

## SUMMARY AND RECOMMENDATION

**2. REZONING: 6318-6340 Cambie Street**

**Summary:** To rezone 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 and three commercial units. A height of 28.9 m (95 ft.) and a floor space ratio (FSR) of 3.22 are proposed.

**Applicant:** Integra Architecture Inc.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of November 17, 2015.

**Recommended Approval:** By the Acting 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 Integra Architecture Inc. on behalf of 0985313 B.C. Ltd. (L & A Real Estate Investment), 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 899, 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, as generally presented in Appendix A of the Policy Report dated November 3, 2015, entitled "CD-1 Rezoning: 6318-6340 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 Integra Architecture Inc. 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 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) Co-locate 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.
  - (i) 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.
  - (ii) 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.
  - (iii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.
  - (iv) 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.
  - (v) Dimension all columns and parking stalls.

- (vi) Identify and label the route to be used by cyclists from the bicycle rooms to grade.
- (vii) 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 the following street improvements on Cambie Street:
    - a. Provision of a minimum 2.1 m wide concrete sidewalk with broom finish and 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.
  - (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.
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.

- B. THAT 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 of the Policy Report dated November 3, 2015, entitled "CD-1 Rezoning: 6318-6340 Cambie Street", be approved.
- C. THAT, subject to the enactment 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 of the Policy Report dated November 3, 2015, entitled "CD-1 Rezoning: 6318-6340 Cambie Street".
- D. THAT Recommendations A to C be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning, are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, 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 - 6318-6340 Cambie Street]