



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 6, 2015
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 11092
VanRIMS No.: 08-2000-20
Meeting Date: October 20, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 6729 - 6769 Cambie Street

RECOMMENDATION

A. THAT the application by GBL Architecture Inc. on behalf of 0995296 B.C. Ltd., the registered owners, to rezoning 6729, 6749 and 6769 Cambie Street [Lots 33 to 35, Block 896 District Lot 526 Plan 10198; PIDs 009-592-962, 009-592-971, 009-592-997 respectively] from RS-1 (One-Family Dwelling) District to CD - 1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.49 FSR and the height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of a six storey residential building with three two-storey townhouses fronting the lane and three two-storey townhouses fronting a public pedestrian pathway along the southern property line, containing a total of 56 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by GBL Architecture Inc., received March 17, 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 the application, subject to the 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 Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

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

- C. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- D. THAT, if the application is referred to Public Hearing, the registered owner shall submit, prior to the Public Hearing, confirmation, in the form of a "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage density as set out in Appendix B.
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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.

REPORT SUMMARY

This report evaluates an application to rezone three lots located at 6729 - 6769 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 three two-storey townhouses fronting the lane, containing a total of 56 dwelling units all over one level of underground parking. The site is located within the Langara 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 outline 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)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Amenity Bank and Transfer of Density (2013)

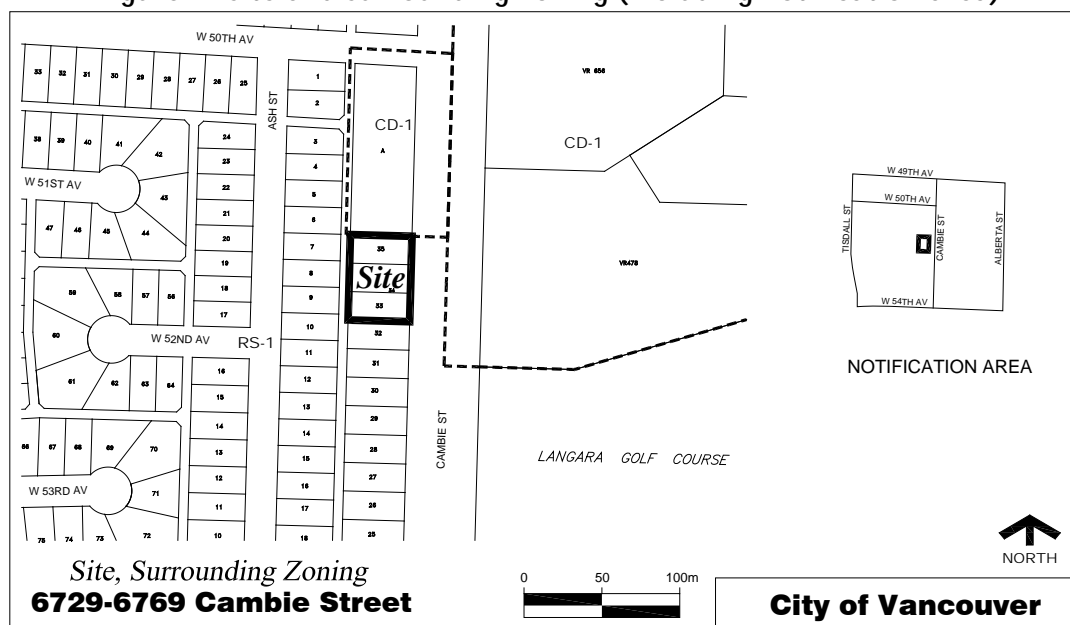
REPORT

Background/Context

1. Site and Context

This 2,173.93 m² (23,400 sq. ft.) site is located on the west side of Cambie Street (see Figure 1). The site is comprised of three lots and has 54.8 m (180 ft.) of frontage along Cambie Street approximately two blocks south of the Langara College/49th Avenue Canada Line Station. Immediately north of the site is an approved rezoning for a six storey residential building with two, two - storey townhouses at the rear. To the south at 54th Ave. is a rezoning application for two, six - storey residential buildings with a two-storey townhouse and an amenity building along the rear lane. To the west of the site across the lane, are detached houses in an area subject to Phase 3 Cambie Corridor planning, currently underway. To the east across Cambie Street, is the Langara Golf Course, a 120 acre publicly accessible course owned by the Vancouver Parks Board.

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"). Subsequent to a comprehensive planning process, the Phase 2 work identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Section 4 of the Plan (the "Neighbourhoods" section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The site is located within the Langara neighbourhood of the Cambie Corridor Plan between 48th and 64th Avenue. In this neighbourhood, south of the Langara College/49th Avenue Canada Line Station, residential buildings up to six storeys will enhance the green park-like setting.

For this site, subsection 4.5.3 of the Plan specifically supports residential buildings up to six-storeys in height. A density range of 1.5 to 2.0 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

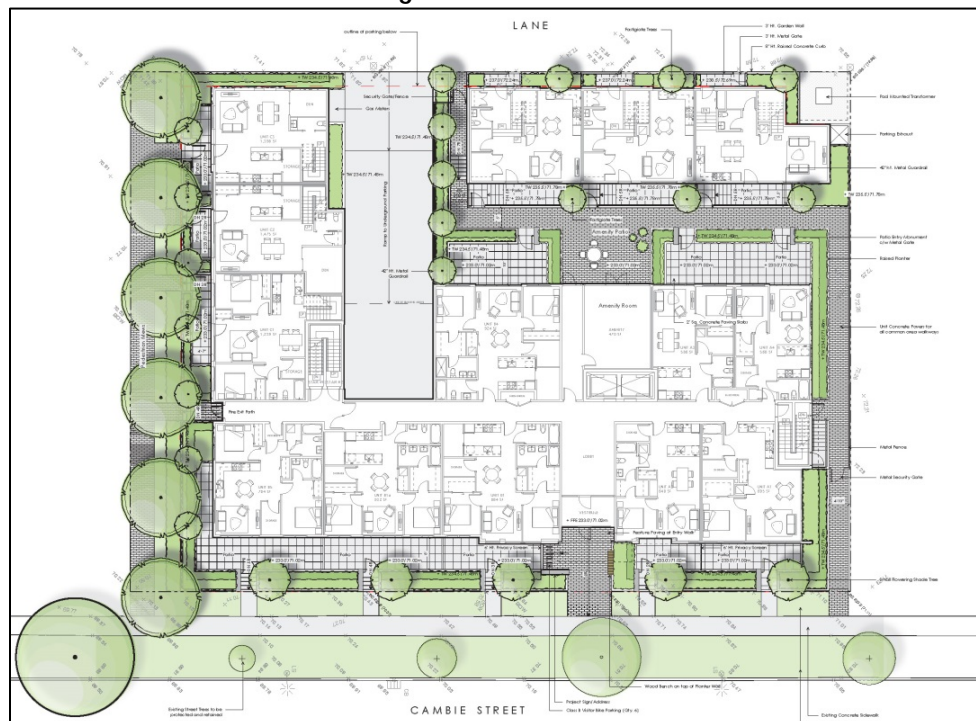
The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 40 of the 56 units be two or three-bedroom units, achieving 71% of the total units as suitable for families. A condition of approval has been added in Appendix B to ensure that this unit mix is maintained.

Strategic Analysis

1. Proposal

The application proposes to rezone three lots located at 6729, 6749 and 6769 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. A multi-family residential development is proposed, comprised of a six storey building with three townhouses fronting on the rear lane and three fronting onto a publically accessible pedestrian pathway at the southern property line (Figure 2). In total, the application proposed 56 dwelling units (16 one-bedrooms [28%], 26 two-bedrooms [46%] and 14 three-bedrooms [25%]). A density of 2.49 FSR is proposed with a building height of 21.0 m (69 ft.). One-level of underground parking will be accessed from the lane with a total of 51 vehicle spaces and 73 bicycle spaces.

Figure 2: Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance.

Staff have concluded that, based on the proposed built form, setbacks and massing, which have been informed by the guidelines in the Plan, the proposed density of 2.49 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

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

The application proposes a 6-storey residential building located mid-block on the west side of Cambie St. between 50th and 54th Ave with a height of 21.0m (69 ft). The proposed development is generally consistent with the height, form of development guidelines, and setbacks outlined in the Plan.

A unique aspect of the proposal is the east/west mews provided along the south property line which provides a pedestrian connection from Cambie St. westward to Ash St. and the neighbourhood beyond. To accommodate this, a 3.8m (12'-6") surface right-of-way is provided. Future development immediately to the south will mirror this configuration and complete the southern half of the landscaped pedestrian connection. To activate the pedestrian connection, at-grade units are oriented to the mews with semi-private outdoor space accommodated within an additional 2.4m (8' - 0") setback.

The building return along the mews steps to two-storeys at the lane thus aligning with the three townhouse units along the lane. The return is setback 10.3m (34'-0") from the west property line at the third and fourth level, meeting the four-storey shoulder setback on the primary building. The result is a terracing transition in height from the 6-storey primary building to the 2-storey form at the lane.

As recommended in the Plan, an internal courtyard measuring approximately 7.3m (24'-0") deep, separates the primary building from the townhouses fronting on the lane. This courtyard space accommodates both private patios and common outdoor space adjacent to an amenity room. Access to one level of underground parking is from the lane and located in the southwest corner of the site. The primary residential entry is off Cambie St. In addition, private terraces behind transitional, semi-private landscaping complete the interface with Cambie St. The material palette is characterized by the use of brick, metal and cementitious panel, aluminum and tempered glass guards, and painted concrete.

The Urban Design Panel reviewed and supported this application on July 15, 2015 (see Appendix D). Staff conclude that the design responds well to the expected character of development as outlined in the Cambie Corridor Plan and support the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from the rear lane. The applicant proposes 51 vehicle parking spaces and 73 bicycle storage spaces which would be provided in accordance with the Parking By - Law. As this site is in close proximity to the Langara College/49th Avenue Canada Line Station, staff recommend

that the parking spaces required for this site be reduced by 10% as noted in Appendix C. 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 Buildings Policy for Rezonings (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Green Buildings Policy for Rezonings, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. Under the Cambie Corridor Plan, all new buildings must be readily connectable to a neighbourhood energy system (NES) when available and agreements are required to ensure this. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy which identified the Cambie Corridor as one of three target areas for NES development. Conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the demolition of existing buildings on site to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

PUBLIC INPUT

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held from 5-8 pm on June 23, 2015, at Peretz Centre at 6184 Ash St. A total of 340 notifications were distributed within the neighbouring area on or about June 8, 2015. Staff, the applicant team, and a total of approximately 12 people attended the Open House.

Public Response and Comments - The City received no responses to the application, by email or comment form.

PUBLIC BENEFITS

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

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$143.27/m² (\$13.31/sq. ft.). On this basis, a DCL of approximately \$775,520 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL By-law rate adjustments provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply.

Public Art – 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 and 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 \$2,303,730 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (41,886 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 density to be considered in rezonings on a citywide basis. The applicant has offered to purchase heritage density with a value of \$230,373 being equivalent to 329 m² (3,544 sq. ft.) of floor area. The purchase would support citywide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff supports a heritage density transfer being part of the public benefits delivered by this application and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

In addition to the transfer of heritage density of \$230,373 that represents 10% of the proposed CAC, the applicant has offered a cash CAC of \$2,073,357. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,151,865 (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
- \$921,492 (40% of total CAC package) to childcare and community facilities in and around the Cambie Corridor Plan area; and

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

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$2,303,730 comprised of:

In-kind CAC:

- Purchase and transfer of approximately 325 m² (3,544 sq. ft) of heritage density valued at \$230,373 (10%).

Cash CAC to be allocated as follows:

- \$1,151,865 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$921,492 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area; and

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 \$775,520 in DCLs.

CONCLUSION

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

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

* * * * *

**6729 - 6769 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Directory of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (a) 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 space ratio must assume that the site consists of 2,173 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 2.49
- 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 the floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- 4.5 Computation of floor area may exclude:
- a) 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 21.0 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m,
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) A bathroom; or
 - (b) A kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

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**6729 - 6769 Cambie Street
PROPOSED CONDITIONS OF APPROVALS**

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc., on behalf of Minglian Holdings and stamped "Received Planning Department, March 17, 2015 ", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, Prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to enhance the interface with the public realm

Note to Applicant: Given the sloping cross-fall of the site, ensure adequate grading or stepped planters against perimeter terraces at grade, so as not to require guards.

- 2. Design development to comply with required setbacks

Note to Applicant: Maintain 2.4m (8'-0") min. clear north side yard setback. Consider shifting exit stair south to align with gridline J and extend the transitional exterior exit stair east to Cambie.

- 3. Design development to enhance the livability of the courtyard space.

Note to Applicant: Extend planter along south side of parking entry ramp to gridline 3. Provide ample planter width to accommodate both maintenance and sufficient planting to screen against what is effectively a blank wall at the south end of the courtyard. This may require shifting the ramp north.

- 4. Design development to ensure privacy and reduce overlook

Note to Applicant: Provide sufficient depth of buffer planting along the west edge of roof decks on Level 3/4 so as to reduce possible overlook issue with neighbours to the west.

Crime Prevention through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape

6. Design development to enable the retention and protection of as many existing healthy viable trees as possible, including Tree #2 (*Acer palmatum*) and Tree #17 (*Thuja plicata*);

Note to Applicant: This will require adjustments to the architectural site plan and parking structure.

7. Design development to expand programming to include more substantial outdoor spaces, including opportunities for a broader range of residents to form a complete community. This should include children's play for families with kids, passive community spaces for socializing and gathering, more enhanced urban agriculture with raised beds for the disabled and expanded common green amenity areas. The amount of open space available should allow for more orientation toward common shared spaces, rather than private. See also Urban Design condition (b).3.

Note to Applicant: Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

8. Design development to improve public/private realm interface and encourage connectivity. Interface with public realm should provide a hierarchy delineating private, semi-private, semi-public and public spaces, within the guidelines for CPTED. Streetscape improvements should include additional trees, coordinated with increased patios which can accommodate furniture. There should be visual and wayfinding pedestrian connections to bike trails, playgrounds and other neighbourhood amenities.
9. Design development to ensure location of hydro kiosk in area screened by soft landscape, or in an internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully

screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;

10. Provision requirements at the time of Development Permit application:

- (i) A full Landscape Plan to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future;
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to applicant: : The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Proposed new street trees should be noted "Final species, quantity and space to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact the Park Board at 311 regarding tree species.
- (v) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;
- (vi) A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (vii) Trellis and vines to be provided over the underground garage access ramp.
- (viii) Provision of the following statement on the landscape plan; 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 Services, building site Inspector or Kevin Cavell at 604.873.7773 for details.

Sustainability

10. 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.

11. 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.

Housing Policy

12. That the proposed unit mix, 28% 1-bedroom, 46% 2-bedroom units and 25% 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

13. 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 an improved section drawing A3.02 to show the O/H gate and note the 2.3m of minimum vertical clearance for the main ramp.

- (ii) Modification of the parking ramp design as ramps which have a 15% slope and are exposed to the weather must be heated. Provide notation on drawings.
- (iii) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.
- (iv) Provide automatic door openers on the doors providing access to the bicycle room(s).
- (v) Provide a 1.2m (4') setback from the PL for the planters located at the top of the parking ramp to improve visibility of oncoming traffic in the lane.
- (vi) Provision of an improved drawing A1.01 to show columns that comply with the Parking and Loading Design Supplement within the parking area.
- (vii) Provision of a 6.1m wide O/H gate and note on plans.
- (viii) All parking stalls are to be clearly numbered and dimensioned.

Neighbourhood Energy Utility

- 14. 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.
- 15. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply 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.

16. 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.
17. 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, at development permit.
18. 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

1. Consolidation of Lots 33, 34 and 35, Blk. 896, DL 526, Plan 10198 to create a single parcel.
2. Provision of a 12'-6" wide, surface, statutory right of way between Cambie St. and the lane west of Cambie St. along the southern property line of the consolidated site for use by the public. The statutory right of way is to permit a portion of the underground parkade to encroach below the right of way area and is to provide overhead clearance of a minimum of 18'-0" or as otherwise satisfactory to the Director of Planning in consultation with the General Manager of Engineering Services.
3. 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 security satisfactory to the General Manager of Engineering Services for the services is 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.

Note to Applicant: Current staff review anticipate upgrades for the provision of storm and sanitary sewers in the lane west of Cambie Street from the development site to W 54th Avenue and tie into the Metro Vancouver's trunk sewer, which is an approximate length of 250 metres.

- (iii) Improvements along Cambie Street and lane adjacent the site as follows:
- Provision of a new 1.8m wide concrete sidewalk on Cambie St. adjacent the site with broom finish and saw cut control joints.
 - Provision of street re-construction adjacent to the site which includes the following: new curb and gutter, new or relocated catch basins, treed boulevard, raised protected bike lane, new and/or improved street and pedestrian lighting, a transition to the existing on street painted bike lane which may extend beyond the site and any other associated works including utility relocations or adjustments to accommodate the proposed bike lane. (Note: Concept design to be provided by the City.)
 - Relocation of the existing wood pole in the lane that conflicts with the proposed parking access. Written confirmation that the pole can be relocated is required from BC Hydro and any other Utility company that may have infrastructure connected to this pole.
 - Relocation and adjustment of the existing speed humps in lane that conflict with the proposed parking access.
 - Provision of 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 NES at such time that a system becomes available.
 - (ii) Prohibit the owner 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.
 - (iii) 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.
 - (iv) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City designated NES.

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 325 m² (3,544 sq. ft.) of heritage density (which has a value of \$230,373) 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)

8. Pay to the City the cash component of the Community Amenity Contribution of \$2,073,357 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 \$2,073,357 is to be allocated as follows:
 - (i) \$1,151,865 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
 - (i) \$921,492 (40% of total CAC package) towards childcare and community facilities in and around the Cambie Corridor Plan area; and

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 are 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.

* * * * *

**6729 - 6769 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 33 to 35, Block 526, plan 10198; PIDs 009-592-962, 009-592-971, 009-592-997 respectively, Group 1 New Westminister District Plan from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

Add the CD-1 to Schedule C of the Parking By-law with the following provisions as Parking Requirements:

Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law except that:

- The minimum required parking for dwelling units is to be reduced by 10% due to the close proximity to a rapid transit station.

* * * * *

**6729 - 6769 Cambie Street
ADDITIONAL INFORMATION**

Urban Design Panel (July 17, 2015)

EVALUATION: SUPPORT (5-4)

Introduction: Graham Winterbottom, Planner, introduced the site for the rezoning application as consisting of a three lot assembly on the west side of Cambie Street between 50th and 54th Avenue. The proposal is being considered under the Cambie Corridor Plan within the Cambie Street 49th to 59th Avenue area. The plan contemplates buildings up to 6 storeys in height with a net floor space range of 1.5 to 2.0 FSR subject to urban design performance. This proposal is for 2.49 FSR.

The Plan also calls for a mid-block connection in order to break up this long block, which this proposal is delivering along the southern edge through a 12'6" dedication. This will be reciprocated on the site to the south when it eventually develops.

North of the site is the 49th Avenue Canada Line Station. There is also an approved rezoning for two six storey residential buildings with townhouses on the lane and a density of 2.49 FSR.

South-East is the Langara Golf Course and immediately south and west are single family homes zoned RS-1. To the south of the site at the end of the block is a rezoning application for two six storey buildings, and one two storey townhouse at the lane with a density of 2.65.

Further South between 54th and 57th Avenues is Langara Gardens, a 20 acre site which is currently proceeding through a planning process to develop a rezoning policy which will guide future redevelopment of the site. Immediately south of Langara is the 25 acre Pearson Dogwood Hospital site. A rezoning policy was approved by Council in 2013,

Allan Moorey, Development Planner, continued with the introduction by noting that this is a three-parcel assembly, mid-block, between 50th and 54th Avenue on the west side of Cambie Street. The area is currently zoned RS-1 residential. The high point is the northwest corner, and there is a 10'-0" cross-fall over the site. The site makes up 23,400 square feet, and has a proposed FSR of 2.49. There is also a 12'-0" ROW and 8'-0" additional semi-private transitional space and a 24'-0" Mews.

Parking entry is at the south-west corner, with the primary building entry off of Cambie Street. Patios behind buffer planting provide a semi-private transitional space with gates and stairs to moderate the sloping grade along Cambie. The building return along the south property line transitions from a 2-storey townhouse form to the 4-storey shoulder. A 30'-0" setback is provided from the rear property line to the building face of the 3rd and 4th storeys of the building return. The building presents 6-storeys and has a height of 67'-0" measured to the roof parapet. There are proposed private roof decks, and a common access outdoor space is collocated with amenity room in the mews. Notably the entry lobby and amenity spaces are all at the same ground floor elevation, and thereby preclude any accessibility issues.

Building materials are characterized by the use of brick, metal, cementitious panel, pre-finished charcoal and silver frame glazing systems, and painted concrete.

Applicant's Introductory Comments: The applicant team declined to give a presentation but took questions from the board and panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design does not merit the 2.49 FSR; density is pushing fit on site
- Design development to create a stronger entrance and bolder mid-block connector
- More outdoor space is needed
- More activation of the laneway is needed
- Needs to have more of a 'front yard' on Cambie
- The parking garage requires design treatment
- More attention should be paid to sustainability

Related Commentary: Although the proposed height, massing and colour-scheme are all supportable this project lacks any real character and does not contribute to the Cambie streetscape. It embodies much of the current developments which already exist, and the applicants are encouraged to mix things up a bit more in their design.

There appears to be a lack of outdoor space which could be solved by increasing the 'front yard' sizes off Cambie Street and adding trees and increasing the size of the patios to allow for furnishing. Making the top patio space public instead of private would also help with this. The courtyard doesn't contribute much to the outside space and needs to be more interesting.

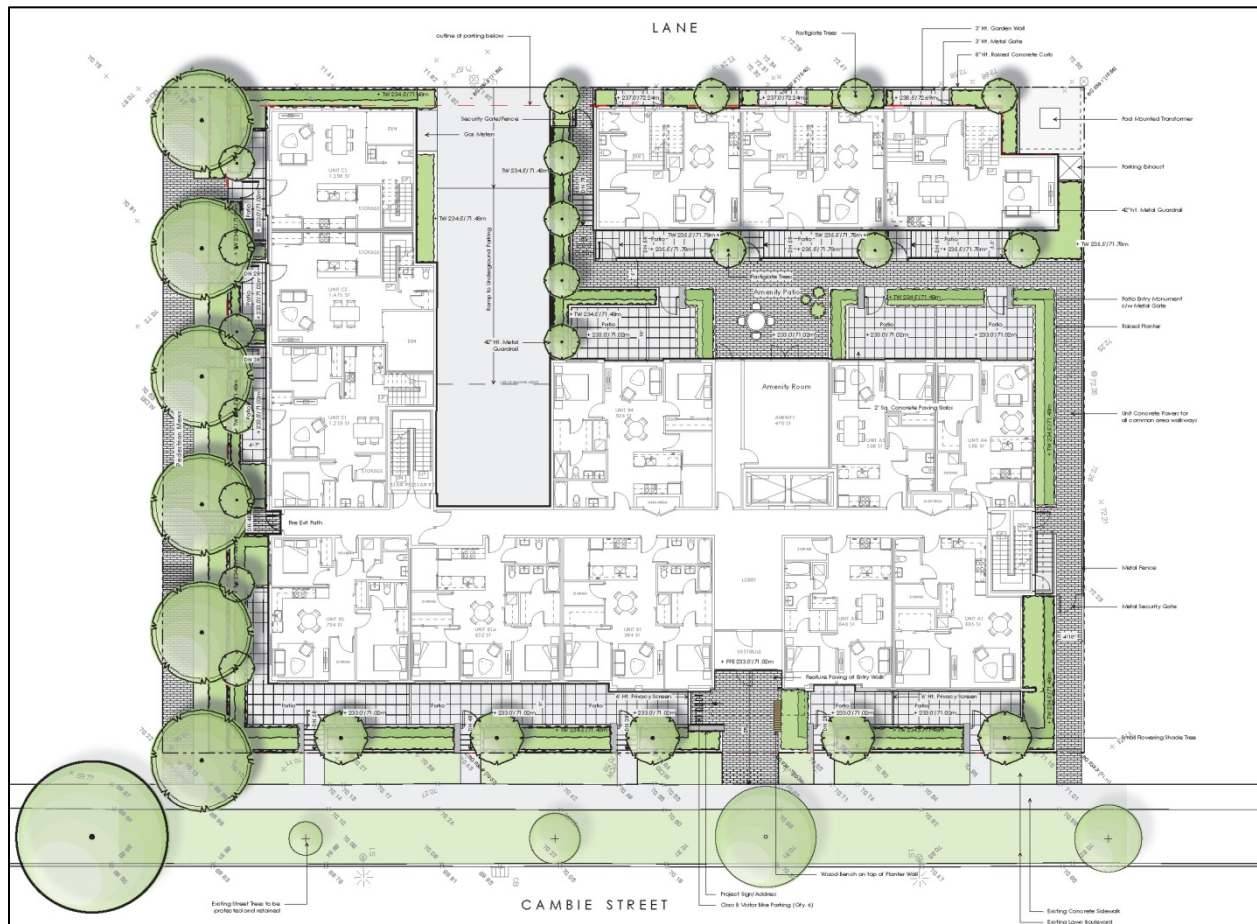
The mid-block connection currently just exists and needs to have a much bolder entryway. The mews doesn't appear to be anything other than a six-foot walkway, and doesn't contribute to the urban fabric. If the vertical brick had a lot more depth and the ends contrasted more with the centre, it would do a lot to announce the front entrance and to better the public/private realm interface.

The amenity space is currently too small and awkwardly located. Look at relocating it in a way which activates the mid-block connector. Applicants should also consider having the building address sustainability with passive design strategies. Overall the building does nothing to warrant the increased density that it seeks, and needs to express more character and vision as well as provide more laneway activation and neighbourly friendliness.

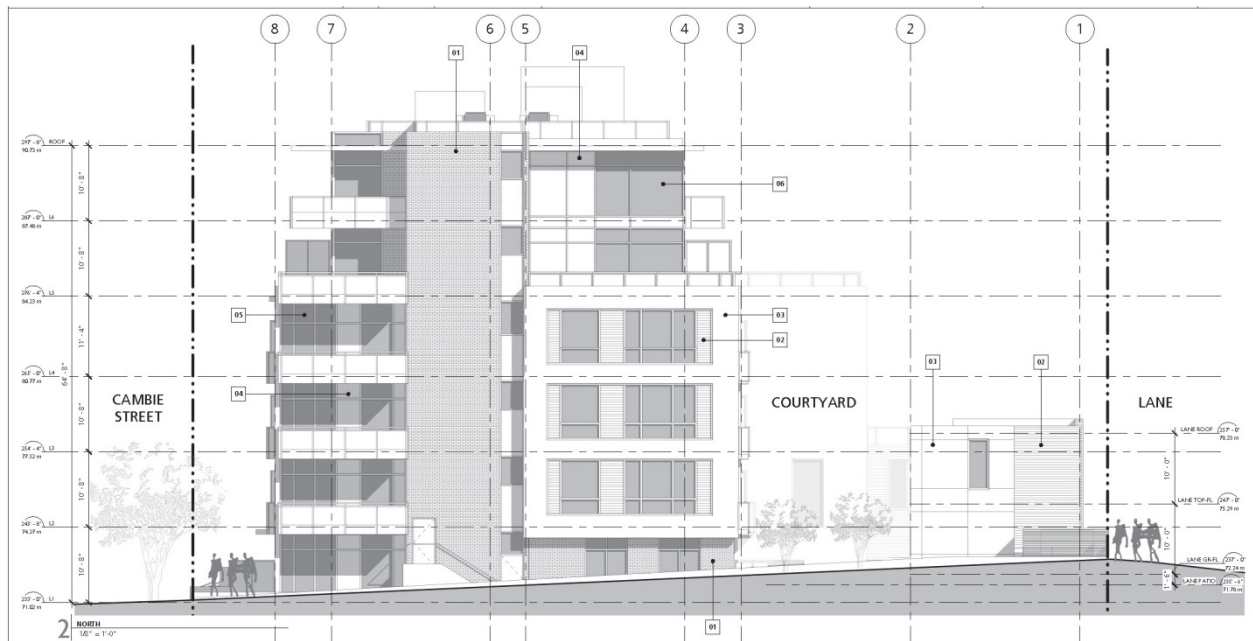
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6729 - 6769 Cambie Street
FORM OF DEVELOPMENT

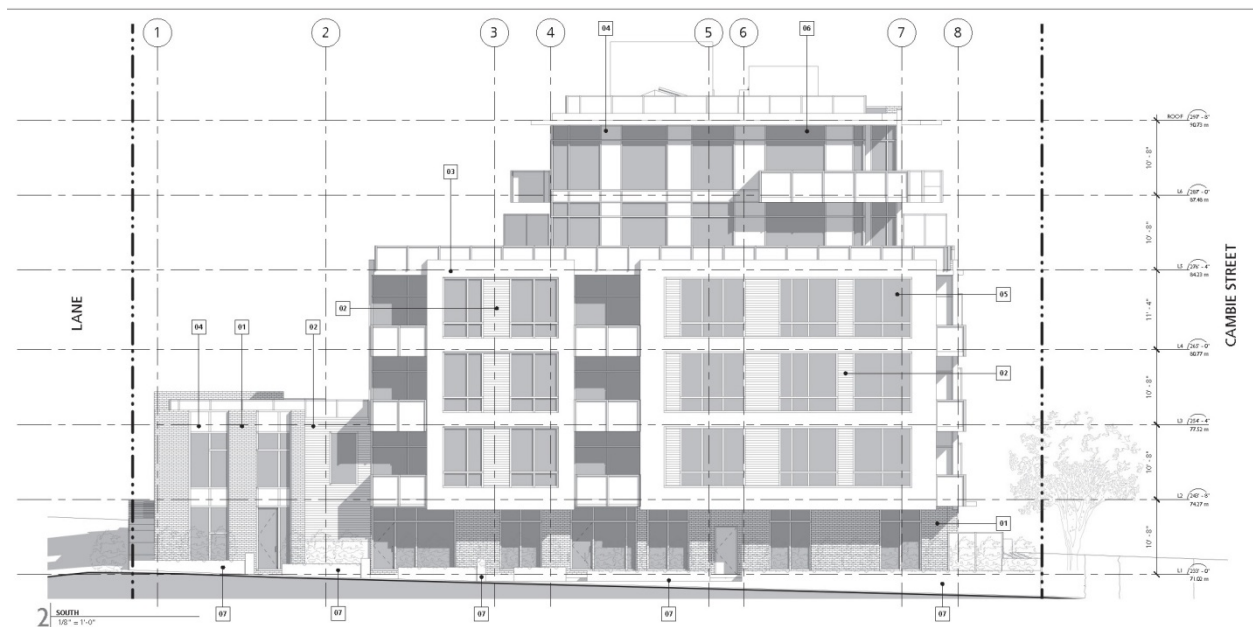
Site Plan/Landscape Plan



Elevations

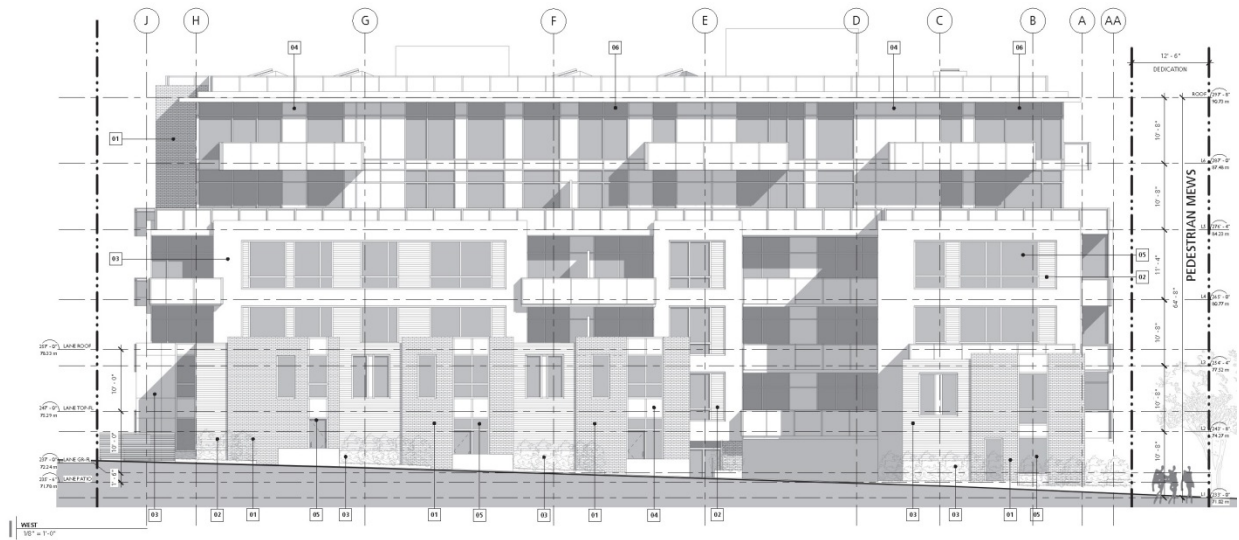


North Elevation

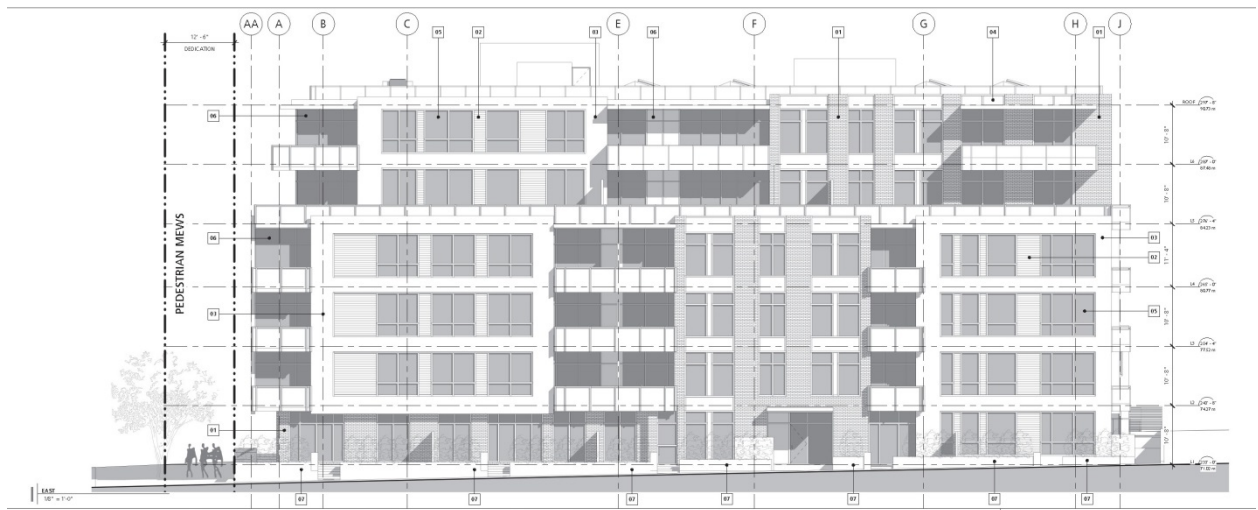


South Elevation

Elevations



West Elevation



East Elevation

**6729 - 6769 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey apartment building and six 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 = 2,174 sq. m / 23,400 sq. ft.)	0.70	2.49
Floor Area (sq. ft.)	16,380	58,266
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)	50,614	775,520
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		230,373
	Affordable Housing		1,151,865
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		921,492
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		50,614	3,079,250

* 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%).

6729 - 6769 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6729, 6749 and 6769 Cambie Street
Legal Descriptions	Lots 33 to 35, Block 896 District Lot 526 Plan 10198; PIDs 009-592-962, 009-592-971, 009-592-997 respectively
Developer	Minglian Holdings
Architect	GBL Architects Inc.
Property Owners	0995296 B.C. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	2,173 m ² (23,400 sq. ft.)	2,173 m ² (23,400 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	1,521 m ² (16,380 sq. ft.)	5,413.0 m ² (58,266 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.49 FSR
HEIGHT	10.7 m (35 ft.)	21.0 m (69 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	Parking requirement reduced by 10%