



PUBLIC HEARING MINUTES

SEPTEMBER 17, 2015

A Public Hearing was held on Thursday, September 17, 2015, at 6:06 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Tim Stevenson

ABSENT: Councillor Andrea Reimer (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

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Acting Mayor Louie called the Public Hearing to order at 6:06 pm. Mayor Robertson arrived immediately following the call to order.

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COMMITTEE OF THE WHOLE

MOVED by Councillor Carr
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning and development and sign by-laws.

CARRIED UNANIMOUSLY

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

An application by Mosaic Homes was considered as follows:

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.

The General Manager of Planning and Development Services recommended approval, subject to conditions set out in the summary and recommendation of the Public Hearing agenda.

Summary of Correspondence

Council received no correspondence on this application since referral to Public Hearing and prior to the close of the speakers list.

Speakers

The Mayor called for speakers for and against the application.

Menard Aubichon noted that more resources should be put into housing for people who are homeless.

The speakers list closed at 6:14 pm.

Council Decision

MOVED by Councillor Deal

- 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 Neighbourhood Energy System (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 of the Policy Report dated July 13, 2015, entitled "CD-1 Rezoning: 6929-6969 Cambie Street and 515 West 54th Avenue;

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 A and B above 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.

CARRIED UNANIMOUSLY

2. REZONING: 7510-7554 Cambie Street

An application by W.T. Leung Architects Inc. was considered as follows:

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.

The General Manager of Planning and Development Services recommended approval, subject to conditions set out in the summary and recommendation of the Public Hearing agenda.

Summary of Correspondence

Council received one letter in opposition to the application since referral to Public Hearing and prior to the close of the speakers list.

Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list closed at 6:17 pm.

Council Decision

MOVED by Councillor Deal

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, generally as presented in Appendix A of the Policy Report dated July 13, 2015, entitled "CD-1 Rezoning: 7510-7554 Cambie Street", 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 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 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.

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

Heritage Density Transfer

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:
 - (i) \$1,750,000 to the Affordable Housing Reserve to increase affordable housing in and around the Marpole area.
 - (ii) \$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.

- B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated July 13, 2015, entitled "CD-1 Rezoning: 7510-7554 Cambie Street";

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

- C. THAT, subject to 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 of the Policy Report dated July 13, 2015, entitled "CD-1 Rezoning: 7510-7554 Cambie Street";

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.

- D. THAT A to C above 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 by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Carr

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Carr

SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:18 pm.

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