not subject to the target CAC rate used for residential projects in the Cambie Corridor and therefore requires a negotiated approach.

The applicant has offered a CAC package of \$3,500,000 comprised of both in-kind and cash contributions as described below. 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 \$175,000 (5% of total CAC package) – equivalent to approximately 250 m² (2,692 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 valued at \$175,000 (5% of total CAC package), the applicant has offered a cash CAC of \$3,325,000. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,750,000 (50% of total CAC package) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$1,575,000 (45% of total CAC package) toward community facilities and/or childcare serving the community in and around the Marpole area. Examples of community facilities referenced in the Marpole Public Benefit Strategy that can be funded by CACs include the renewal and upgrading/expansion of Marpole-Oakridge Community Centre, the Marpole Library and Marpole Place.

The allocations recommended by staff are consistent with the Public Benefit Strategy included in the Marpole Community Plan. See Appendix G 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 \$3,500,000, comprised of:

In-kind CAC

- Purchase and transfer of approximately 250 m² (2,692 sq. ft.) of heritage density valued at \$175,000 (5%).

Cash CAC to be allocated as follows

- \$1,750,000 (50%) to the Affordable Housing Reserve to increase affordable housing in and around the Marpole area.
- \$1,575,000 (45%) toward community facilities and/or childcare serving the community in and around the Marpole 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 \$1,110,552 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. In addition, the draft Tenant Relocation Plan is appropriate and robust in addressing the needs of existing tenants who will need to be relocated during the development of the site.

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.

* * * * *

7510-7554 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

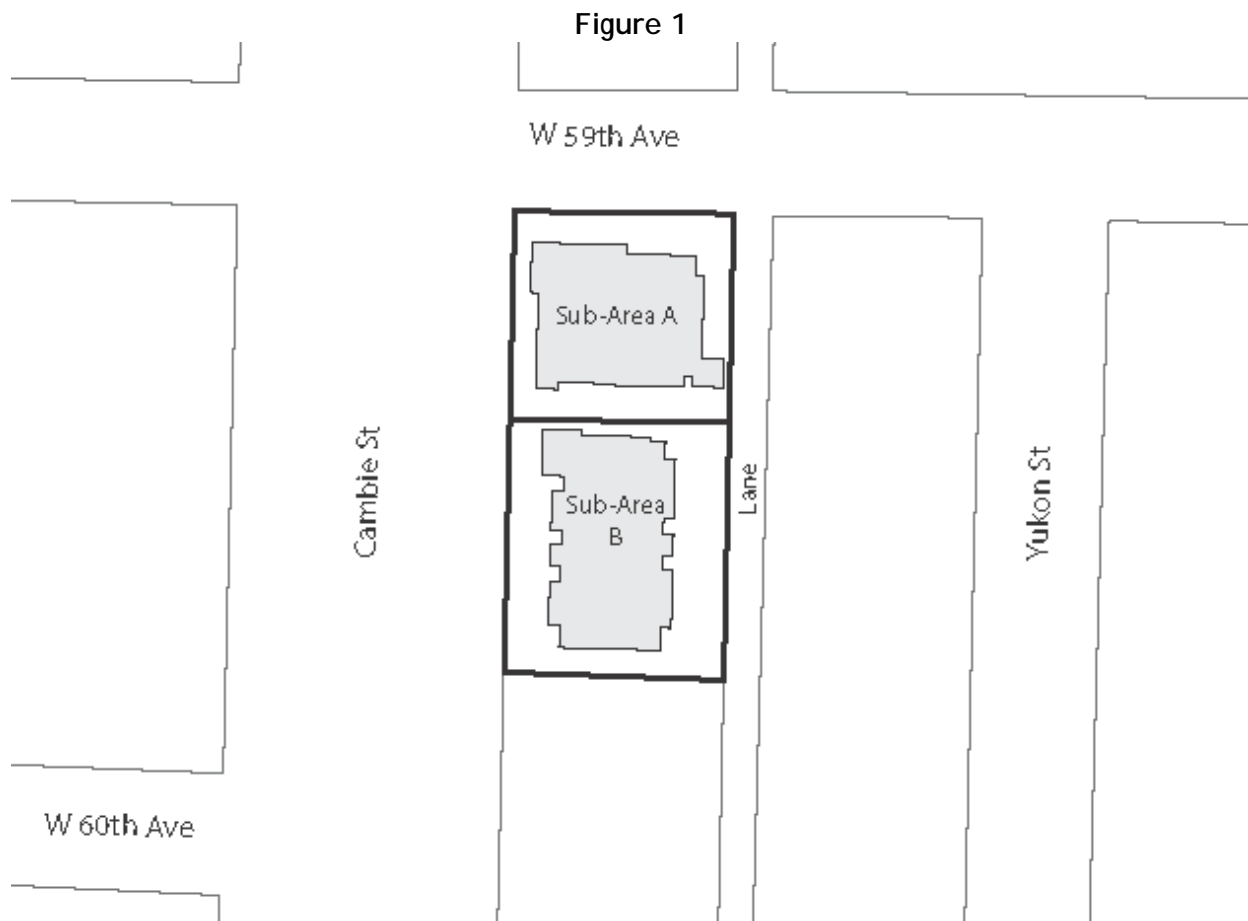
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only 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 and Multiple Dwelling;
 - (c) Institutional Uses, limited to Child Day Care;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Neighbourhood Grocery 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, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop, Restaurant -

Class 1, Restaurant - Class 2, School - Arts or Self Improvement and School - Vocational or Trade;

- (g) Accessory Uses customarily ancillary to the uses listed in the section 2.2.

Sub-areas

3. The site is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purpose of regulating use.



Conditions of Use

- 4.1 No portion of the first storey of a building within Sub-area A shall be used for residential purposes except for entrances to the residential portion.
- 4.2 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

- 5.1 Computation of floor space ratio must assume that the site consists of 2,739 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.93, except that dwelling uses are limited to 7,562 m².
- 5.3 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.
- 5.4 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, 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.
- 5.5 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.

- 5.6 The use of floor area excluded under section 5.4 or section 5.5 must not include any use other than what which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 24.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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.
- 7.5 An obstruction referred to in section 7.2 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 ().
- 7.6 A habitable room referred to in section 7.1 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

8. 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

7510-7554 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 W.T. Leung Architects Inc. and stamped "Received Planning and Development Services, December 19, 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:

Urban Design and Landscape

- 1. Design development to improve the quality of the courtyard amenity as follows:

- (i) Provide improved pedestrian and visual connectivity through the courtyard.

Note to Applicant: The courtyard amenity space should read as continuous from Cambie Street to the rear lane. To this end, the locations of the parkade entry ramp and children's play area may be flipped. More generous stairs/terraces may be provided to connect down to the lane, and additional landscape features to better identify the courtyard entry from the lane. The vista room and loading space may be setback to provide more open space at the base of the stairs. While the courtyard is not required to be a public thoroughfare, the proposed full height security gates are not supported. Low, discrete, highly transparent, and visually attractive gates may be provided, more in keeping with a pedestrian scale.

- (ii) Expand programming of the courtyard to provide usable outdoor amenity space.

Note to Applicant: As currently proposed, the courtyard serves largely as circulation space and as a visual amenity, and should incorporate more active and engaging amenity spaces. The proposed planters at the perimeter should be deleted to allow for direct access to the courtyard from amenity rooms and the commercial unit. Pockets of residential seating and trees/planting should be provided instead, as well as commercial patio space. Planting should be at grade (not raised), which will require a deeper parkade excavation. The proposed water feature should be deleted and a more active use provided at the rear, such as

the children's play space, which should be relocated to be better integrated within the courtyard. Suggest flipping locations of parkade entry ramp and children's play area as per Condition 1. (i) above.

- (iii) Consider modifications to the massing of the residential building to reduce shadow impact on the courtyard.

Note to Applicant: This may be achieved by reducing the height and/or providing a larger setback to the vertical element at the northwest corner of the residential building to reduce afternoon shadow impact. Shadow studies should be provided so that staff may assess the effectiveness of the revised massing.

- 2. Design development to provide an improved interface with the lane at the base of the residential building.

Note to Applicant: This may be achieved by providing a distinct entry gate and path to each ground floor unit through the common urban agriculture space. A tree should be located flanking each patio as a privacy buffer and to provide unit identity.

- 3. Design development to provide an improved interface with the public realm at the base of the mixed-use building, including adjacent the courtyard.

Note to Applicant: Full height storefront windows with clear glazing should be provided at the base of mixed use building at both street frontages, and adjacent the courtyard. This will also assist in distinguishing the mixed use building from the residential building. The commercial parking exit and elevator may be relocated to provide a more visually open corner for the commercial space adjacent the courtyard entry.

- 4. 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.

- 5. Design development to enable retention and protection of Tree #1 and relocation of Tree #14.

Note to Applicant: Retention of Tree #1 will require alterations to the parkade to allow for clearance from the rootball. A revised Arborist report should address clearance dimensions and methods of protection for Tree #1 and potential success for relocation of Tree #14. If possible, integrate Tree #14 on site, as part of the landscape plan.

6. Provision of Letter of Consent from south adjacent property owner for the removal of five trees and approval from the Park Board for removal of City-owned trees.

Note to Applicant: If either or both (neighbor and Park Board) are unwilling to remove trees, then design development will be required to ensure safe retention.

7. Provision of maximized tree growing medium and planting depths for trees and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to achieve adequate depth and continuous soil volumes. Growing mediums and planting depths should be minimum 36" for medium trees, 30" for small trees, and 18"-24" for small shrubs. Other plant depths to BCSLA standard or better.

Crime Prevention through Environmental Design (CPTED)

8. Design development to respond to CPTED principles, having particular regards for:
 - (i) design and siting of the children's play space;
 - (ii) theft in the underground parking;
 - (iii) residential break and enter;
 - (iv) mail theft; and
 - (v) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: The children's play space should be more visually open to the courtyard and amenity room to allow for casual surveillance.

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. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Housing Policy and Tenant Relocation Plan

11. That the proposed family-oriented unit mix of 49% 2-bedroom units and 29% 3-bedroom units are to be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

12. Provision of a list outlining the name of each tenant, the number of the tenant's unit and their rent as per Section 2 of the Rate of Change Guidelines.
13. Provision of a Tenant Relocation Plan which includes three months free rent and reimbursement of receipted moving expenses as per Section 2 of the Rate of Change Guidelines.

Note to Applicant: This Plan should also outline ways in which you can provide assistance to tenants in finding alternate accommodation. A final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer must be submitted with your development permit application.

14. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
15. 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; and includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines.
16. 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); and includes a summary of all communication provided to the tenants.

Engineering

17. Delete proposed special sidewalk and connector sidewalks shown beyond the property line on Cambie Street and indicate standard broomed finished sidewalks.
18. Delete proposed back boulevard trees.
19. Provision of a landscape plan that reflects the street improvements proposed for this development.
20. Clarification if canopies or awnings are proposed over the property line and submission of the appropriate application to the General Manager of Engineering Services.

21. Modify the Public Bike Share station concrete pad to meet the PBS requirements:
- (i) Provision of the full 16 m dimension.
 - (ii) Provision of design grades on all 4 corners indicating that the maximum slope and cross fall of 5% and 3%. Please contact Engineering, Street Activities staff to ensure grades result in an acceptable operation of the PBS station at this location.
22. 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 design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.
- (ii) Improve two-way traffic flow to/from the main ramp (Section I.B) - the current ramp design does not allow for opposing vehicles to pass.

Note to Applicant: Corner cuts are required on both sides at the bottom of the main parking ramp.

- (iii) Modify or relocate the Class B commercial loading space as required to address any conflict with the Public Bike Share station Statutory Right-of-way (SRW) and the wooden utility pole which obstructs the path of a truck backing into the loading space.
 - (iv) Identify the largest size of truck expected to service the restaurant and provide truck turning movement swaths on the submitted plans that show truck ingress/egress at the loading space and at the lane.
 - (v) Consider provision of a ramp for a more direct connection from the bicycle room to the commercial parking area and the main parking ramp.
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.

Note to Applicant: The proposed development's sanitary service should be connected to the existing combined sewer located in the lane east of Cambie Street.

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 Lot 264 and Lot 50 Except the West 7 Feet, Now Road, both of Centre Portion of District Lot 323, Plan 1640, and Lot 1, Block O, District Lot 323, Plan 9322 to create a single parcel.
2. Provision of a Statutory Right of Way to accommodate a Public Bike Share (PBS) Station with the following requirements:
 - (i) **Size:** At minimum, the smallest sized station at 16 m x 4 m should be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m.
 - (ii) **Location:** The station should be located on private property while still clearly visible to the public with 24/7 public access allowing easy access to the street.

- (iii) **Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - (iv) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - (v) **Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - (vi) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.
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) Extension of the existing 200 mm storm sewer on Cambie Street northerly by approximately 15 m is required to serve the site. The cost is currently estimated at approximately \$24,000.00.

Note to Applicant: The proposed development’s storm service is to be connected to the existing 200 mm storm sewer located on Cambie Street (the sewer upgrade will service this connection).
 - (ii) Provision of \$100,000 contribution toward modifications to the Cambie Street and 59th Avenue intersection for walking and cycling improvements identified in the Marpole Community Plan.
 - (iii) Relocation of existing speed humps in the lane impacted by the proposed parking access to the site and provision of additional speed humps as may be required adjacent to or in close proximity to the site to ensure effectiveness of the speed humps.
 - (iv) Provision of the following street improvements on 59th Avenue:
 - a. Provision of a standard concrete lane crossing at the lane entry east of Cambie Street on the south side of 59th Avenue including replacement of the curb returns and ramps to standard.
 - b. Provision of pedestrian lighting to the Greenway standard to match acorn LED luminaires and poles located on the median on Cambie at 59th Avenue.
 - c. Provision of improved street lighting to LED City standard adjacent the site.

- d. Provision of a minimum 1.83 m (6 ft.) broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 1.52 m (5 ft.).
 - (v) Provision of the following street improvements on Cambie Street:
 - a. Provision of a 2.14 m (7 ft.) broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 3.4 m (11.25 ft.).
 - b. Provision of pedestrian lighting to Greenway standard adjacent the site to match acorn LED luminaires and poles located on the median on Cambie Street at 59th Avenue.
 - c. Provision of street reconstruction adjacent to the site including the following: new curb and gutter, catch basins, raised protected bike lane, new or upgraded street and pedestrian lighting, transition to the existing on-street painted bike lane to the south and the protected bike lane north of 59th Avenue including any utility relocations to accommodate the improvements (Note: Design concept to be provided by Engineering).
 - (vi) Provision of street trees adjacent the site where space permits.
4. 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 (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

5. 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

6. Secure the purchase and transfer 250 m² (2,692 sq. ft.) of heritage density (which has a value of \$175,000) 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)

7. Pay to the City the cash component of the Community Amenity Contribution of \$3,325,000 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) \$1,750,000 to the Affordable Housing Reserve to increase affordable housing in and around the Marpole area.
 - (xi) \$1,575,000 toward community facilities and/or childcare serving the community in and around the Marpole 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.

**7510-7554 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lot 50 Except the West 7 Feet, now road, Centre Portion of District Lot 323, Plan 1640, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"7510-7554 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 #] 7510-7554 Cambie Street"

7510-7554 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel (March 25, 2015)

EVALUATION: SUPPORT (8-0)

Introduction: Michelle McGuire, Rezoning Planner, introduced the proposal for a rezoning application that is made up of three parcels on Cambie Street south of West 59th Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates 6-storey mixed-use buildings in this area. Ms. McGuire described the context for the area and noted the Pearson Hospital and Dogwood Lodge site with an approved policy statement that allows consideration for a mixed-use proposal with heights ranging from three to 28-storeys and the potential for a new Canada Line Station at West 57th Avenue. She also noted that to the east and west of Cambie Street are sites zoned RS-1 that are included in the recently approved Marpole Community Plan. To the east sites can be considered through development permit application for apartments up to four-storeys and to the west, are proposed to remain as single family. However, there is an identified buffer area that will be revisited as part of the planning for Phase 3 of the Cambie Corridor Plan.

This rezoning application proposes to rezone the site from RS-1, RT-1 and C-1 to CD-1 to allow development of two six-storey buildings over two levels of underground parking. The northern building includes commercial space intended to be used as a single restaurant to replace the existing restaurant that is currently located on the site. The proposal also includes 72 market residential units. As well there will be parking that includes 87 residential spaces, 41 commercial spaces and 5 residential visitor stalls.

Marie Linehan, Development Planner, further described the proposal and noted that the building siting and setbacks fit with the expectations of the Cambie Corridor Plan for a site of this size and proposed uses. A two foot setback is provided at the exterior corner in light of the mixed use and commercial base, with larger setbacks provided on the residential building. A 28 foot setback is provided at the rear of the residential building with patios and landscaping. Ms. Linehan mentioned that due to the shallow lot depth of 118 feet a row of townhouse units at the lane are not required. The residential entries are at either side of the courtyard while the commercial unit turns the corner with glazing facing onto the courtyard and across the courtyard is a shared residential amenity space. Also facing onto the courtyard is a children's play space at the rear.

Ms. Linehan noted that the built form guidelines recommend a 6-storey building form with prominent four-storey shoulder setbacks. The shoulder setbacks are broken at the exterior corner of the mixed-use building to provide a stronger 6-storey vertical element. A five-storey element is provided at the northwest corner of the residential building. The four-storey shoulder setback steps down with the site grades at the south and rear elevations. She also mentioned that there is a significant grade change across the site from the high point at the exterior northwest corner to the interior southwest corner at the lane. There is also a 10 foot drop along Cambie Street and 7 foot to the rear of the site for total drop of about 17 feet. As well the building's massing steps down along Cambie Street in response to the grades, including the stepping of the main residential floor for the south building. Due to the lower grades at the lane the basement level is exposed above grade allowing a row of residential

units to be provided in this location. The building is 6-storeys as viewed from Cambie Street. The uppermost levels step back at the south and lane elevations to mitigate the appearance of a 7-storey form.

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

- Comments on the overall form of development relative to the Cambie Corridor Plan with particular reference to:
 - Overall height and density.
 - Vertical elements at the corners of both buildings relative to the 4-storey shoulder setback.
 - Height, massing and setbacks as viewed from the south and lane elevations.
 - Overall design of the courtyard including potential for a more public interface such as commercial patio space adjacent Cambie.

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

Applicant's Introductory Comments: W.T. Leung, Architect, further described the proposal and mentioned that the site has a tremendous cross fall. He noted that it presented a challenge but also presents an opportunity to have an alternate form of massing and stepping of the building. They decided to express the taller element at the corner with a cornice to call attention to the commercial component. The intention is to replace the restaurant that has been on the site since 1975. The courtyard entrance presents an opportunity to break the commercial along Cambie Street. Since the building steps, they choose the terrace the building as well so that on the southern side there are bigger setbacks. On the southwest corner is the access to the underground parking as well as for commercial and residential visitors.

Jane Durante, Landscape Architect, described the landscaping plans for the project and noted the street trees and patios along Cambie Street. There are also trees along the lane and urban agriculture on the corner. The courtyard will have a water wall and a simple children's play area. The roofs have private spaces and then green roofs and there are hedges between the patios for separation and privacy.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to allow for more sunlight into the courtyard;
- Consider a continuous pedestrian connection through the site;
- Consider allow for the outdoor amenity to be connected to the indoor amenity space;
- Consider more of a connection for the private patios on the lane;
- Design development to improve the landscaped edge on the lane.

Related Commentary: The Panel supported the proposal and thought it conformed to the Cambie Corridor Guidelines.

The Panel supported the form of development and thought the density was appropriate. As well they thought the courtyard helped to break up the mass and they liked how the shoulders stepped on to the south and west. Some Panel members were concerned with the

lack of sunlight in the courtyard and suggested a more consistent approach for the 4-storey step up for the soulade.

Some Panel members did not support the basement units as they thought they created a sunken courtyard and that the units would not get a lot of natural light. As well it was noted that this level created a 7-storey expression along the lane which is not consistent with the Cambie Corridor Plan.

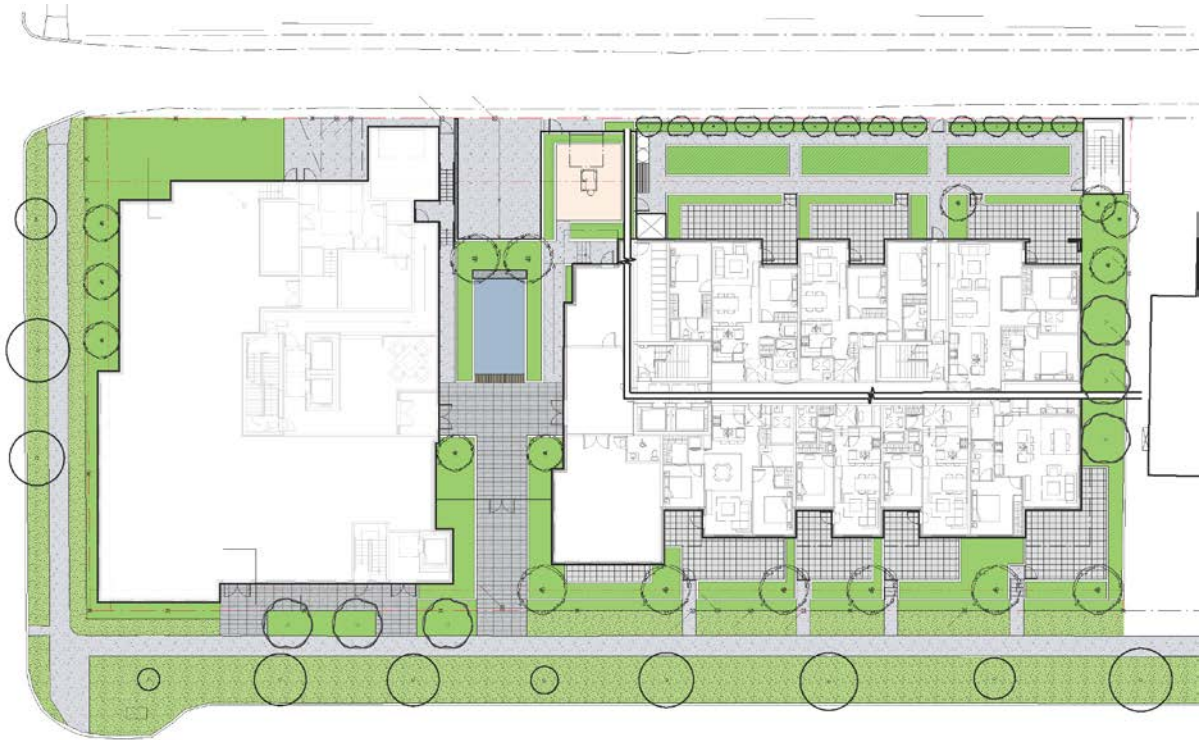
The Panel supported the landscape plans but some Panel members wanted to see a continuous pedestrian connection through the site. They liked how the amenity space spanned from the street to the lane. However they thought the shortcoming was that the amenity didn't engage the courtyard and wanted to see more patio space. As well they noted that the children's play was disconnected from the amenity. One Panel member was concerned with the stair well as they thought it took away from the courtyard space. Some Panel members thought there needed to be more of a connection from the private patios to the lane and wanted to see room for larger trees in the lane as well.

Although some Panel were not opposed to the entrance to the parkade they thought pulling back the vista switch and the garbage and having two sets of stairs would make for better access for pedestrians through the courtyard. Pulling away the vista switch would make more room for a landscaped edge rather than having it stop at the ramp.

Applicant's Response: Mr. Leung thanked the Panel for their comments.

7510-7554 Cambie Street
FORM OF DEVELOPMENT

Landscape/Site Plan



East Elevation



West Elevation



North Elevation

North Building

South Elevation



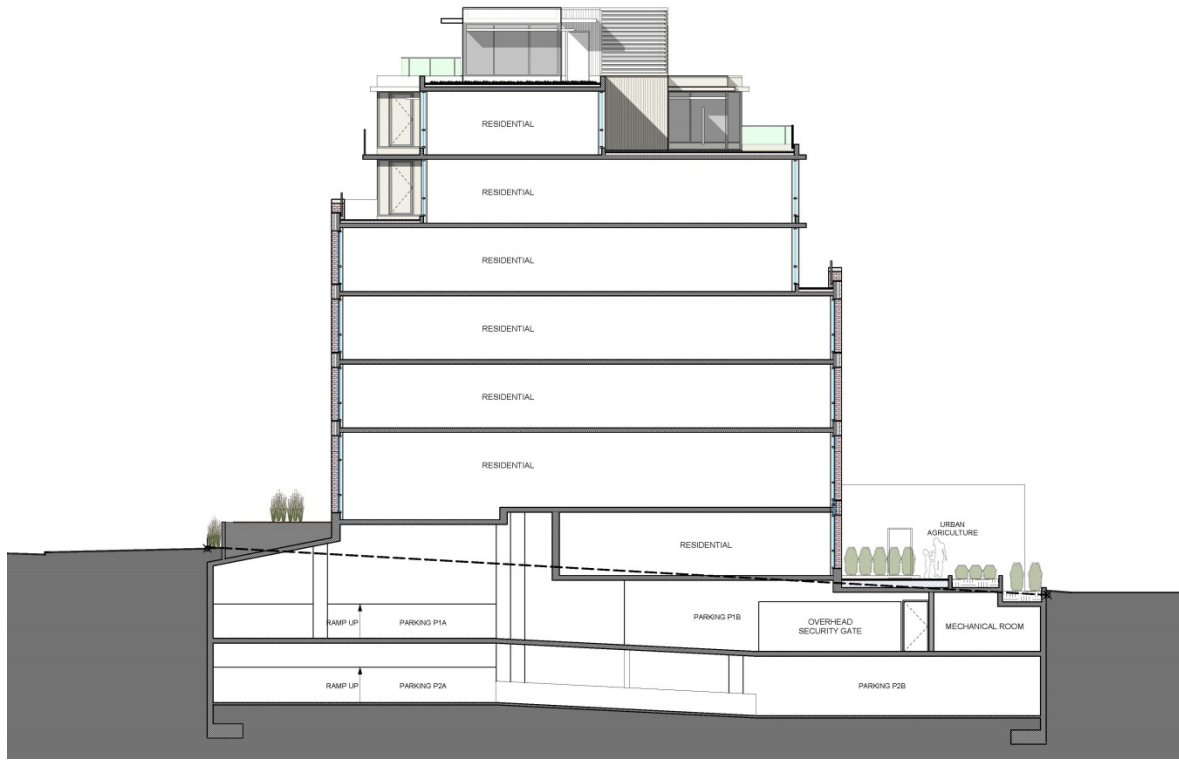
North Elevation South Building South Elevation



North/South Section



East/West Section



Perspective looking east



Perspective looking northwest



Perspective looking southeast



7510-7554 Cambie Street
DRAFT TENANT RELOCATION PLAN

Relocation Plan Components Date: April 29, 2015	Draft Tenant Relocation Plan Details
Describe existing project compared to new project	<ul style="list-style-type: none"> Existing buildings - Two-storey mixed-use building with one restaurant and six rental suites. One-storey duplex. Proposed development - Six-storey market strata development including 72 residential units and one commercial unit.
2 Months' Free Rent <ul style="list-style-type: none"> For long-term tenants residing in the building more than 10 years, consider an additional month free rent. 	<ul style="list-style-type: none"> All tenants will get three months free rent.
Notification <ul style="list-style-type: none"> A minimum of two months' notice to end tenancy must be provided. A longer time frame may be offered. 	<ul style="list-style-type: none"> Vivagrand Development has already notified tenants of the proposed development that is anticipate to start construction in Spring 2016.
Moving Expenses <ul style="list-style-type: none"> A moving company may be hired by the applicant, with all arrangements and costs covered A flat rate of \$750 towards moving expenses and reconnection fees is acceptable. 	<ul style="list-style-type: none"> Each tenant will receive a moving allowance of \$1,000.
Assistance in Finding Alternate Accommodation <ul style="list-style-type: none"> Three options in Vancouver must be provided to the tenants, one of which must be in the same general area as their current home. All options must rent for no more than 10% above their current rental rate, unless otherwise agree to with the tenant (i.e. tenant may be looking for newer, bigger unit etc. and able to pay more for such). 	<ul style="list-style-type: none"> Vivagrand Development will hire local rental agencies to help current tenants located housing units of similar size and quality. Applicant has committed to providing tenants requesting assistance with three option in Vancouver, one of which must in the same general area as their current home. All options provided would rent for no more than 10% above the current rent level, unless otherwise agreed to by tenants.
Other offering (Not part of the Rate of Change Guidelines)	<ul style="list-style-type: none"> An additional cash offering of \$2,500 will be given to each tenant.

Relocation Plan Components Date: April 29, 2015	Draft Tenant Relocation Plan Details
First Right of Refusal <ul style="list-style-type: none"> Where starting rents are anticipated to be higher than what the tenant currently pays, a discount for any returning tenants should be offered. E.g. 20% off starting rents. In cases where starting rents are essentially on par with current rents, consider the current rent plus any allowable increases under the RTA during the period of construction as the proposed starting rent. 	<ul style="list-style-type: none"> No new rental units are proposed within the rezoning application.
Other <ul style="list-style-type: none"> Where a Building Manager is paying reduced rent in exchange for services, consider compensation at the same monthly rate as for a similar sized unit. Consideration for any additional compensation for long-term building residents who may require assistance in some form. 	<ul style="list-style-type: none"> No onsite building manager.

7510-7554 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Two six-storey buildings containing a total of 72 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 and around the Marpole area.

	Current Zoning			Proposed Zoning
Zoning District	C-1	RS-1	RT-1	CD-1
FSR (total site area = 2,739 m ² / 29,483 sq. ft.)	1.20	0.70	0.60	2.93
Buildable Floor Space (sq. ft.)	15,913	5,448	5,064	86,290
Land Use	Mixed-use	Single-family dwelling	Two-family dwelling	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	138,000	1,110,552
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		175,000
	Affordable Housing		1,750,000
	Parks and Public Spaces		
	Social/Community Facilities		1,575,000
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		138,000	4,610,552

* 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%).

**7510-7554 Cambie Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	7510-7554 Cambie Street
Legal Descriptions	<ul style="list-style-type: none"> 7510-7516 Cambie Street - PID 014-526-093; Lot 264, Centre Portion of District Lot 323, Plan 1640 7518 Cambie Street - PID 014-525-585; Lot 50 Except the West 7 Feet, now road, Centre Portion of District Lot 323, Plan 1640 7550-7554 Cambie Street - PID 009-689-915; Lot 1, Block O, District Lot 323, Plan 9322
Developer	Vivagrand Development
Architect	W.T. Leung Architects Inc.
Property Owners	8822999 (Marpole) Inc.

Development Statistics

	Development Permitted Under Existing Zoning			Proposed Development
ZONING	C-1	RS-1	RT-1	CD-1
SITE AREA	1,232 m ² (13,262 sq. ft.)	723 m ² (7,783 sq. ft.)	784 m ² (8,439 sq. ft.)	2,739 m ² (29,483 sq. ft.)
USES	Mixed-use	Residential	Residential	Mixed-use
FLOOR AREA	1,478 m ² (15,913 sq. ft.)	506 m ² (5,448 sq. ft.)	470 m ² (5,064 sq. ft.)	8,016 m ² (86,290 sq. ft.)
Floor Space Ratio (FSR)	1.2 FSR	0.7 FSR	0.6 FSR	2.93 FSR
HEIGHT	10.7 m (35 ft.)	10.7 m (35 ft.)	6.1 m (20 ft.)	24.0 m (79 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law			as per Parking By-law