

SUMMARY AND RECOMMENDATION

6. REZONING: 6729-6769 Cambie Street

Summary: To rezone 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 fronting Cambie Street and three two-storey townhouses fronting a public pedestrian pathway along the southern property line, containing a total of 56 dwelling units. A height of 21.0 metres (69 feet) and a floor space ratio (FSR) of 2.49 are proposed.

Applicant: GBL Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 20, 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 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, generally as presented in Appendix A of the Policy Report dated October 6, 2015, entitled "CD-1 Rezoning: 6729-6769 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 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 2.4 m (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)

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 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

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 2.3 m 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 6.1 m 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 Street and the lane west of Cambie Street 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-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 security satisfactory to the General Manager of Engineering Services for the services is provided.
 - (i) Improvements along Cambie Street and lane adjacent the site as follows:
 - Provision of a new 1.8 m wide concrete sidewalk on Cambie Street 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.
 - (ii) 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.

- (iii) 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 54th Avenue and tie into the Metro Vancouver's trunk sewer, which is an approximate length of 250 m.

- 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
- (ii) \$921,492 (40% of total CAC package) towards childcare and community facilities in and around the Cambie Corridor Plan area.

Note: 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated October 6, 2015, entitled "CD-1 Rezoning: 6729 - 6769 Cambie Street".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated October 6, 2015, entitled "CD-1 Rezoning: 6729 - 6769 Cambie Street".
- D. THAT Recommendations A through C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City 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 - 6729 - 6769 Cambie Street]