



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: November 3, 2015  
Contact: Susan Haid  
Contact No.: 604.871.6431  
RTS No.: 11136  
VanRIMS No.: 08-2000-20  
Meeting Date: November 17, 2015

TO: Vancouver City Council  
FROM: Acting General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 6318-6340 Cambie Street

**RECOMMENDATION**

- A. THAT the application by Integra Architecture Inc. on behalf of 0985313 B.C. Ltd., the registered owners, to rezone 6318-6340 Cambie Street [Strata Lots 1 and 2, District Lot 526, Strata Plan LMS595 and Lot G of Lot 2, Block 999, District Lot 526, Plan 7765; PIDs 017-971-951, 017-971-969, and 008-421-820 respectively] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 3.22 FSR and the height from 9.2 m (30 ft.) to 28.9 m (95 ft.) to permit the development of a seven-storey mixed-use building, containing a total of 50 dwelling units and three commercial units, be referred to a Public Hearing together with:
- (i) Plans prepared by Integra 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 Acting 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, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, if the application is referred to Public Hearing, the registered owner shall submit 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 bonus density as set out in Appendix B.
- D. THAT, subject to the enactment of the of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C.

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

- E. THAT Recommendations A to E 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 two lots located at 6318-6340 Cambie Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey mixed-use building containing a total of 50 dwelling units, including seven townhouses and three commercial retail units, all over two levels of underground parking. The site is located within the Oakridge Town Centre 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, including a reduction in the proposed density from a floor space ratio (FSR) of 3.24 to 3.22. These conditions would result in an increased setback on the northern pedestrian mews and design development to enhance the building interface with the public realm and improve liveability.

Staff recommend that the application be referred to Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval 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)
- 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).

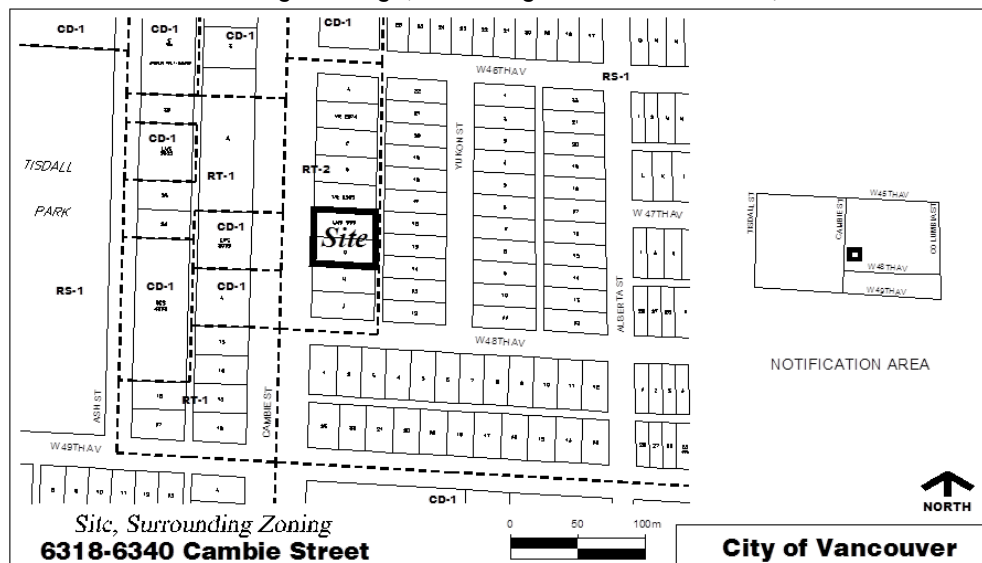
## REPORT

### Background/Context

#### 1. Site and Context

The 1,865 m<sup>2</sup> (20,080 sq. ft.) site is located on the east side of Cambie Street (see Figure 1). The site is comprised of two lots and has 40.5 m (133 ft.) of frontage along Cambie Street. The site is currently developed with detached housing, as are properties immediately to the north and south. To the west across Cambie Street are a mix of detached housing, institutional buildings and two mixed-use buildings (six- and eight-storeys), approved under the Cambie Corridor Plan. Sites to the east across the lane are developed with detached housing and are included in planning for Phase 3 of the Cambie Corridor, currently underway. The subject site is located on a major arterial with bus service and is located about 100 m away from the Langara-49th Avenue Canada Line Station.

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 Plan 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 subject site is within the "Oakridge Town Centre" neighbourhood, located between 39th and 49th Avenue. In this neighbourhood, mid- to high-rise mixed-use buildings are anticipated with retail, service and office uses at street level.

For this site, subsection 4.4.5 of the Plan specifically supports mixed-use buildings up to six storeys in height with building forms stepping up to eight storeys in height at 48th Avenue. A density range of 2.25 to 3.25 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.

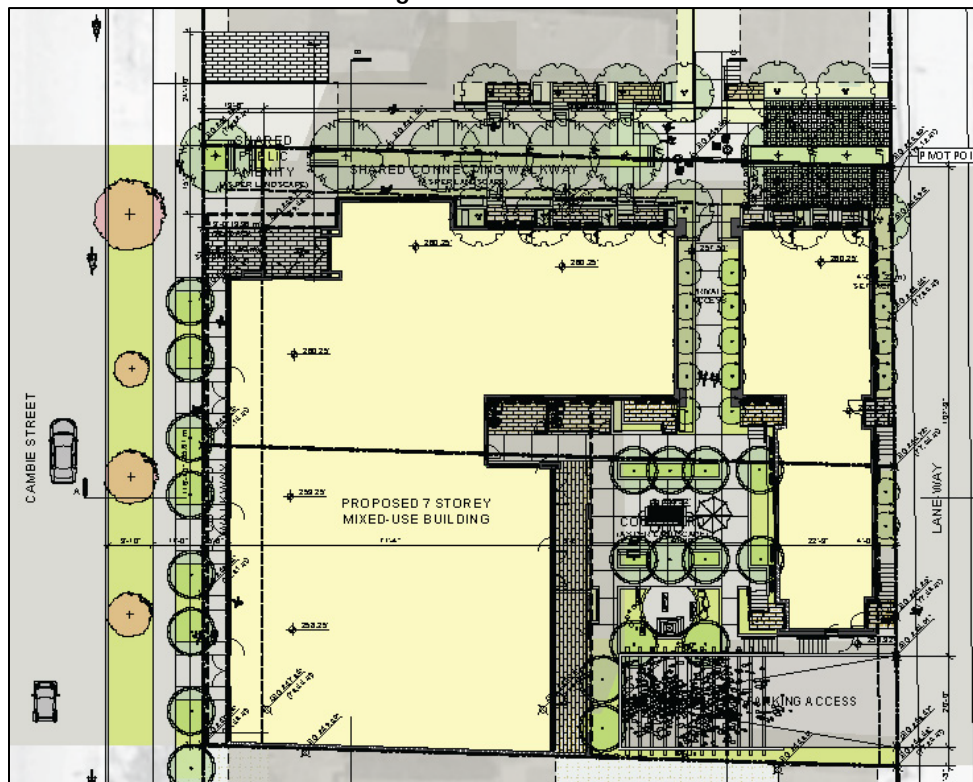
The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 36 of the 50 units be two- or three-bedroom units, achieving 72% of the total units as suitable for families. A condition of approval has been added in Appendix B to ensure that this unit mix is maintained.

### *Strategic Analysis*

#### 1. Proposal

The application proposes to rezone two properties located at 6318-6340 Cambie Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. A seven-storey building is proposed in order to provide a transition from future six-storey development to the north and eight-storey development to the south at 48th Avenue. A pedestrian connection is proposed at the northern edge of the site which will be publically accessible and fronted by five two-storey townhouses. At the rear of the site, two townhouses front onto the rear lane (Figure 2). In total, the application proposes 50 dwelling units (14 one-bedrooms, 24 two-bedrooms and 12 three-bedrooms) plus three commercial units with a total FSR of 3.24 and a building height of 28.9 m (95 ft.). Two levels of underground parking are proposed, accessed from the lane with a total of 61 vehicle spaces and 88 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, with a reduction in massing (detailed below), a density of 3.22 FSR is appropriate for this site, subject to the design conditions in Appendix D.

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel and received support (see Appendix D). Staff recommend that the application be approved subject to the conditions in Appendix B, which, in meeting conditions, result in a reduction in density to 3.22 FSR. Additional design refinement will occur at the development permit stage.

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

The site is located on the east side of Cambie Street, north of the intersection with 48th Avenue. The application is for a seven-storey mixed-use building with commercial units at grade. The proposed development is generally consistent with the height, form of development guidelines, and setbacks outlined in the Cambie Corridor Plan. Staff are recommending specific design changes detailed below to improve the overall form of development and public realm design to better respond to guidelines in the Cambie Corridor Plan.

The proposal includes an east/west pedestrian mews at the north edge of the site intended to create a mid-block pedestrian connection east to the lane. To accommodate this, a 3.0 m (10 ft.) statutory right-of-way is proposed. Staff are recommending an additional 2.4 m (8 ft.) setback to provide semi-private transition space for a flanking building return and 2-storey townhouse units situated on the mews. This increased setback, over that proposed, is recommended to better realize the design guidelines and to enhance the pedestrian experience along the mid-block connection. Future development to the north is intended to mirror this configuration and complete the pedestrian mews.

As recommended in the Plan, an internal courtyard separates the primary building from the townhouses located along the lane. As well, a common amenity room is proposed that is co-located with the outdoor courtyard. Staff are recommending reconfiguring the proposed townhouse units and amenity room to improve livability, daylighting and overlook. These changes along with the increased setback along the pedestrian mews will result in a reduction in density.

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel June 3, 2015 and received support (see Appendix D). Staff recommend that the application be approved subject to the conditions in Appendix B, which will result in a reduction in density to 3.22 FSR. Additional design refinement will occur at the development permit stage.

#### **4. Transportation and Parking**

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane through a parking ramp. The applicant proposes 61 vehicle parking spaces and 88 bicycle storage spaces provided in accordance with the Parking By-Law. As this site is in close proximity to the Canada Line rapid transit station, staff recommend that the parking spaces required for this site be reduced by 10% as noted in Appendix B. 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. Existing Rental Accommodation and Tenant Relocation**

The applicant has rented each of the four existing rental units on a short term (one year) tenancy while applying for rezoning and development permits. The units are currently renting for \$2,350 to \$3,200 per month. Although the replacement requirement outlined in the Rental Housing Stock Official Development Plan (ODP) does not apply to this site (currently zoned RT-2), Section 2.2 of this ODP states Council's general concern about protecting the City's rental housing stock. The applicant has provided a draft Tenant Relocation Plan which addresses the City's Rate of Change policy. This includes two months free rent and \$750 towards moving expenses and reconnection fees. Further details of the tenant relocation plan will be confirmed at the Development Permit stage.

#### **6. 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® for Home Mid-rise scorecard, which generally conforms to the Green Building Policy for Rezoning, 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 CO<sup>2</sup> 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.

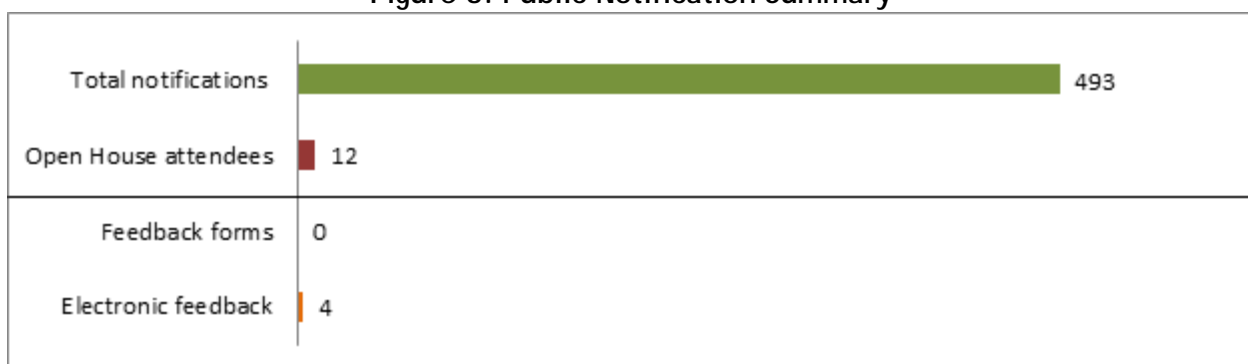
The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the demolition of existing buildings on site to recycle/reuse at least 75% of demolition waste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

## 7. 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 1, 2015 at Peretz Centre at 6184 Ash Street. A total of 493 notifications were distributed within the neighbouring area on or about May 12, 2015 (Figure 3). Staff, the applicant team, and a total of approximately 12 people attended the Open House.

**Public Response and Comments** - The City received a total of four responses to the notice by email. Concerns with respect to the application focused on the height and density of the building and impacts to local amenities through population growth. Staff note that the proposed height is in keeping with the direction set out within the Cambie Corridor Plan. As well, staff note that planning for Phase 3 of the Cambie Corridor will provide a detailed public benefits strategy to deliver infrastructure and public benefits improvements over the long term.

Figure 3: Public Notification Summary



## 8. Public Benefits

In response to City policies which address changes in land use and density, this rezoning application offers the following 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/m<sup>2</sup> (\$13.31/sq. ft.). On this basis, a DCL of approximately \$860,598 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 m<sup>2</sup> (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.

For sites within the Cambie Corridor, such as this one, the Cambie Corridor Plan public benefits strategy provides direction for CAC allocations. As this application is for a mixed use building, it is not subject to the target rate applicable in other parts of the Cambie Corridor and requires a negotiated approach. The applicant has offered a total CAC package of \$3,099,000 comprised of both in-kind and cash contributions as described below. Real Estate Services staff have reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

**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 rezonings on a citywide basis. The applicant has offered to purchase heritage amenity density with a value of \$309,900 being equivalent to 443 m<sup>2</sup> (4,768 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 a letter of intent (Letter A) be submitted prior to the Public Hearing.

In addition to the transfer of heritage density (\$309,900) that represents 10% of the proposed CAC, the applicant has offered a cash CAC of \$2,789,100. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,549,500 (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
- \$1,239,600 (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 \$3,099,000 comprised of:

#### *In-kind CAC:*

- Purchase and transfer of approximately 443 m<sup>2</sup> (4,768 sq. ft.) of heritage density valued at \$309,900.

#### *Cash CAC to be allocated as follows:*

- \$1,549,500 (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
- \$1,239,600 (40% of total CAC package) towards 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 \$860,598 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 is consistent with the Cambie Corridor Plan with regard to land use, density and height and form.

The Acting 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.

\* \* \* \* \*

6318-6340 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law except no portion of the first storey of a building to a depth of 10.7 m from the west wall of the building and extending across its full width shall be used for residential purposes, except for entrances to the residential portion;
- (c) Institutional Uses, limited to Child Day Care;
- (d) Office Uses;
- (e) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Neighbourhood Grocery Store, Public Bike Share, Retail Store, and Secondhand Store;
- (f) Service Uses, limited to Animal Clinic, Barbershop or Beauty Salon, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory,

Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade;

- (g) Cultural and Recreational Uses, limited to Fitness Centre - Class 1;
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

#### Conditions of use

- 3.1 The total floor area of each commercial retail unit must not exceed 185 m<sup>2</sup>.
- 3.2 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 1,865 m<sup>2</sup>, being the site size at the time of the application for rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.22, except that dwelling uses are limited to 5,678 m<sup>2</sup>.
- 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:
    - (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, 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, located 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 m<sup>2</sup> 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 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 28.9 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 m<sup>2</sup>.

### 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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6318-6340 Cambie Street  
DRAFT 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 Integra Architecture Inc. and stamped "Received Planning Department, March 17, 2015 ", provided that the Acting 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 comply with required setbacks and enhance interface with the public realm.  
  
Note to Applicant: Ensure a 3.0 m (10 ft.) Statutory right-of-way (SRW) is provided along the full length of the north property line. Ensure an additional 2.4 m (8 ft.) minimum parallel setback is provided to accommodate design development of a semi-private landscape buffer at townhouse entries.
- 2. Design development to animate east/west pedestrian mews and to enhance the building interface with the public realm.
  - (i) Collocate Amenity Room with Entry Lobby against the east/west pedestrian mews.
  - (ii) Reinforce this association by locating adjacent to it the recommended north/south pedestrian access to the project's interior courtyard.
  - (iii) Ensure 4.5m (15 ft.) minimum between the primary building and townhouse units to the east, to accommodate north/south pedestrian access/walkway with landscaping either side.
  - (iv) Align north building face of the primary building with that of townhouse units to the east.
  - (v) Limit any encroachment into the required setback of the vertical 'spine' element, on the north building face, to 1.2 m (4 ft.) maximum.

- (vi) Provide interim landscape strategy, pending completion of mirrored form of development to the north, for east/west pedestrian mews.
  - (vii) Provide enhanced design for the interface between the residential entry lobby, commercial unit entries and the recommended public realm amenities/outdoor seating and landscaping.
  - (viii) Delete Class B loading space indicated on east/west pedestrian mews. Relocate to first level of parking.
3. Design development to ensure the livability, daylighting and ventilation opportunities for townhouse units.

Note to Applicant: Provide sufficient width between the rear of those townhouse units along the east/west pedestrian mews and those, perpendicular along the lane to accommodate private outdoor space, buffer and feature landscaping with walkway access from the courtyard to the lane.

4. Design development to reduce the impact of building height.
- (i) Delete roof structure over rooftop deck outdoor space. Consider a lighter less obtrusive structure, utilizing lighter solar control mechanisms such as metal blades or grilles.
  - (ii) Mediate between the downward south slope on Cambie Street and that down to the lane. Consider stepping the ground floor slab down to the courtyard in addition to that proposed along Cambie Street. This will allow for a standard residential floor to floor height adjacent to a possibly more efficient commercial unit floor to floor height.
5. Relocate Pad-mounted Transformer (PMT). Consider locating PMT adjacent to parking entry ramp thereby consolidating service functions.
6. Provide second passenger elevator. Provide freight elevator from loading on level P1.
7. Provide weather protection in conjunction with commercial use along Cambie Street.
8. Provide 1.0 m (3 ft.) planting strip against the parking ramp along the south property line.

#### Landscape

9. Provide a Landscape Plan with a variety of open spaces consistent with Cambie Corridor Design Principles to incorporate:
- (i) green property edges;
  - (ii) replication of natural systems;



- (iii) urban agriculture;
- (iv) rainwater management strategies;
- (v) design transition to the public realm; and
- (vi) consideration given to the use of basalt to reference local context.

10. Provide in-ground planting opportunities for new trees within private setbacks along the north boundary mid-block connector path.
11. Incorporate substantial green setbacks with sufficient planter depth adjacent to semi-private residential at-grade patios.

Note to Applicant: Modify edge of underground parkade slab to align with face of semi-private residential at grade patios to accommodate in ground planting of new trees and shrubs.

12. Maximize plant growing medium volumes for trees and shrubs over structures to ensure long term health of plant species.

Note to Applicant: Soil volumes for planters should exceed BC Landscape Standard (latest edition). Trees planted on structures should be consolidated within a trench to improve planting condition (1.0 m across and 1.2 m downward). Alter slab to allow private trees and shrubs to be planted at the level of courtyards, and patios and not placed in above grade planters to achieve soil depth.

13. Consideration for provision of a flexible Child's Play Space incorporating forms for children to engage in active and passive social play within a main common open space gathering area.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* for further guidance.

14. Design development of public realm landscape surface treatment to integrate high quality decorative paving with landscape tree planter strategy.
15. Provision of an external lighting plan consistent with the *Draft Cambie Corridor Public Realm Plan*.
16. Provision of best current practices for irrigation and managing water conservation including high-efficiency ( drip) irrigation and aspects of xeriscaping making use of drought tolerant plant selection and mulching.
17. Consult with adjacent property owner to the south regarding removal of two under-sized trees located at south property line in conflict with proposed excavation, as noted in the arborist report.
18. Make arrangements for Park Board and Engineering staff to review and assess existing street trees located adjacent to the development site.

19. Design development to integrate utilities into the building, where possible.

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened landscaping. Avoid the awkward placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

20. At the time of Development Permit application:

- (i) Provision of a legal survey confirming the location of existing on-site and off-site trees.
- (ii) Provision of a fully labelled Landscape Plan, Sections and Details and written rationale at the Complete Development permit submission stage.
- (iii) Provision of large-scale section drawings at 1/4"=1'-0" /1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, including the slab-patio-planter relationship, the lane interface, and common areas.

Note to Applicant: The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths.

- (iv) Provision of an ISA Certified Arborist report for all existing site trees and adjacent trees on neighbouring sites, as noted on the legal survey.

#### **Crime Prevention through Environmental Design (CPTED)**

21. 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.

#### **Sustainability**

22. 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.

23. 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.

#### **Housing Policy and Tenant Relocation Plan**

24. That the proposed unit mix include at least 28% one-bedroom, 48% two-bedroom and 24% 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.

25. Provision of a final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer, which in addition to the terms contained in this report and approved by Council, will include an updated list of tenants and rents, current as of the time of Development Permit application.
26. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
27. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

#### **Engineering Services**

28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. Please refer to the Parking and Loading Design Supplement for details.

- (v) Relocation of the Class B loading to the satisfaction of the Director of Planning in consultation with the GMES.

Note to Applicant: Co-locating the loading space on the pedestrian path is not supported.

- (vi) Relocate the residential overhead security gate to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: It should be adjusted to line up with the wall of the service room at Grid line 4 to provide improved vehicle turning capability through the right angle turn.

- (vii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.

- (viii) A column 2 ft. in length must be setback 2 ft. from either end of the parking space when encroachments into the column are proposed.

- (ix) Dimension all columns and parking stalls.

- (x) Identify and label the route to be used by cyclists from the bicycle rooms to grade.

- (xi) Identify on plans the intended loading path to the commercial units from the relocated Class B loading space.

### Neighbourhood Energy Utility

- 29. 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.

- 30. 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.

31. 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.
32. 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.
33. 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. Cancellation of Strata Plan LMS595, the winding up of the strata corporation, and the consolidation of that site with Lot G of Lot 2, Block 999, DL 526, Plan 7765 to create a single parcel.
2. Provision of a surface Statutory Right of Way for public pedestrian use over a northerly 3.0 m of the site and the proposed plaza space of a size and location to the satisfaction of the General Manager of Engineering of Services at the Cambie Street end of the walkway.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

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

- (ii) Provision of the following street improvements on Cambie Street:
  - a. Provision of a minimum 2.1 m wide concrete sidewalk with broom finish with saw cut joints on Cambie Street adjacent to the site.
  - b. Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for the future construction of protected bike lanes on Cambie Street adjacent to the site including any transition areas adjacent the site to connect existing and new curb alignments.
  - c. 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 Neighbourhood Energy System, 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 a Neighbourhood Energy System, once available;
  - (ii) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and
  - (iii) grant access to and use of 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 Neighbourhood Energy System 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.

Note to Applicant: The development will be required to connect to a Neighbourhood Energy System prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a Neighbourhood Energy System is not available at that time, the agreement will provide for future connection.

## Soils

6. If applicable:

- (i) Submit a site profile to the Environmental Protection Branch, Real Estate and Facilities Management (Environmental Contamination Team);
- (ii) As required by the Manager of Environmental Protection 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 Protection 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, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, if applicable, issued by the Ministry of Environment, have been provided to the City.

## Heritage Density Transfer

7. Secure the purchase and transfer 443 m<sup>2</sup> (4,768 sq. ft.) of heritage density (which has a value of \$309,900) 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 \$2,789,100 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 \$2,789,100 is to be allocated as follows:

- (i) \$1,549,500 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- (i) \$1,239,600 (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.

\* \* \* \* \*



6318-6340 Cambie Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:  
"6318-6340 Cambie Street [CD-1#] [By-law #] B (C-2)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 6318-6340 Cambie Street"

\* \* \* \* \*

**6318-6340 Cambie Street  
ADDITIONAL INFORMATION**

Urban Design Panel (June 3, 2015)

**EVALUATION: SUPPORT (10 - 0)**

**Introduction:** Graham Winterbottom, Planner, introduced the site for this rezoning application which consists of a two lot assembly on the east side of Cambie Street between 46th and 48th Avenue. The proposal is being considered under the Cambie Corridor Plan within the Oakridge Town Centre neighbourhood which extends from 41st to 49th Avenue. In this area the Plan contemplates building from six storeys transitioning up to eight storeys from 45th to 48th Avenue, then up to ten at 49th Avenue. A net floor space range of 2.25 to 3.25 is suggested subject to urban design performance.

To the north of the site is the Oakridge Shopping Centre site which was approved by Council to rezone as mixed use with heights up to 45 storeys. To the south is the 49th Avenue Canada-Line Skytrain Station.

Across Cambie Street are two approved rezonings, including one at 6311 Cambie comprised of six-storeys with 56 units at 2.9 FSR, 70 ft. in height, and with townhouses at the lane. The other is an eight-storey mixed use building at 6361 Cambie comprised of 63 units, 3.29 FSR, 95 ft., and with townhouses at the lane.

Across the lane to the east is currently zoned RS-1 for single family. This area has been identified in the Cambie Corridor Phase 3 study area. The planning process for Phase 3 has begun, with introductory open house meetings currently taking place.

This CD-1 rezoning proposes to rezone the site from RT-2 to CD-1 to allow development of a seven-storey building with 50 units, including seven townhouses on the lane over two levels of parking with an FSR of 3.24.

**Applicant's Introductory Comments:** The applicant team started their presentation by acknowledging the issues surrounding the street wall and set-backs at the upper levels. The project is an infill with the form based on the guidelines, and having a similar built form to approved rezonings across the street which have a mid-block pedestrian pathway connecting through to Tisdall Park via a pathway adjacent to an existing townhouse development. The current proposal is to do the same thing with this site at the mid-block connection.

The community walkway was originally an attempt to relax the corner of the site and create a more open plaza and stronger community connection. Turning the townhouses onto that walkway is important as an attempt to take ownership of it. The access into the courtyard also provides more light and security.

When working with the planning department a lot of consideration was given with regards to what it meant to have a transition of space onto Cambie Street. The proposed dimensions were created while keeping in mind both this important transition and another currently proposed development to the north. With the changing environment on Cambie it would be a good idea to announce this transition space with landscape materials and public art.

The programming for the space includes residential and commercial, with amenity spaces connecting into the courtyard. Having a sloped parking ramp in this space offers the opportunity for a more level transition and eliminates any stepping into the courtyard. Townhouses and the built form along the walkway are two-storeys up until the shoulders of the building where it wraps into the façade. The intent of the upper roof was to create less blocky building and looser top, which could provide both rooftop patio space and screen mechanical equipment.

Several passive design principles have been added to encourage sustainability. Solar angles and a vertical fin have been added to the west façade. Larger walls and a recessed livable room have also been added, along with a silver shade, to add some flavour to the façade.

Materials and colours are meant to be relaxed and playful in their rhythm. The intent is to contrast with the standard glassy structures existing along Cambie.

The applicant team then took questions from the board and panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to relieve the harsh relationship between the two-storey and eight-storey mass
- Design development to relieve the 'canyon' feel of the project
- A strategy is needed for the mews in the interim until the adjacent project is developed
- Design development on townhouse number four and five to make them more livable (access to light)
- Townhouses on the lane seem too squat and should not necessarily match the adjacent building
- The tower entry and CRU need some refinement
- Increasing the size of the amenity and providing better integration with the mews
- Design development of the townhouses to create more activation of the lane

**Related Commentary:** The panel thanked the applicant for putting together such a comprehensive package, and thought that the height, massing and density conform well with the Cambie Corridor.

While the concept of the mews is important, the concern is that it reflects what Cambie will eventually look like and doesn't take into account the interim condition. It is true that one of the projects in the area needs to go first, but the proposal should be more sensitive to what the area will look like before the other buildings are approved.

It would be better to go back to a conventional courtyard approach, with the lane units oriented towards the lane and the six-storey units oriented towards the courtyard. Concern should be paid to making sure that the townhouses do not constrict the entrance to the courtyard from the mid-block connection. Eliminating one of the townhouses near the laneway would open up the entrance between the mid-block connection and the interior courtyard. It would also be beneficial for the commercial element to engage the mid-block connection more and create more of a public element.

The outdoor amenity space seems small and could engage more with the mews. Adding garden space and landscaping or lighting to the area would make it more usable for residents.

The larger building adds an intense verticality and canyon-like quality to the area, and the transition between the six-storey and two-storey forms seems too harsh. While the six-storey form is well articulated and could be set-back in order to off-set this effect, consideration in the future should be given to allowing three storeys or creating more verticality in the townhouses in order to facilitate the transition.

The rooftop cover is not supportable as it looks like an additional storey. While it is important that it be usable by residents of the building, it cannot look like another floor to the development.

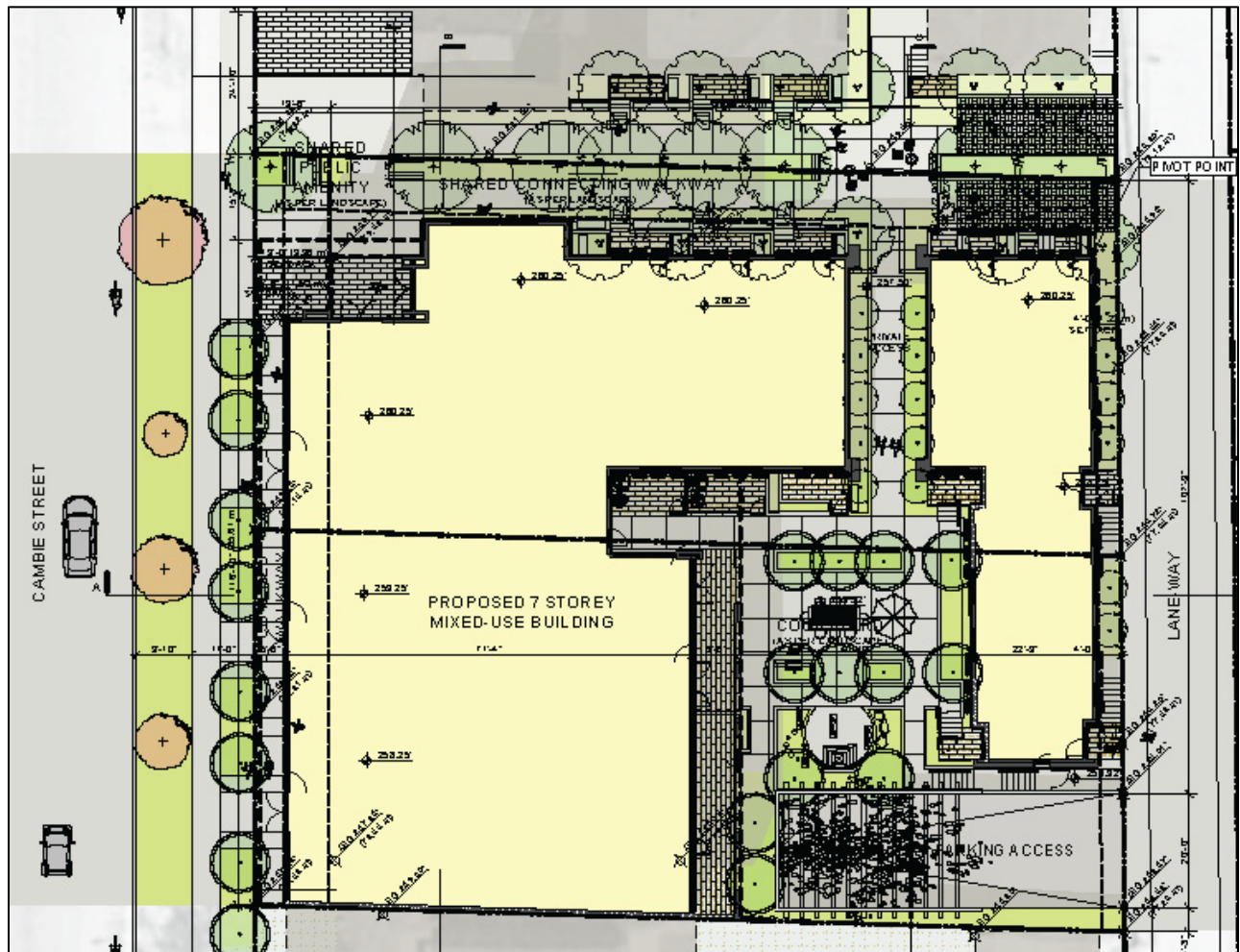
Townhouse number four and five don't seem to be livable in that they are overhung by the building above, and the ground and second level floors seem to be oddly disconnected from the logic of the building. If the amenity space was moved to this corner and the townhouses wrapped down and around the courtyard it would free up the massing logic and create a strong entrance to the courtyard. There also seems to be an odd living arrangement in the lane townhouses where the most private spaces seem to be on the lower level. This destroys porosity and community within the area and people do not connect through their bedroom windows.

The attention to sustainability seems very well done. Colours were also appreciated, although they could be better used to indicate entryways and to emphasize the public connection.

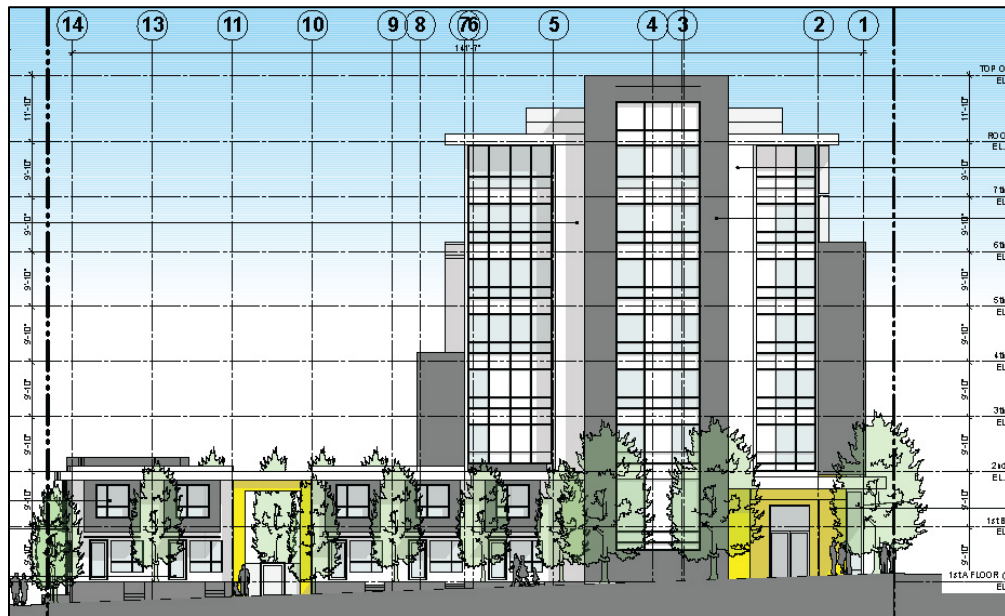
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6318 - 6340 Cambie Street  
FORM OF DEVELOPMENT

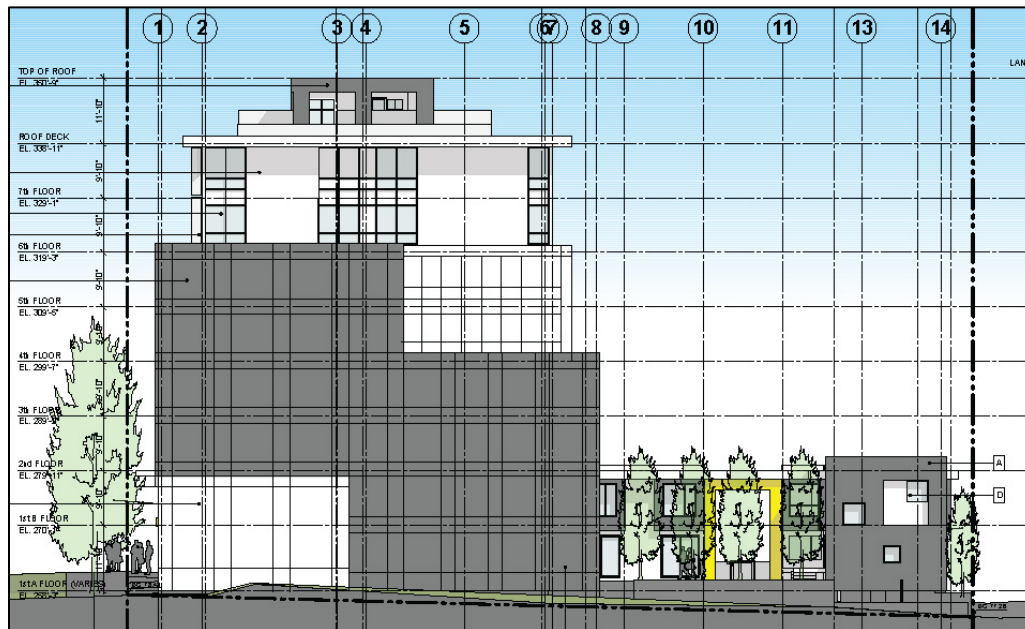
Site Plan/Landscape Plan



### Elevations

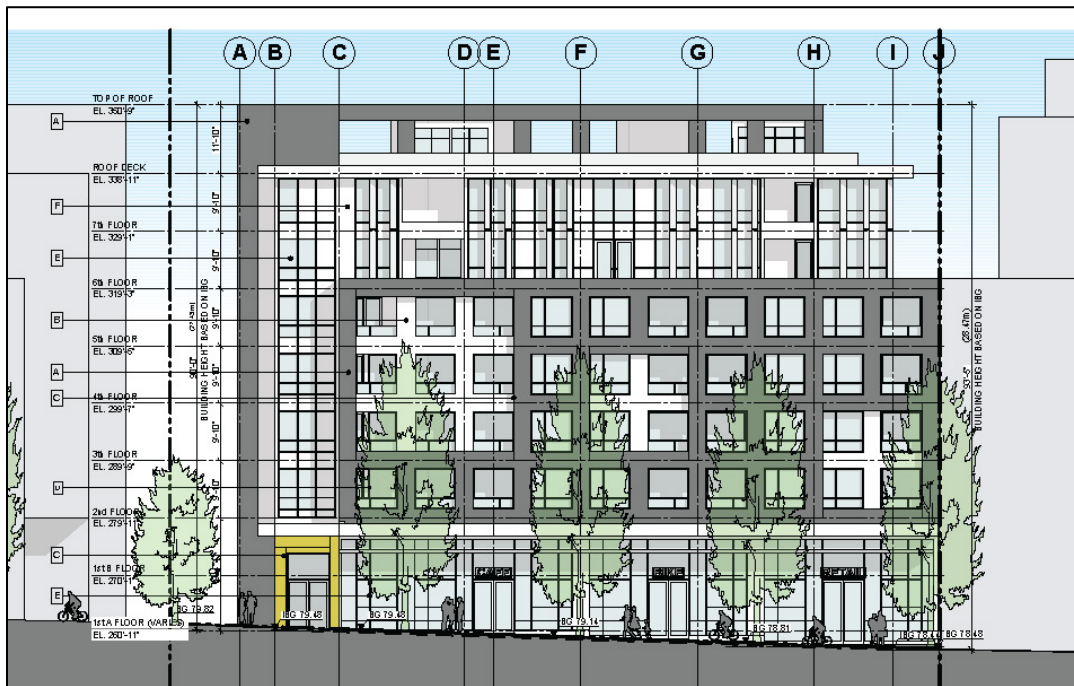


North Elevation

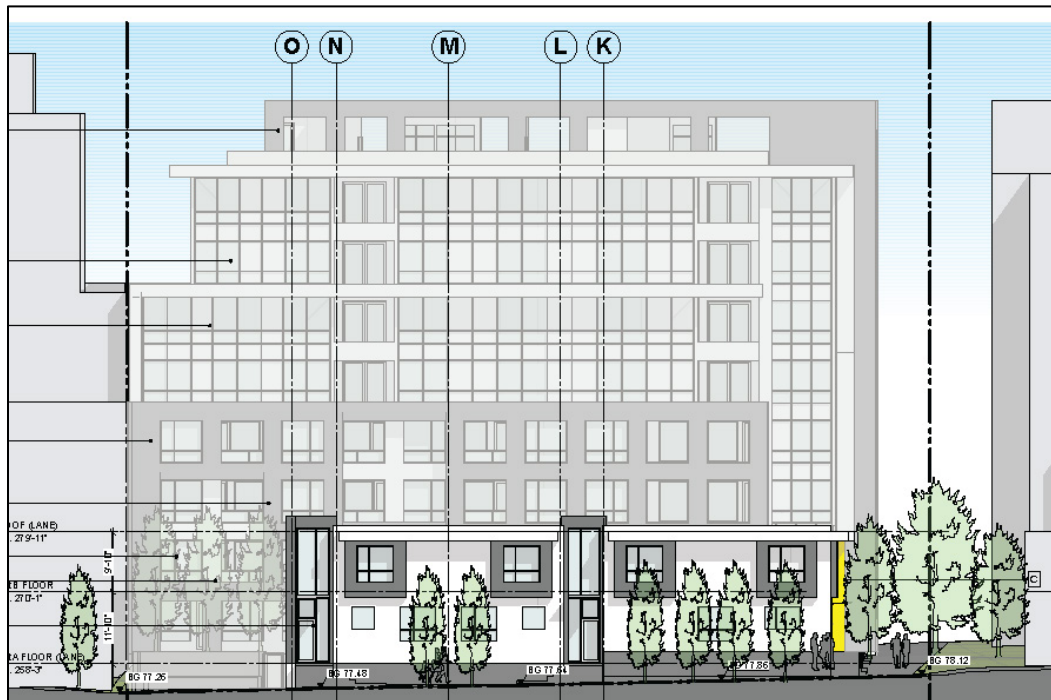


South Elevation

Elevations



West Elevation



East Elevation

6318-6340 Cambie Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

A seven-storey mixed-use building containing a total of 50 dwelling units, including seven townhouse and three commercial retail units, all over two levels of underground parking.

**Public Benefit Summary:**

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

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 1,865 m <sup>2</sup> (20,080 sq. ft.))	0.75	3.22
Buildable Floor Space (sq. ft.)	15,060	64,658
Land Use	Two-Family Dwelling	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	46,535	860,598
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		309,900
	Affordable Housing		1,549,500
	Parks and Public Spaces		
	Social/Community Facilities		1,239,600
	Unallocated		
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>46,535</b>	<b>3,959,598</b>

\* 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%).



6318-6340 Cambie Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6318-6340 Cambie Street
Legal Descriptions	Strata Lots 1 and 2, District Lot 526, Strata Plan LMS595 and Lot G of Lot 2, Block 999, District Lot 526, Plan 7765; PIDs 017-971-951, 017-971-969, and 008-421-820 respectively
Developer	L & A Real Estate Investment
Architect	Integra Architecture Inc.
Property Owners	0985313 B.C. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	Recomended
ZONING	RT-2	CD-1	CD-1
SITE AREA	1,865 m <sup>2</sup> (20,080 sq. ft.)	1,865 m <sup>2</sup> (20,080 sq. ft.)	1,865 m <sup>2</sup> (20,080 sq. ft.)
USES	Two-Family Dwelling	Mixed-Use	Mixed-Use
FLOOR AREA	1,399 m <sup>2</sup> (15,060 sq. ft.)	6,044 m <sup>2</sup> (65,059 sq. ft.)	6,006 m <sup>2</sup> (64,658 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.75 FSR	3.24 FSR	3.22 FSR
HEIGHT	9.2 m (30.2 ft.)	28.9 m (95 ft.)	28.9 m (95 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law	As per Parking By-law