

SUMMARY AND RECOMMENDATION

1. REZONING: 6929-6969 Cambie Street and 515 West 54th Avenue

Summary: To rezone 6929-6969 Cambie Street and 515 West 54th Avenue from RS-1 (One Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings with one two-storey townhouse and one two-storey amenity building at the lane, containing a total of 72 dwelling units. A height of 22.3 m (73 ft.) and a floor space ratio (FSR) of 2.60 are proposed.

Applicant: Mosaic Homes

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 21, 2015.

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

- A. THAT the application by Mosaic 54th Ave Holdings Ltd., to rezone 6929-6969 Cambie Street and 515 West 54th Avenue [*Lots 22 to 25, Block 896, District Lot 526, Plan 10198; PIDs 009-592-792, 005-600-146, 009-592-806 and 002-620-341 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.60 and the height from 10.7 m (35 ft.) to 22.3 m (73 ft.) to permit the development of two six-storey residential buildings with one two-storey townhouse and one two-storey amenity building fronting the rear lane, containing a total of 72 dwelling units, generally as presented in Appendix A of the Policy Report dated July 13, 2015, entitled "CD-1 Rezoning: 6929-6969 Cambie Street and 515 West 54th Avenue", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Ramsay Worden Architects Ltd., on behalf of Mosaic 54th Ave Holdings Ltd., and stamped "Received, Planning and Development Services, March 5, 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 the approval of 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

1. Design development to better transition from six-storey massing to lower scale residential to the west and reinforce the design concept of a strong corner element at Cambie Street and 54th Avenue.

Note to Applicant: Increase the extent of the four-storey shoulder for

the six-storey building fronting onto 54th Avenue. Ensure the upper level setback is at minimum 2.4 m (8 ft.). Align with northern leg of corner frame element, east elevation. Additionally, implement 3 sides of west building end. Align with western leg of corner frame element.

2. Design development to better transition from six-storey massing to adjacent future development north along Cambie Street.

Note to Applicant: Implement four-storey shoulder at northern end of the six-storey building fronting onto Cambie Street. Ensure the upper level setback is at minimum 2.4 m (8 ft.).

3. Design development to enhance daylighting opportunities in the east/west mews/courtyard between buildings.

Note to Applicant: Implement four-storey shoulder at southern end of the six-storey building fronting onto Cambie Street. Ensure the upper level setback is at minimum 2.4 m (8 ft.).

4. Design development to enhance daylighting opportunities and livability of units located in the north/south courtyard.

Note to Applicant: Ensure 6.0 m (20 ft.) minimum clear between townhouse units and the face of the four-storey frame element at the rear of the six-storey building fronting onto Cambie Street. Further expand upon the "free-air" of the courtyard space. Consider moving townhouse/amenity room north, creating an opening against the lane. Delineate with architectural fencing and landscaping.

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

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

Crime Prevention through Environmental Design (CPTED)

6. Design development to respond to CPTED principles, having particular regard 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 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).

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

8. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, 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.

Landscape

9. Design development to locate site utilities and vents on private property to be integrated discreetly into the building, avoiding landscaped and common areas.
10. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.
11. Design development for grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (i.e. exceed BCLNA Landscape Standard).

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

12. At time of Development Permit application:
 - (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

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

(ii) Provision of a Tree Plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection barriers. Any conflict with off-site or co-owned tree(s) and vegetation in proximity to proposed excavation to be resolved through design development or neighbour consent for tree removal. An arborist report addendum may be necessary for off-site trees and vegetation. Tree replacements can be shown on the proposed landscape planting plans.

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

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

Housing Policy

13. That the proposed family-oriented unit mix of 76% 2-bedroom units and 8% 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.

Engineering Services

14. Clarification is required of the location of the two entry structures. Pages A3.02 and A3.04 indicate them to be straddling the east property line, encroaching onto City property. However page A1.02 indicates them to be located well back from the property lines. These entry elements must be wholly located within the site.
15. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick-up, bins are to be returned to storage areas immediately after emptying.

16. The following statement is to be noted on the landscape plans: "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering Services at 604.873.7317 or 604.873.7773 for details."
17. 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 additional design elevations within the parking area and on both sides of the loading bay, and at all entrances.

Note to Applicant: The slope and cross fall within the parking and loading areas must not exceed 5%.

- (ii) Modification of the parking ramp design to address the following:

- a. Ramps which have a 15% slope and are exposed to the weather must be heated, please note this clearly on plans.
- b. Provision of measures to ensure visibility of an oncoming vehicle(s) at the bottom of the ramp.

Note to Applicant: The provision of parabolic mirrors or view slots in walls are two ways of improving driver visibility.

- c. Provision of the minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.

- d. Provision of a bollard to separate the disability parking stall and the walkway to the Class A bicycle parking room on the north side of the parking level.

- e. Clearly number all parking stalls.

- (iii) Provision of automatic door openers on the doors providing access to the bicycle room(s).

18. 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.

19. 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.

20. 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.
21. 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.
22. 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 and storm servicing should be connected to the combined sewer on 54th Avenue.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning and Development Services, the General Manager of Engineering 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 22 to 25, Block 896, District Lot 526, Plan 10198; PIDs 009-592-792, 005-600-146, 009-592-806 and 002-620-341 respectively, 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. A portion of the PBS Station may be accommodated on public property subject to detailed design development at the development permit stage in the sole discretion of the General Manager of Planning and Development Services and the General Manager of Engineering Services.
 - (ii) **Location:** The station should be located on private property while still clearly visible to the public with 24/7 public access. The preferred location is near the intersection of Cambie Street and 54th Avenue to allow easy access to the street.
 - (iii) **Surface treatment:** A hard surface is required with no utility access points within 150 mm. 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) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Provision of speed humps on 54th Avenue adjacent to Cambie Park for the 30 km/h zone.
 - (iii) Provision of geometric changes and pavement markings on Cambie Street to allow for construction of a raised and protected bicycle lane. Changes will include but are not limited to the following:
 - a. Reconstruction of the curb and gutter to accommodate the bike lane.
 - b. 1.8 m broom finish concrete sidewalk complete with saw cut joints.
 - c. Grass boulevards.
 - d. Provision of improved street lighting.
 - e. Signage and regulatory changes to accommodate the bike lanes installation.
 - f. Adjustment, modification or relocation of any and all utilities impacted by the bike facilities construction.
 - (iv) Provision of a 1.8 m broom-finish concrete sidewalk complete with saw cut joints on 54th Avenue adjacent the site.
 - (v) Provision of a concrete sidewalk with curb ramps across the Cambie Street median and an associated curb ramp on the east side of Cambie Street.
 - (vi) Provision of a standard concrete lane crossing, new curb returns and associated curb ramps on the north side of 54th Avenue at the lane entry west of Cambie Street.
 - (vii) Provision of new street trees adjacent the site where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
5. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES),

which may include but are not limited to agreements which:

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

Note to Applicant:

- The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.
 - If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.
- (ii) grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant.

Soils

6. If applicable:

- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been

provided to the City.

Heritage Density Transfer

7. Secure the purchase and transfer of 466 m² (5,013 sq. ft.) of heritage density (which has a value of \$325,820) 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 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)

8. In addition to the transfer of heritage density (\$325,820), that represents 10% of the overall CAC package, pay to the City a Community Amenity Contribution of \$2,932,380 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. The \$2,932,380 is to be allocated as follows:
 - (i) \$1,629,100 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
 - (ii) \$1,303,280 towards childcare and community facilities in and around the Cambie Corridor Plan area.

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

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

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

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

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

- C. THAT Recommendations A to B be adopted on the following conditions:

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

[RZ. - 6929-6969 Cambie Street and 515 West 54th Avenue]