

SUMMARY AND RECOMMENDATION

7. REZONING: 4162 and 4188 Cambie Street

Summary: To rezone 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 at-grade commercial uses and 70 secured for-profit affordable rental housing units. A height of 18.2 m (59.7 ft.) and a floor space ratio (FSR) of 3.39 are proposed.

Applicant: Pennyfarthing Cambie Properties Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of September 29, 2015.

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Policy Report dated September 14, 2015, entitled "CD-1 Rezoning: 4162 and 4188 Cambie Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That, the proposed form of development be approved by Council in principle, generally as prepared by 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.

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

Sustainability

7. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

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

8. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including 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 (1.0 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 precondition 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated September 14, 2015, entitled "CD-1 Rezoning: 4162 and 4188 Cambie Street", be approved.
- C. THAT Recommendations A through B be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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;
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 4162 and 4188 Cambie Street]