



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 3, 2016
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning & Development Services
SUBJECT: CD-1 Rezoning - 5189-5289 Cambie Street

RECOMMENDATION

- A. THAT the application by Ciccozzi Architecture on behalf of Pure West Financial Holdings Group Inc., the registered owners, to rezone 5189-5289 Cambie Street [*Amended Lots 15 and 16 (Explanatory Plan 4304), Lots 17, 18, 19 and 20; All of Block 839, District Lot 526, Plan 8513; PIDS 010-087-125, 010-087-133, 010-086-820, 010-086-846, 010-086-862, and 010-086-871, 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 2.55 FSR and the height from 10.7 m (35 ft.) to 19.3 m (64 ft.) to permit the development of two six-storey residential buildings and five two-storey townhouse buildings at the lane for a total of 134 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by Ciccozzi Architecture, received on July 23, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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 six lots located at 5189-5289 Cambie Street from RS-1 (One Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings and five two-storey townhouse buildings at the lane for a total of 134 dwelling units, all over two levels of underground parking. The site is located within the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff supports the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to Public Hearing, along with conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Public Art Policy for Rezoned Developments (2014)
- Heritage Amenity Bank and Transfer of Density (2013)

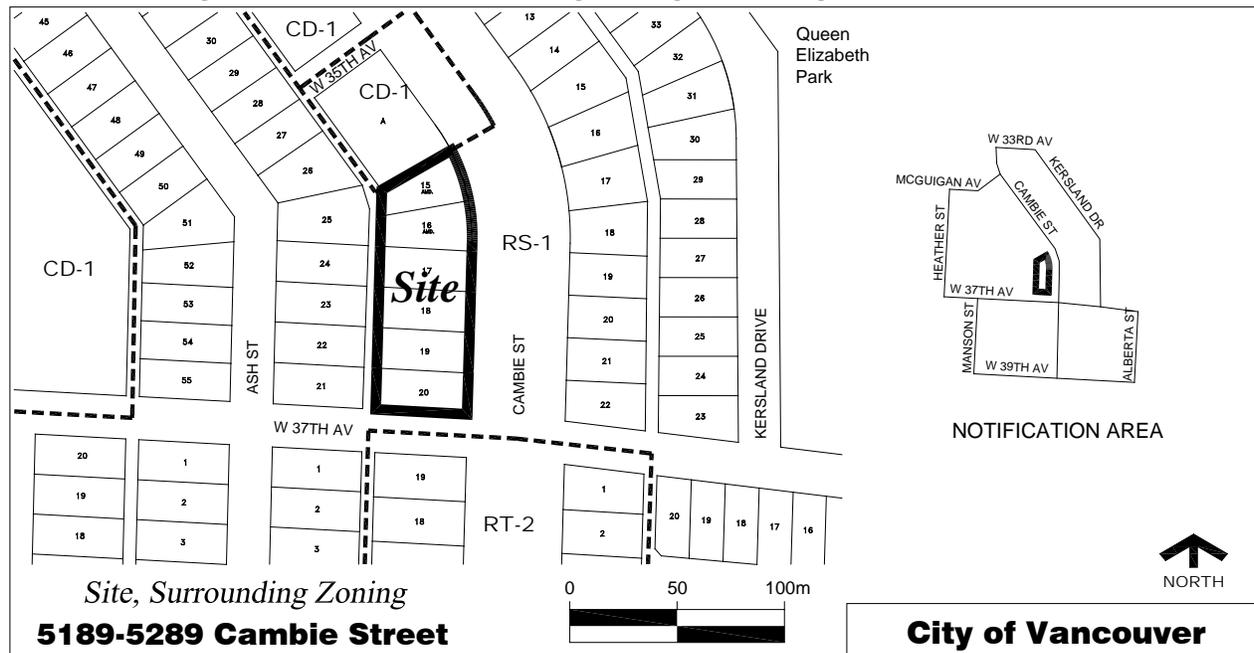
REPORT

Background/Context

1. Site and Context

This 4,719 m² (50,801 sq. ft.) site is located on the west side of Cambie Street (see Figure 1) and is comprised of six lots with 119.6 m (392.39 ft.) of frontage. Immediately north of the site is a six-storey residential building, approved under the Cambie Corridor Plan. To the west across the lane are detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor, currently underway.

Figure 1: Site and surrounding zoning (including notification area)



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan. Subsequent to a comprehensive planning process, this 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 Cambie Corridor 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 “Queen Elizabeth” neighbourhood, located between King Edward and 39th Avenue. In this neighbourhood, mid-rise residential buildings are called for with landscaped front yard setbacks and wide sidewalks which respond to the park edge and create green buffers and edges.

For this site, subsection 4.3.3 of the Cambie Corridor Plan specifically supports residential buildings up to six storeys in height with upper levels stepped back above the fourth floor. A density range of 1.75 - 2.25 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.

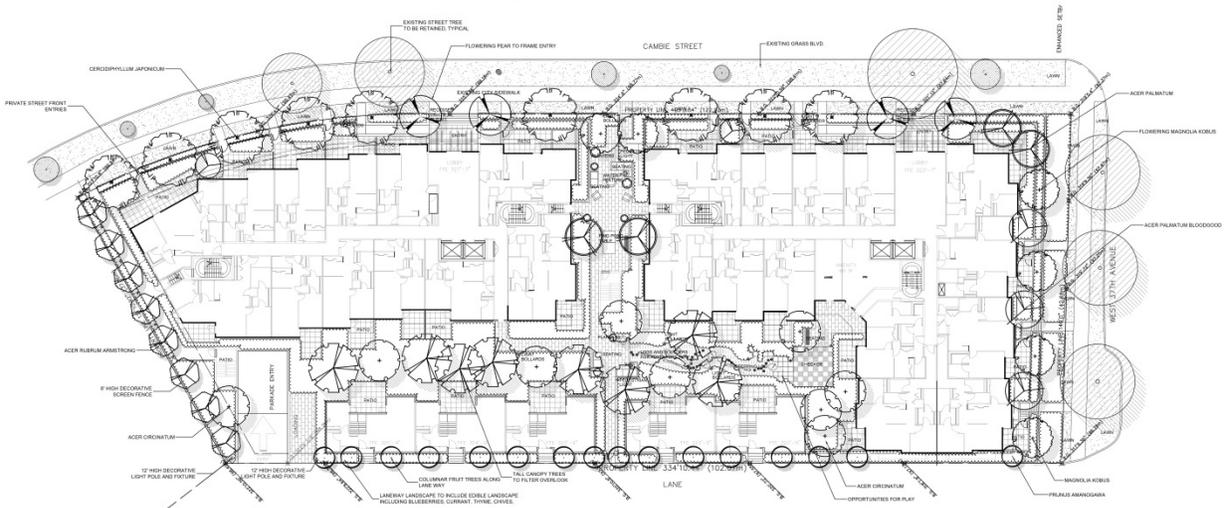
The housing strategy in the Cambie Corridor Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 90 of the 134 units be two or three bedroom units, achieving 67% of the total units as suitable for families.

Strategic Analysis

1. Proposal

The application proposes to rezone six lots located at 5189-5289 Cambie from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. Two six-storey multi-family residential buildings are proposed. At the rear of the property five townhouses front the lane (Figure 2).

Figure 2: Site Plan



In total, the application proposed 134 dwelling units (44 one-bedrooms, 63 two-bedrooms, 22 three-bedrooms, 5 three-bedroom townhouses) with a total FSR of 2.55 and a building height of 19.3 m (63.6 ft.). Two levels of underground parking are proposed, accessed from the lane with a total of 177 vehicle spaces and 179 bicycle spaces.

Figure 3: Proposed Unit Types

Type	1 bedroom	2 bedroom (family units)	3 bedroom (family units)	3 bedroom townhouses (family units)	Total
Number of Units	44 (33%)	63 (47%)	22 (16%)	5 (4%)	134 (100%)

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, a density of 2.55 FSR is appropriate for this site subject to the design conditions in Appendix B.

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

The application proposes two six-storey residential buildings along Cambie Street, and five two-storey townhouse buildings at the lane, with an internal courtyard, consistent with the expectations of the Cambie Corridor Plan for this area. A courtyard break between the two principal buildings along Cambie Street provides pedestrian access to the site. Both courtyards provide substantial outdoor amenity, open space and access to daylight for the development. The proposal is generally consistent with the height and built form guidelines set out in the Cambie Corridor Plan, noting that staff support the frontage width of 178 ft. for the north building. While in excess of the recommended 150 ft. frontage, the architectural design responds well to the curved alignment of Cambie Street in this location and mitigates the perceived width of the building.

The Urban Design Panel reviewed and supported this application on November 4, 2015 (see Appendix D). Staff conclude that the design is in-keeping with the expected character of development as outlined in the Cambie Corridor Plan and support the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The applicant proposes 177 vehicle parking spaces and 179 bicycle storage spaces which would be provided in accordance with the Parking By-Law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Building Policy for Rezoning (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 CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. Under the Cambie Corridor Plan, all new buildings must be readily connectable to a neighbourhood

energy system (NES) when available and agreements are required to ensure this. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy which identified the Cambie Corridor as one of three target areas for NES development. Conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility including 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).

6. 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 5:00-8:00 pm on October 22, 2015, at Oakridge United Church, 305 West 41st Avenue. A total of 493 notifications were distributed within the neighbouring area on or about October 8, 2015. 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 regarding the rezoning application. Comments expressed concern that the increased traffic from the lane may pose a danger to bike traffic, and that traffic calming measures should be implemented. These concerns are addressed through conditions of development in Appendix B which require the construction of a protected bike lane on 37th Avenue and a protected right hand turn lane off Cambie Street for bicycle traffic.

Figure 4: Public Notification Summary

Total notifications		493
Open House attendees		12
Feedback forms	0	
Electronic feedback		2

PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities,

replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$143.27/m² (\$13.31/sq. ft.) for new residential and commercial floor space. On this basis, a DCL of approximately \$1,724,217 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. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program –The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula of \$19.48/m² (\$1.81/sq. ft.) for all floor area included in the total FSR calculation. With a total floor area of 4,719 m² (129,543 sq. ft.), this project will contribute a public art budget of approximately \$234,473. The Public Art contribution rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation. City Council approved a new public art rate of \$21.31/m² (\$1.98/sq. ft.) that is effective September 30, 2016.

Public Benefits – Offered by the Applicant

Community Amenity Contribution (CAC) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop, and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four- to six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. The applicant has offered a total CAC package of \$5,169,065 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (93,983 sq. ft.).

Heritage Density – On September 25, 2013, Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage density to be considered in CD-1 rezonings on a City-wide basis. The applicant has offered to purchase heritage density with a value of \$516,907 being equivalent to approximately 738 m² (7,952 sq. ft.) of floor area based on an estimated purchase price of \$65.00 per sq. ft., which may be varied or negotiated resulting in a higher or lower amount of purchased density. The purchase would support citywide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff supports a heritage density transfer being part of the public benefits delivered by this application.

In addition to the purchase of heritage density with a value of \$516,907, which represents 10% of the proposed CAC, the applicant has offered a cash CAC of \$4,652,158. It is recommended that the cash CAC be allocated to the following identified community needs:

- \$2,584,532 (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
- \$2,067,626 (40% of total CAC package) to childcare and community facilities in and around the Cambie Corridor Plan area.

The allocations recommended 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.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$5,169,065 comprised of:

In-kind CAC:

- Purchase and transfer of heritage density with a value of \$516,907 (10%) being equivalent to approximately 738 m² (7,952 sq. ft.) of floor area.

Cash CAC to be allocated as follows:

- \$2,584,532 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$2,067,626 (40%) to childcare and/or community facilities in and around the Cambie Corridor Plan area.

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 \$1,724,217 in DCLs.

If approved by Council, the application is required provide public art on-site at an estimated value of \$234,473, noting that the applicant has the option to make a cash contribution to the City for off-site public art.

CONCLUSION

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

The 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.

* * * * *

5189-5289 Cambie
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Directory of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (a) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 4,719 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.55
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of the floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, 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, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- 4.5 Computation of floor area may exclude:
 - a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 19.3 m.

Horizontal angle of daylight

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

Acoustics

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

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

5189-5289 Cambie
PROPOSED CONDITIONS OF APPROVALS

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Ciccozzi Architecture on behalf of Pure West Financial Holdings Group Inc., and stamped "Received Planning Department, July 23, 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 the north end of the north building to strengthen the expression of the curved façade.

Note to Applicant: The balconies at the north end align with the curved geometry of Cambie Street. For Levels 1 to 4, as with Levels 5 and 6, the building façade should follow the curve of the balconies, rather than step as shown. The balconies should turn the corner for a portion of the end wall, but should not project into the 12 ft. side yard setback. A minimum 6 ft. balcony depth should be provided at the front and north side.

- 2. Design development to provide substantial shoulder setbacks above the 4th storey, in-keeping with the expectations of the Cambie Corridor Plan Built Form Guidelines.

Note to Applicant: A minimum 8 ft. setback should be provided from exterior wall to exterior wall above the 4th storey shoulder line at all facades, including at the central courtyard and north side.

- 3. Design development to improve views through and use of the central courtyard by deleting the parkade exit.

Note to Applicant: The parkade exit should be covered and may be relocated to a less prominent area.

- 4. Design development to reduce overlook impact due to the roof deck at Level 3 of the building return along 37th Avenue.

Note to Applicant: Occupied portions of the roof deck at Level 3 should be setback from the lane elevation with a substantial landscape buffer.

5. Design development to the amenity room to improve functionality and access.
6. Design development to provide townhouse entry doors facing the courtyard and path access from the street.

Note to Applicant: An entry door to the townhouses should be provided facing the courtyard with path from the street to the door for fire fighter access. The door at the lane should also be maintained for laneway activation.

7. Design development to the uppermost roof decks must meet the expectations of the Planning Administration Bulletin 'Discretionary Height Increases - Roof-mounted Energy Technologies and Green Roofs'.

Note to Applicant: Green roof area should be provided as prescribed by the Bulletin.

8. Design development to minimize projections above the height of the primary roof parapets.

Note to Applicant: Stairs to private roof decks should be low profile, angled hatches. Exit stair and elevator overrun should be at the minimum height required. Confirm location of mechanical equipment. If provided at the roof, mechanical equipment should be in a central location and screened to reduce its prominence.

9. The proposed unit mix including 63 two-bedroom, 22 three-bedroom and 5 three-bedroom townhouse units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.

Crime Prevention through Environmental Design (CPTED)

10. 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

11. 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 opportunities,
 - (iv) rainwater management strategies,
 - (v) landscape design transition to the public realm, and
 - (vi) consideration given to the use of basalt to reference local rock quarry.

12. Protect existing site and off-site trees wherever possible.

Note to Applicant: There is a grouping of healthy trees at the west side (rear yard) of 5229 Cambie Street that should be considered for retention. Consult with arborist for more detailed information about tree retention strategies.

13. Design development of the public realm landscape treatment to provide substantial green setbacks for enhanced screening and visual amenity between semi-private residential at-grade patios and adjacent public sidewalk.

Note to Applicant: Landscaped setback to incorporate a layering of new trees and shrubs with sufficient planting depth.

14. Provide maximized plant growing medium volumes and depth for new trees and shrubs within planters located over structures to ensure long term health of plant species.

Note to Applicant: Notch or angle back the edge of slab to increase at-grade planting depth. Trees planted on structures should be consolidated within a trench to improve planting condition (1 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. Soil volumes for planters should exceed BC Landscape Standard (latest edition).

15. Provide 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 features that are recommended.

16. Provision of an external lighting plan consistent with the *Draft Cambie Corridor Public Realm Plan*.

17. 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.

18. 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.

19. At 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 Tree Management Plan to locate existing trees, as noted on the survey, as an overlay on the Site Plan.
- (iv) 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.

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

Sustainability

20. 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.

21. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management; or LEED Gold if using LEED for Homes midrise or another LEED Rating System and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Housing Policy

22. Design development to ensure that a minimum of 25 % of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.

Engineering Services

23. Provision of 1st step risers to be 1'-0" behind the property line.
24. Provision of design elevations at all entry points along the property line.
25. Provision of garbage/recycling storage and pick up locations. Please review the garbage and recycling guidelines to determine the space requirements for the project. Note the unit count suggests a compactor may be more efficient than bins.
26. 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 design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking areas and at all entrances.

Note to Applicant: This is required to calculate the slope and crossfall.

- (ii) Provision of a centrally located Class B loading space with direct 'stairs free' access to the elevator core for both buildings.

Note to Applicant: The Class B loading space shown on drawing L2 has no direct access to the buildings and is located at the north end of the site.

- (iii) Modification of the loading bay design to provide a standard loading throat (4.6m in width / 68 degrees).

- (iv) Relocate the parking entry to provide a minimum 15m separation between the parking ramp for 5101 Cambie Street, See related permit (DE418277).

Note to Applicant: The locations of the two parking ramps and the angle of the lane creates poor sightlines and potential conflicts for vehicles using the parking ramps.

- (v) Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8m of vertical clearance is required for Class B loading spaces and maneuvering.

- (vi) Provision of a 9' x9' corner cut at the bottom of the ramp on P2 to improve visibility and maneuvering.

- (vii) Dimension all stall lengths and widths.

- (viii) Show all columns in the parkade, ensuring they comply with the requirements of the Engineering Parking and Loading Design Supplement as none are currently shown.

- (ix) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside. Please indicate a line indicating the route to be used from the bicycle rooms to the exterior.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (x) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

- (xi) Provision of an improved site plan showing any existing poles or guy wires in the lane.

Note to Applicant: This is to confirm that the proposed parking and loading access for the development does not conflict with any existing poles or guy wires in the lane if there are any conflicts please provide written confirmation that all poles can be relocated to the satisfaction General Manager of Engineering Services. Written confirmation from the utility companies will be required.

- (xii) Provision of a draft street lighting improvement plan to be shown on the development application drawings.

27. 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.
28. 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.

29. 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.
30. 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.
31. 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

- a) 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 Amended Lots 15 and 16 (Explanatory Plan 4304), Lots 17, 18, 19 and 20; All of Block 839, District Lot 526, Plan 8513 to create a single parcel.
2. Provision of a 10'-0" (3.05 m) setback and Statutory Right-of-Way (SRW) on the 37th Avenue frontage of the site for future improved walking and cycling facilities including space for a Public Bike Share station.

Note to Applicant: The location of the PBS station along the 37th Avenue SRW may affect the stair access shown for one of the ground floor units along 37th Avenue and may need to be revised.

3. Provision for a Statutory Right-of-Way to accommodate a Public Bike Share (PBS) Station.
 - (i) Size: At a minimum a 16m x 4m sized station must be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m.
 - (ii) Location: 3.0 m of the station must be located on private property and 1.0 m on public property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. Note the result is that no addition SRW widening on 37th Avenue is needed to accommodate the PBS station.
 - (iii) Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - (iv) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - (v) Sun exposure: No vertical obstructions to maximize sun exposure as the station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - (vi) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

4. 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.

Note to Applicant: An interconnected water service is required. There is a 150 mm water main on 37th Avenue and a 300mm water main on Cambie Street available for servicing.

- (ii) Provision of street re-construction adjacent to the site on 37th Avenue for future walking and cycling improvements to generally include the following:
 - a. New curb and gutter, 8’-0”.
 - b. 2.44 m raised protected bike lane.
 - c. 6’-0” (1.83 m) sidewalk with saw cut joints.
 - d. Boulevard and street trees.
 - e. Work is to include all adjustments to utilities and all existing infrastructure impacted by the new street design.
- (iii) Provision of street re-construction adjacent to the site on Cambie Street for future walking and cycling improvements and a right turn lane at 37th Avenue to generally include the following:
 - a. New curb and gutter, 8’-0”.
 - b. 2.44 m raised protected bike lane.
 - c. 7’-0” (2.134 m) sidewalk with saw cut joints, boulevard and street trees.
 - d. Work is to include all adjustments to utilities and existing infrastructure impacted by the new street design.
- (iv) Provision of new and/or improved street and pedestrian LED lighting adjacent the Cambie Street and 37th Avenue frontages of the site.
- (v) Provision of 25% of the cost associated with the full re-construction of the intersection of 37th Avenue and Cambie Street to provide for a protected cycling intersection. Work is to include all adjustments to utilities and existing infrastructure impacted by the new intersection design.

- (vi) Provision of a standard concrete lane crossing, curb ramps and new curb returns at the lane entry on the north side of 37th Avenue at the lane west of Cambie Street.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- 5. Upgrading of the storm and sanitary sewer on Cambie Street to serve the site.

Note to Applicant: The existing 200 mm diameter combined sewer that flows southwards to 37th Avenue does not have the capacity for additional sanitary and storm flows from the proposed development. The existing 200 mm combined sewer, which is approximately 100 m in length, must be upgraded through provision of a new 200 mm sanitary sewer and a new 300 mm storm sewer to connect into the existing 500 mm diameter combined 37th Avenue. The estimated cost of this sewer upgrade is \$250,000 in 2016 dollars.

- 6. 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.
- 7. 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), if and when the opportunity is available and in accordance with the City's *Neighbourhood Energy Strategy* and the Cambie Corridor Plan that may include but are not limited to agreements which:
 - (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
 - (ii) Grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
 - (iii) Grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant:

- a. Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.
- b. The Development will be required to connect to a NES 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 NES is not available at that time, the agreement will provide for future connection.
- c. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Soils

8. 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

9. Secure the purchase and transfer of heritage density with a value of \$516,907 being equivalent to approximately 738 m² (7,952 sq. ft.) of floor area, based on

an estimated purchase price of \$65.00 per sq. ft., which may be varied or negotiated resulting in a higher or lower amount of purchased density from a suitable donor site.

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable heritage density, currently at \$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 the City will only recognize the value of the density above \$65.00 per buildable square foot if the applicant and the owner of the donor site can demonstrate that bona fide market conditions warrant the increased purchase price.

Note to Applicant: "Letter A" and "Letter B" in the City's standard format are 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.

Public Art

10. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Public art application and fulfillment options can be discussed with the Public Art Program Manager.

Community Amenity Contribution (CAC)

11. Pay to the City the cash component (being \$4,652,158) of the total Community Amenity Contribution of \$5,169,065 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 \$4,652,158 is to be allocated as follows:
 - (i) \$2,584,532 (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
 - (i) \$2,067,626 (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 registerable charges pursuant to 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 and at no cost to the City.

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.

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**5189-5289 Cambie
DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208**

A consequential amendment is required to delete Amended Lots 15 and 16 (Explanatory Plan 4304), Lots 17, 18, 19 and 20; All of Block 839, District Lot 526, Plan 8513; PIDS 010-087-125, 010-087-133, 010-086-820, 010-086-846, 010-086-862, and 010-086-871, respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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5189-5289 Cambie
ADDITIONAL INFORMATION

Urban Design Panel (November 4, 2015)

EVALUATION: SUPPORT (8-1)

Introduction: Graham Winterbottom, Rezoning Planner, and Marie Linehan, Development Planner, introduced the project as a residential proposal at the south end of the Queen Elizabeth neighbourhood in the Cambie Corridor. The building contains 134 units with two levels of parking.

Two, six-storey principal buildings are proposed along Cambie Street. The buildings have 8 ft. shoulder setbacks above the fourth story at the front and the rear, and transition down to a row of two story townhouses at the lane in accordance with the expectations of the Cambie Corridor Plan.

The main residential entries face Cambie Street, and the townhouses have entries at the courtyard and facing the lane. The parade is accessed at the north end of the lane. The south building turns the corner to enclose the courtyard and provide a stepped street wall along 37th Avenue which steps from six to four to two storeys.

A 10 ft. setback is provided at the south at 37th Avenue and it is taken from the Statutory right-of-way (SRW) for bike infrastructure. A 12 ft. setback is provided along Cambie Street and at the north side property line, with the curved balcony element projecting 2 ft. into the front setback and 4 ft. into the side setback. A 30 ft. courtyard is provided between the principal buildings and the townhouses, which exceeds the 24 ft. minimum in the design guidelines. A 27 to 31 ft. setback is provided between the two principal buildings with shoulder setbacks of 4 ft. above the fourth story. A 30 ft. setback is provided to the upper levels of the building returning along 37th Avenue.

In general, a building frontage of 150 ft. is recommended by the guidelines. The guidelines note that buildings should be "limited in length, both real and perceived, to allow for sunlight views and a general feeling of openness" along the corridor.

The south building width is 150 ft. and the north building is at 178 ft. To mitigate the apparent length of the north building, a visual break is provided at the entry lobby and above. A shift in the architectural character and balcony design for the portion of the building engages the curve of the street.

Advice from the Panel on this application is sought on the following:

1. Building frontage width for north building

Does the proposed design successfully mitigate the perceived length of the building, or may be this strengthened via further articulation/shaping of the building form?

2. Spacing between the principal buildings, and setback at the north

Is sufficient open space provided, both between the buildings on the site and to the adjacent site?

3. Building return and courtyard enclosure along 37th Avenue

Should the courtyard be enclosed, or left open to 37th Avenue?

Does the stepped return along 37th Avenue provide a suitable scale transition to the single-family/Phase III sites across the lane?

Is the height of the street wall appropriate at 37th Avenue?

Applicant's Introductory Comments: The applicant team noted that there is a unique quality to the site, with a curve which naturally reduces the perceived length. There is an architecturally articulated element which proceeds down Cambie Street. It has a vertical concrete composition with a layering of steel, steel framework which supports glass balconies, and metal and window-wall clad walls. This then turns into a simpler expression which wraps around the curve and pulls the building back visually. It is through the articulation of those elements, and the simplifying of the elements as it curves, that Cambie is addressed.

The gap between the buildings picks up the pattern, and creates a gateway into the courtyard. There is a 30ft courtyard which puts the density in the length of the building. While this density could be moved around, the current configuration works well in response to Cambie Street.

Purely from a physical and contextual perspective the attempt was to try to fill the site and create a narrower building to open up the courtyard. The massing balance is used to create a viable FSR.

The courtyard provides amenity space for families, and will provide a transition from the interior amenity space in the corner of the building. There are very good soil volumes for trees within the area, and an efficient irrigation system will be used. Some activity areas along Cambie Street will activate this edge.

The landscape is made to offer a street-friendly present at the ground plane. Each ground level unit has a semi-private outdoor patio space, with a grade transition to allow some privacy between the public and private realm. Some light foliage canopy trees are proposed for the ground level units to provide some privacy from balconies above.

A continuation of landscaping provides a transition between the site and potential developments to the west. The laneway on the west of the site has a very good light level, so an edible landscape consisting of shrubs and fruit trees will be introduced in this area. The laneway also allows for excellent light into the courtyard.

Panel's Consensus on Key Aspects Needing Improvement:

- The stepping on the lower façade could lead into the curve to better re-enforce the geometry

- Instead of terminating the curve at the north side, the curve could be extended committing to a stronger curved form.
- There is a lot of concrete and the thermal bridging needs to be mitigated
- More stepping would help break down the mass of the building
- The amenity should be relocated and made larger
- The central stairwell between the buildings should be relocated

Related Commentary: The Panel generally supported the longer length of the building, and showed strong support for the curved geometry of the building. It was suggested that instead of terminating the curve at the north side, that this could be extended.

The Panel supported the 30 ft. spacing between buildings, however the stairwell between the buildings is in the way, which interrupts this space. The location of these stairs should be reconsidered.

It was suggested that more attention be given to the thermal bridging of the slab extensions.

The single indoor amenity space will be difficult for one building to get to, and may create privacy concerns for adjacent units. Consider providing more walkways or an additional space in the northern building. Not a lot of social space or children's' play areas are available.

A pedestrian connection between Cambie and the lane should be considered.

The panel supported the current northern setback

Opinion regarding the stepping on the end was split; the return on the building could be addressed by a 2/4/6 stepping or a different handling of the elevation. A slight lowering of the density would allow for more flexibility in addressing these concerns and suggestions.

Applicant's Response: The applicant team thanked the panel for their feedback and noted that the exit stair will be removed. An additional amenity in the north building, or better bridging, will be looked at. Committing to the curve and reinforcing it is a good point. The balconies were made to visually extend the eye down Cambie currently; although the sharpness could be re-visited. The current density shown should not affect the ability to make the changes requested. The panel's suggestion of lowering the 4 ft. step at the two-storey massing at laneway is something that could also be considered.

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Elevations

South (37th Avenue) Elevation



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5189-5289 Cambie
PUBLIC BENEFITS SUMMARY

Project Summary:

Two six-storey apartment buildings and five two-storey townhouses containing a total of 134 dwelling units

Public Benefit Summary:

The project would generate a DCL payment, a public art contribution and a CAC offering to be allocated toward the affordable housing fund, childcare and community facilities and heritage amenity in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 4,719 m ² / 50,801 sq. ft.)	0.70	2.55
Floor Area (sq. ft.)	35,560	129,543
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	109,880	1,724,217
	Public Art		234,473
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		516,907
	Affordable Housing		2,584,532
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		2,067,626
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		109,880	7,127,755

* 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%).

5189-5289 Cambie
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5189-5289 Cambie Street
Legal Descriptions	Amended Lots 15 and 16 (Explanatory Plan 4304), Lots 17, 18, 19 and 20; All of Block 839, District Lot 526, Plan 8513; PIDS 010-087-125, 010-087-133, 010-086-820, 010-086-846, 010-086-862, and 010-086-871, respectively
Developer	Pure West Financial Holdings Group Inc.
Architect	Ciccozzi Architecture
Property Owners	Pure West Financial Holdings Group Inc.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	4,719 m ² (50,801 sq. ft.)	4,719 m ² (50,801 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	3,306 m ² (35,560 sq. ft.)	12,035 m ² (129,543 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.55 FSR
HEIGHT	10.7 m (35 ft.)	19.3 m (64 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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