



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 14, 2015
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 11069
VanRIMS No.: 08-2000-20
Meeting Date: September 29, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 4162 and 4188 Cambie Street

RECOMMENDATION

- A. THAT the application by Pennyfarthing Cambie Properties Inc., to rezone 4162-4188 Cambie Street [*Lots 3 and 4, Block 681, District Lot 526, Plan 6212; PIDs 010-949-038 and 010-949-046 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.56 FSR and the height from 10.6 m (35 ft.) to 19.5 m (64 ft.) to permit development of a six-storey residential building fronting Cambie Street and a building comprised of six two-storey townhouses fronting the rear lane, containing a total of 56 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Raymond Letkeman Architects Inc., received February 18, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

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

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

- C. THAT, if the application is referred to Public Hearing, prior to the Public Hearing, applicant 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.
- D. THAT Recommendations A to C 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; any expenditure of funds or incurring of 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 shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone two lots located at 4162 and 4188 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, with two-storey townhouses fronting the rear lane, containing a total of 56 dwelling units all over two levels of underground parking. The site is located in the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to design development and other conditions outlined in Appendix B.

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 Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

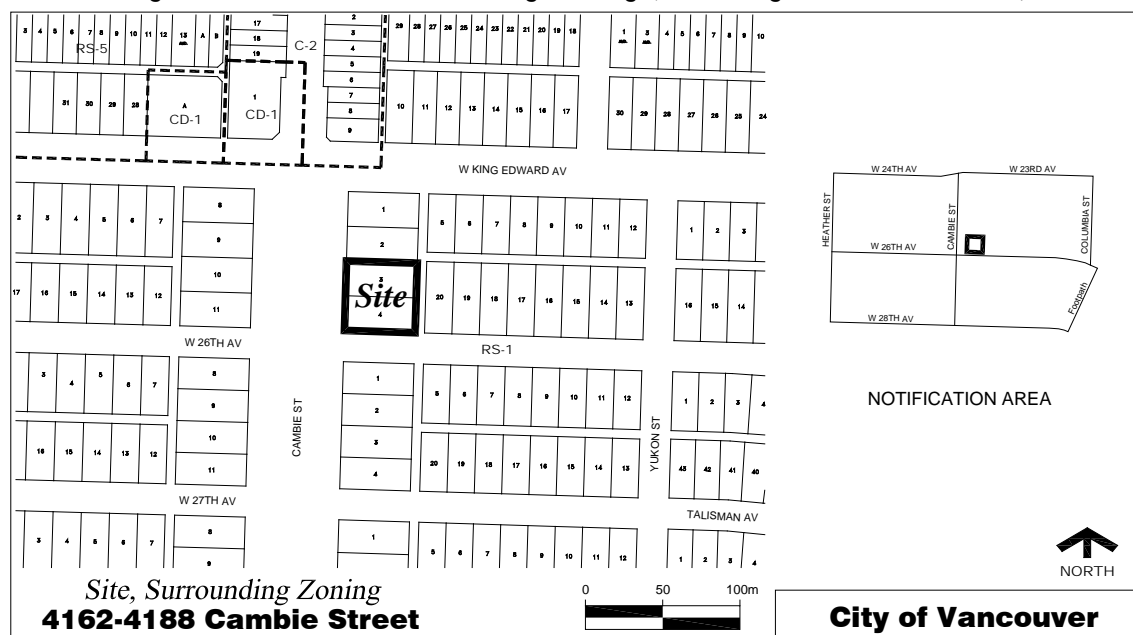
- Cambie Corridor Plan (2011)
- Riley-Park South Cambie Community Vision (2005)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Green Buildings Policy for Rezoning (2009, last amended in 2014)
- Vancouver Neighbourhood Energy Utility (2012)
- High-Density Housing for Families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

REPORT

1. Site and Context

The subject site is located on the east side of Cambie Street, north of West 26th Avenue (see Figure 1). The site is comprised of two legal parcels and has 45 m (148 ft.) of frontage on Cambie Street. The site is currently developed with detached houses, as are the properties to the north and across the lane to the east. Redevelopment in accordance with the approved Cambie Corridor Plan is anticipated for this site and the surrounding sites on Cambie Street. Future land uses to the east will be the subject of Phase 3 planning for the Cambie Corridor. Transit service to the site is provided by the King Edward Canada Line Station (half-block to the north) and bus routes on both Cambie Street and King Edward Avenue.

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



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). Section 4 of the Plan (the “Neighbourhoods” section) provides direction for development including neighbourhood character, public realm and urban design principles. The subject site is within the “Queen Elizabeth” neighbourhood.

For this site, sub-section 4.3.1 specifically supports residential buildings up to six storeys in height. A density range of 2.0 to 2.5 FSR is suggested, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

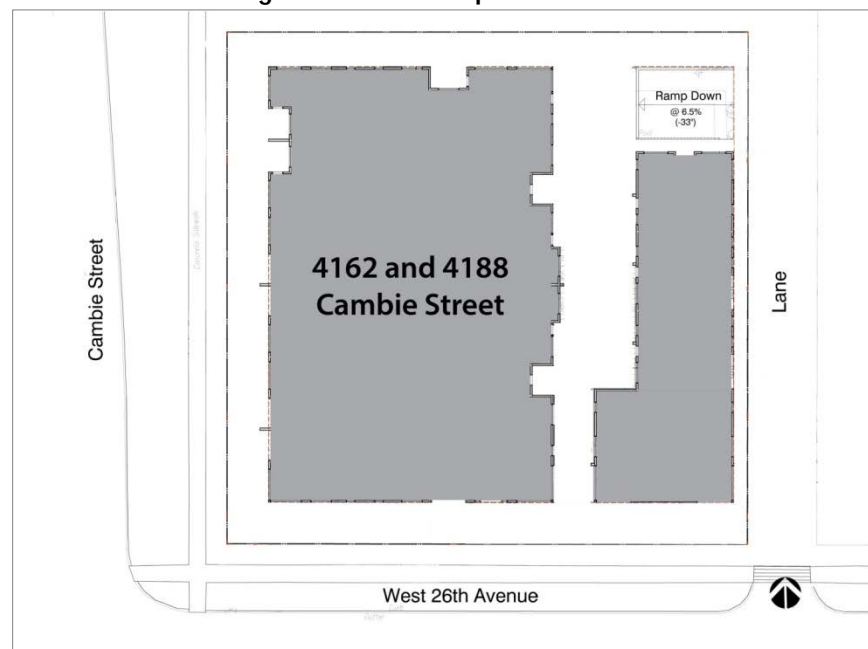
The housing strategy in the Plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 38 of the 56 units are to be two or three-bedroom units, achieving 68% of the total units as suitable for families with children. A condition of approval has been added in Appendix B to ensure that this unit mix is maintained.

Strategic Analysis

1. Proposal

The application proposes to rezone two lots located at 4162 and 4188 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. One six-storey residential building fronting Cambie Street and a building comprised of six two-storey townhouses at the lane are proposed (see Figure 2). In total, the application proposes 56 dwelling units (18 one-bedroom units, 34 two-bedroom units, and 4 three-bedroom units) with a total FSR of 2.56 and a building height of 19.5 m (64 ft.), over two levels of underground parking accessed from the rear lane.

Figure 2: Landscape / Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. That plan indicates 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 2.56 FSR is appropriate on this site, subject to design conditions noted in Appendix B.

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

The proposed residential development includes a six-storey main building facing Cambie Street and a secondary two-storey townhouse building at the lane. The main entry faces West 26th Avenue (the flanking street for this corner site). There is an internal courtyard separating the main building from the townhouses which provides outdoor amenity, open space and access to daylight for the development. The townhouses activate the lane and provide a transition in scale from the six-storey building to the neighboring single family sites across the lane. The buildings are located over two levels of underground parking.

The proposal is generally consistent with the height and built form guidelines set out in the Cambie Corridor Plan. Staff are supportive of the proposed form of development subject to conditions outlined in Appendix B, which include provision of a more open courtyard by deleting the extension of the townhouse building along 26th Avenue, and refinements to the townhouse design to provide an improved interface with the lane.

The Urban Design Panel reviewed and supported this application on May 20, 2015 (see Appendix D). Staff concluded that the design responds well to the expectations set forth in the Cambie Corridor Plan and support this application, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within an underground parking garage accessed by a ramp off the rear lane at the northeast corner of the site. The application proposes 66 parking spaces and 79 bicycle storage spaces to be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Building Policy for Rezoning 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 has submitted a preliminary LEED® for Homes - Multi-Family Mid-rise scorecard, with 14 Energy & Atmosphere (EA) points which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for 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 the rezoning in Appendix B requires the provision of a *Recycling & Reuse Plan for Green Demolition/Deconstruction*, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Public Input

Public Notification - Prior to submitting an application, the applicant team met with representatives of the Riley Park South Cambie Vision Implementation Committee on February 3, 2015.

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 5-8 pm on May 5, 2015, at Hillcrest Community Centre at 4575 Clancy Loranger Way. A total of 329 notifications were distributed within the neighbouring area on or about April 21, 2015. A total of approximately 37 people attended the Open House along with staff and the applicant team.

Public Response and Comments - The City received a total of six responses to the application, by email or comment form. Comments with respect to the application focused on:

- A preference for taller buildings with less site coverage to improve the open space at grade. Staff note that the proposal is consistent with the design guidelines contained in the Cambie Corridor Plan.
- Concern about the size of proposed units. Staff note that 68% of the units are proposed to be two- or three-bedrooms which is suitable for family housing.
- Concern about the entrance location on 26th Avenue rather than Cambie Street. In response, staff recommend design development to improve the architectural expression and identification of the main entry (detailed in Appendix B).

Public Benefits

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

Required Public Benefits:

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. This site is subject to the Citywide DCL rate which, as of September 30, 2015, will be \$143.27/m² (\$13.31 sq. ft.). On this basis, a DCL of approximately \$758,471 is anticipated.

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

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

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

Offered Public Benefits:

Community Amenity Contribution (CAC) — Within the context of the City's Financing Growth Policy, and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits; and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four-to six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. The applicant has offered a total CAC package of \$2,276,780 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (41,396 sq. ft.).

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 CD-1 rezonings on a Citywide basis. The applicant has offered to purchase heritage amenity density with a value of \$227,678 being equivalent to 325 m² (3,503 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 Council require a letter of intent (Letter A) to be submitted by the applicant prior to the Public Hearing.

In addition to the transfer of heritage density valued at \$227,678, which represents 10% of the proposed CAC, the applicant has offered a cash CAC of \$2,049,102. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,138,390 (50% of total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$910,712 (40% of total CAC package) towards childcare and community facilities in and around the Cambie Corridor Plan area.

The allocations recommended by staff are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$2,276,780 comprised of:

In-kind CAC:

- Purchase and transfer of approximately 325 m² (3,503 sq. ft.) of heritage density valued at \$227,678.

Cash CAC to be allocated as follows:

- \$1,138,390 (50% of total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$910,712 (40% of total CAC package) towards childcare and community facilities in and around the Cambie Corridor Plan area.

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

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$758,471 in DCLs.

CONCLUSION

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

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

* * * * *

4162 and 4188 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be provided 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 number 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 the By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

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

Floor Area and Density

- 4.1 Computation of floor area must assume that the site consists of 2,068 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.56.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances that in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of the permitted floor area;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area for that unit.
- 4.5 Computation of floor area may exclude:
 - (a) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sun deck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (b) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 19.5 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle or 40 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom, or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the 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

* * * * *

4162 and 4188 Cambie Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended 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 the 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 Raymond Letkeman Architects Inc., on behalf of Pennyfarthing Cambie Properties Inc., and stamped "Received, Planning and Development Services, February 18, 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 improve the quality and functionality of the common courtyard space as follows:
 - (i) Delete the building return at the south end of the townhouse building.
 - (ii) Provide a clear 24 ft. separation for full width of the courtyard from the north to the south property line.
 - (iii) Locate the children's play space within the courtyard space, adjacent the amenity room.

Note to Applicant: Children's play space should not be located at the exterior side yard at 26th Avenue.

- (iv) Provide additional common outdoor space at the courtyard for children's play and other outdoor activities.

Note to Applicant: The courtyard design should accommodate a variety of opportunities for common use, and not be limited to a path and private patios. Benches should be provided, and small common patio areas or 'pockets' designed to facilitate informal gathering. A more informal and less orthogonal layout for the circulation path is encouraged.

- (v) Provide additional soft landscaping, including trees.
Note to Applicant: Trees may be located to help punctuate or define common sitting areas, as per above.
- (vi) Provide for integration of the entry lobby, amenity room and adjacent outdoor space.

Note to Applicant: Glazing and/or movable partitions may be provided from the entry lobby, to the amenity room and outdoor space, to allow for greater flexibility of use, as well as clear sight lines to facilitate the sequence of movement from one space to the other.

- 2. Design development to the townhouse building to provide an improved interface with the lane in keeping with the expectations of the Cambie Corridor Built Form Guidelines.

Note to Applicant: Laneway buildings should activate and animate the lane. The laneway building should be clearly articulated to express the finer grain of individual townhouse units. The composition of the elevations should be appropriate to the smaller scale building. While the grade conditions at the lane are challenging, the laneway building should read as a two-storey form. The 4 ft. setback proposed at the upper level at the lane (east) elevation should extend to the north elevation to reduce the apparent height of the townhouse building. The north end of the upper level should not be cantilevered as shown. Substantial planting should be provided at the lane edge to ground the building, and screen parkade walls visible above grade.

- 3. Design development to provide improved articulation of the upper massing of the six-storey building.

Note to Applicant: The elevations at Levels 5 and 6 are quite planar, and may be further articulated with windows and bay projections in-keeping with the overall design.

- 4. Design development to provide a stronger architectural expression and improved identification of the main entry to the six-storey building.
- 5. Design development to reduce potential overlook impacts on the adjacent site to the north.

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

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 Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management 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 grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. 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 trees in planters near property lines, the underground parking

to angle downward at the corner (1 m across and 1.2 m downward), particularly at the Cambie Street elevation.

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 to resolve any conflict with neighbouring trees and vegetation in proximity to proposed work.

Note to Applicant: While the arborist report and design proposes measures to protect neighbouring trees, all neighbouring and co-owned trees should be responsibly retained with the necessary arborist services and/or design development. Special attention will be needed to tree #51. The arborist will need to carry out exploratory hand digging or air spade work at the proposed limit of excavation and submit a revised arborist report at time of development permit application. In addition, there should be further information by way of detailed photos and analysis of the anticipated canopy clearance pruning. Further comments and design development may be necessary at the development permit stage.

12. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
13. 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. An arborist report addendum will be necessary for offsite trees and vegetation. Tree replacements can be shown on the proposed landscape planting plans.

- (iii) Provision of an arborist report addendum.

- (iv) Provision of large scale 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 planter materials, tree stem, canopy and root ball.

Housing and Social Policy

- 14. That the proposed unit mix of 32% one-bedroom, 61% two-bedroom units and 7% three-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.

- 15. Design development to the common amenity room to add an accessible washroom baby change table, kitchenette and storage closet.
- 16. Consideration to provide edible landscaping and/or accessible garden plots and to include, on-site composting, tool storage, hosebibs and potting bench as per the *Urban Agriculture Guidelines for the Private Realm*.

Engineering Services

- 17. Provision of automatic door openers on all doors providing access to the bicycle room(s).
- 18. 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.

- 19. Place the following statement on the landscape and site 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 your Engineering Building Site Inspector or Kevin Cavell at 604-873-7773 for details."

20. 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 provision of the Parking and Loading Design Guidelines:

- (i) Identify and label on plans, the intended route which cyclists are to use from the bicycle rooms to the building exterior.
- (ii) Provide confirmation of the provision of a 6.6 m (21.66 ft.) maneuvering aisle width, or provide 2.74 m (9 ft.) stall widths.

Note to Applicant: The plans scale showing a 20.5 ft. manoeuvring aisle but the plan is labeled with a 22 ft. manoeuvring aisle.

- (iii) Confirmation of the length of the ramps from the east to the west side of the parking floors which do not scale with the same length as noted on the plans.
- (iv) Provision of design elevations on both sides of the parking ramp at all breakpoints including notation of the length of the ramp at the specified slope.
- (v) Label all elevations in imperial measurement to agree when the plans are imperial scale.
- (vi) Provision of measures to improve visibility for two-way vehicle movement at turns to and from parking ramps and where visibility is obscured by walls or other structures (Section I.B & I.C).
- (vii) Provide measures to address conflicts between vehicles entering and exiting the parking ramps.

Note to Applicant: modifications to provide larger corner cuts at the top and bottom of ramps is recommended.

- (viii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.
- (ix) A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft.
- (x) Dimension all column encroachments into parking stalls.

21. 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.

22. 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.

23. 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.
24. 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.
25. 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.

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 Services

1. The consolidation of Lots 3 and 4, Block 681, District Lot 526, Plan 6212 to create a single parcel.
2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the

services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
 - (iii) Provision of a minimum 6 ft. (1.83 m) wide cast in place concrete sidewalk with broom finish and saw cut joints on 26th Avenue adjacent the site.
 - (iv) Provision of street re-construction on Cambie Street adjacent to the site consistent with the *Cambie Corridor Public Realm Plan*, if not yet complete include the following: new curb and gutter, 2.44 m raised protected bike lane, 1.83 m concrete sidewalk with saw cut joints with improved street and pedestrian scale lighting adjacent the site. (Note: geometric design concept to be provided by the City.)
 - (v) Provision of a standard concrete lane crossing on the north side of 26th Avenue at the lane east of Cambie Street.
 - (vi) Provision of street trees adjacent the site where space permits.
3. 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.

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 Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's policy for *Neighbourhood Energy Connectivity Standards* and the *Cambie Corridor Plan*, which may include but are not limited to agreements which:
 - (i) require buildings on site to connect to the City-designated NES, once available;
 - (ii) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
 - (iii) grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Soils

5. 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

6. Secure the purchase and transfer of 325 m² (3,503 sq. ft.) of heritage density (which has a value of \$227,678) 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)

1. Pay to the City the Community Amenity Contribution of \$2,049,102 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 \$2,049,102 is to be allocated as follows:
 - (i) \$1,138,390 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
 - (ii) \$910,712 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.

* * * * *

**4162 and 4188 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENT**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 3 and 4, Block 681, District Lot 526, Plan 6212; PIDs 010-949-038 and 010-949-046 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**4162 and 4188 Cambie Street
ADDITIONAL INFORMATION**

Urban Design Panel (May 20, 2015)

EVALUATION: SUPPORT (5-2)

Introduction: Kirsten Robinson, Rezoning Planner, introduced the proposal for a rezoning application that is made up of two parcels on the east side of Cambie Street, north of West 26th Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates six-storey residential buildings in this area. The site is located in the Queen Elizabeth Area of the Cambie Plan, three blocks north of Queen Elizabeth Park. The site across the lane to the east is zoned RS-1 which has been identified in the Cambie Corridor Phase 3 study area. A rezoning for a seniors care facility has been approved along King Edward northeast of the site. Ms. Robinson mentioned that this rezoning application proposed to rezone the site from RS-1 to CD-1 to allow development of a six-storey building with townhouses on the lane, over two levels of underground parking. The proposal includes 56 market housing units: 18 one-bedroom, 34 two-bedroom, 4 three-bedroom units and parking for 66 vehicles.

Marie Linehan, Development Planner, further described the proposal and mentioned that the building is generally consistent with the built form Guidelines for this segment of the Cambie Corridor. A six-storey building is provided with setbacks above 4-storeys on all sides, transitioning down to a row of two-storey townhouses on the lane. The townhouses are intended to provide a scale transition to existing single family lots across the lane, as well as activate and enhance the character of the lane. The proposal meets the minimum recommended setbacks with a 24 foot width for the courtyard. Ms. Linehan noted that the proposal is seeking a 100 foot frontage to allow for a continuous row of townhouses and a larger side yard at the north. The primary residential entry is at West 26th Avenue and access to the courtyard is provided through a 12 foot break in the massing. The amenity room and children's play space is located at West 26th Avenue adjacent to the access path. Ms. Linehan mentioned that there is a significant grade change with the grades dropping approximately eight feet down the lane to the north. The courtyard elevation and main floor of the townhouses meets the grade at West 26th Avenue and are about eight feet above grade at the north end. A continuous row of planters is provided at the lane edge and the second storey of the townhouses are setback at the north end to mitigate the appearance of a the-storey massing.

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

1. Overall building massing and density:
How well does the proposal respond to the Cambie Corridor built form guidelines?
2. Design and treatment of the outdoor amenity space on site, including the impact of the townhouse return along West 26th on the courtyard space:
Should the access path be widened to match the width of the courtyard?

3. Height/massing of the townhouses at the north end and relationship to grade:
Does the design successfully mitigate the appearance of a 3-storey height and provide suitable lane activation in this location?

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

Applicant's Introductory Comments: Ray Letkeman, Architect, further described the proposal and explained that they are developing two single family lots with a six-storey apartment building fronting Cambie Street and a two-storey townhouse component fronting the lane with a 24 foot wide landscaped courtyard space between them. He mentioned that the fifth and sixth floors have been set back. Mr. Letkeman described the material palette noting the use of brick, hardi panel and siding. The entry is located on West 26th Avenue with an indoor amenity space adjacent to the lobby. Parking is accessed from the lane with bicycle parking located on the upper level.

Jennifer Stamp, Landscape Architect, described the landscaping plans noting that they worked to resolve the grades on the side. They have added a series of stepped walls along the lane and Cambie Street. They landscaped the stepped walls to provide good oversight to the public realm. The children's play area is located off the amenity room which is the sunniest location on the site.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the quality of the courtyard;
- Design development to better integrate the indoor amenity with the lobby;
- Design development to improve the expression at the top of the 4th floor;
- Consider adding more common outdoor space for children's play and other outdoor activities;
- Consider improving the expression of the main entry.

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

The Panel supported the massing and density but there was a concern regarding the gap between the building and the townhouses on West 26th Avenue. It is essential to make that courtyard as useable as possible. They thought that increasing the width of the courtyard would give more room around the townhouse and the larger blocks and would allow for more outdoor space. As well they wanted to see the amenity and the lobby better connected so there is flexibility to make the space more useable.

The Panel liked the scale and robustness of the main building but had some concerns with the upper two floors. They thought there was a relentless quality to the top of the fourth floor. They noted that it has a scale that is not residential.

The Panel supported the landscaping plans and thought the indoor amenity space was a reasonable size but was concerned that a project of this size did not have more common outdoor amenity space. They thought there should be common outdoor space to support

things such children's play or a barbeque area. As well they wanted to see more greenery in the courtyard.

Some Panel members suggested the applicant look at the ground plane units and how they interact with the street and the arrival sequence. The Panel thought that generally the unit layout was well done.

Several Panel members wanted to see the main entrance better articulated. They also wanted the applicant to look at the side yards in relation to future development.

It was suggested the applicant look at adding solar shading on the fifth floor.

Applicant's Response: Mr. Letkeman thanked the Panel for their comments and said they will take under consideration.

PUBLIC CONSULTATION SUMMARY

Public Notification

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

May 5, 2015 Community Open House

A community open house was held from 5-8 pm on May 5, 2015, at Hillcrest Community Centre at 4575 Clancy Loranger Way. A total of 329 notifications were distributed within the neighbouring area on or about 21 April 2015. Staff, the applicant team, and a total of approximately 37 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the May 5, 2015 open house, five comment sheets were submitted from individuals.
- A total of one letters, e-mails, and online comment forms were submitted from individuals.
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

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

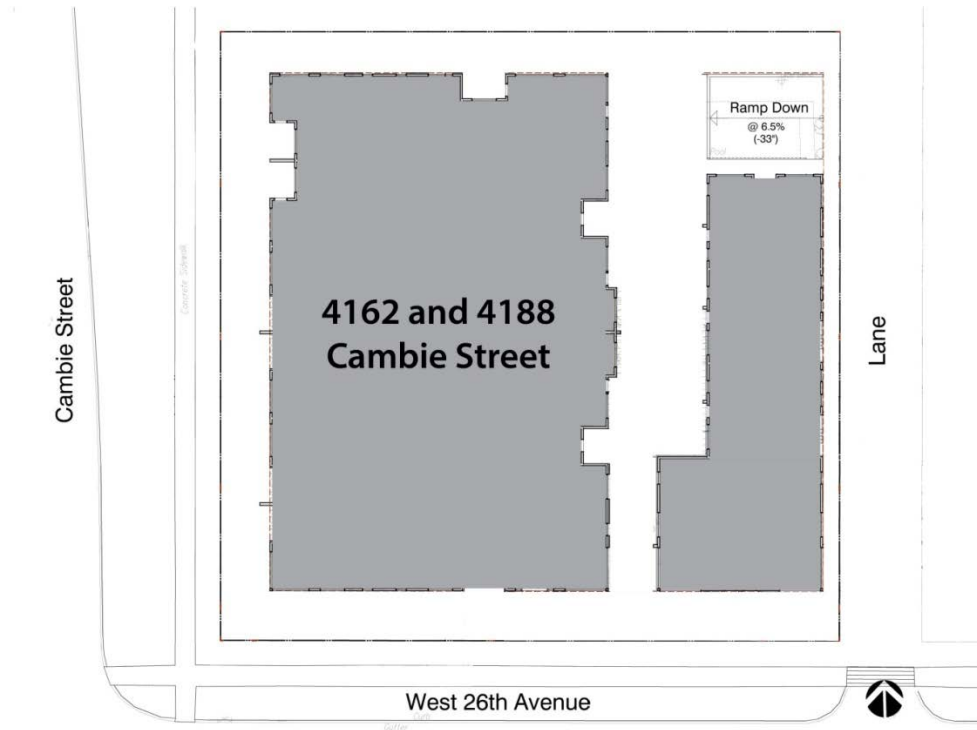
- **Building Design** - comments received on the design registered a range of opinions, including that the site coverage was high and that a taller building would be better, that a white building would be preferred, and that the building entrance should be on Cambie Street rather than 26th Avenue.
- **Location** - commenters had differing opinions, stating that the location was appropriate for buildings such as this while another held that the area is already too busy with car and truck traffic.

- **General** - the proposal looks good and is generally in line with the Cambie Corridor Plan.
- **Miscellaneous** - The FSR is too high and should be 2.25. The units are too small and won't contribute to family housing.

* * * * *

4162 and 4188 Cambie Street
FORM OF DEVELOPMENT

Site Plan



West Elevation



East Elevation



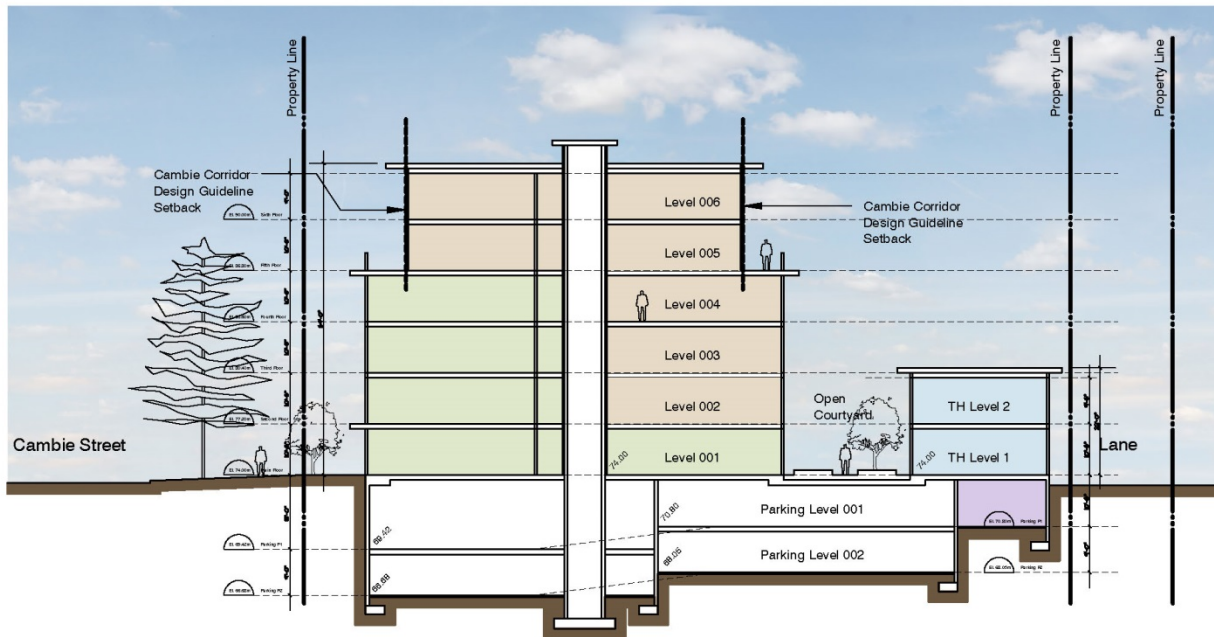
North Elevation



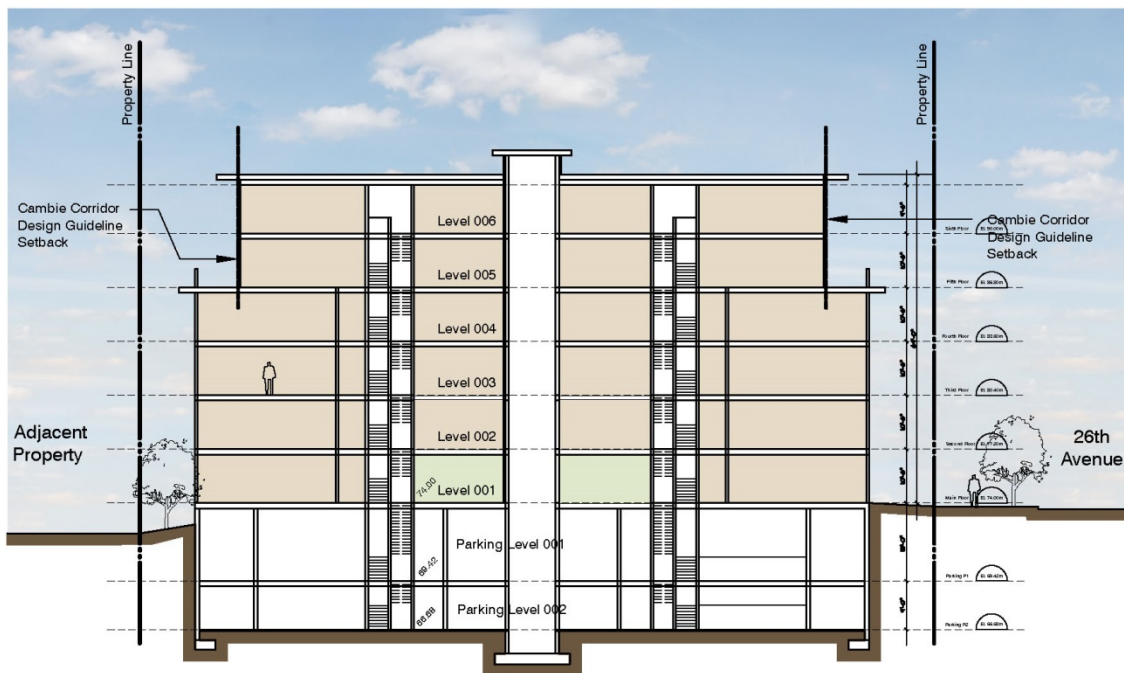
South Elevation



Section (West-East)



Section (North-South)



Perspective



4162 and 4188 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey apartment building and two-storey townhouses containing a total of 56 dwelling units

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,068 sq. m / 22,256 sq. ft.)	0.70	2.56
Floor Area (sq. ft.)	15,579	56,975
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	48,139	758,471
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		227,678
	Affordable Housing		1,138,390
	Parks and Public Spaces		
	Childcare Facilities Social/Community Facilities		910,712
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		48,139	3,035,251

* 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%).

**4162 and 4188 Cambie Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	4162 and 4188 Cambie Street
Legal Descriptions	Lots 3 and 4, Block 681, District Lot 526, Plan 6212; PIDs 010-949-038 and 010-949-046 respectively
Developer	Pennyfarthing Cambie Properties Inc.
Architect	Raymond Letkeman Architects Inc.
Property Owner	Pennyfarthing Cambie Properties Inc.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	2,068 m ² (22,256 sq. ft.)	2,068 m ² (22,256 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	1,447.4 m ² (15,579 sq. ft.)	5,294.1 m ² (56,975 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	2.56 FSR
HEIGHT	10.7 m (35 ft.)	19.5 m (64 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law