



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 31, 2016
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 11487
VanRIMS No.: 08-2000-20
Meeting Date: June 14, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 505 West 62nd Avenue

RECOMMENDATION

- A. THAT the application by GBL Architecture Inc. on behalf of SDAE Development (Canada) Co. Ltd., the registered owners, to rezone 505 West 62nd Avenue [*PID 009-688-579; Lot 14, Block M, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 2.72 FSR and the height from 6.1 m (20 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey residential building containing a total of 32 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by GBL Architecture Inc., received September 14, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B;

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

- B. THAT Recommendation A 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 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 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 a single duplex lot at 505 West 62nd Avenue from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 32 dwelling units all over two levels of underground parking. The site is located within the Langara neighbourhood of the Cambie Corridor Plan and within the Marpole Community Plan area.

The application has been assessed and meets the intent of the Cambie Corridor Plan and Marpole Community Plan. The application is supported, 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 Acting General Manager of Planning and Development Services to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan Phase 2 (2011)
- Marpole Community Plan (2014)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Amenity Bank and Transfer of Density (2013)

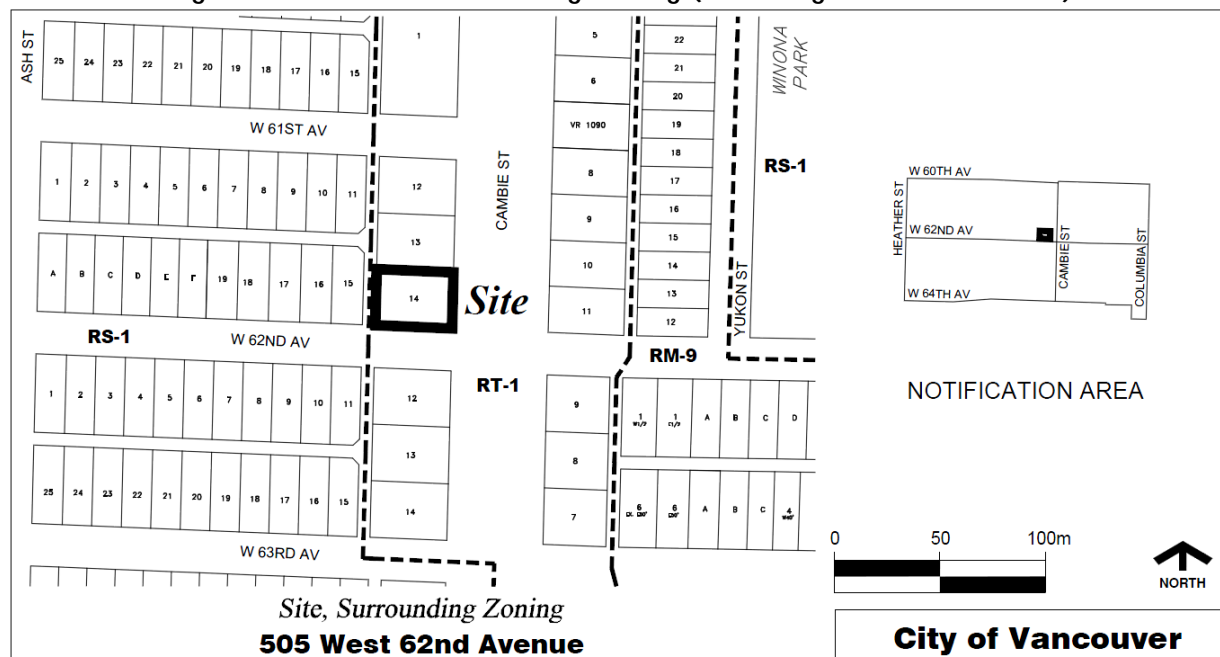
REPORT

Background/Context

1. Site and Context

This 976.9 m² (10,515 sq. ft.) site is located on the northwest corner of Cambie Street and 62nd Avenue (see Figure 1). The site is a single lot and has 26.7 m (88 ft.) of frontage along Cambie Street and 36.7 m (120 ft.) along 62nd Avenue. Across Cambie Street to the east is an approved rezoning for a six-storey residential building. To the south across 62nd Avenue is a rezoning proposal for a six-storey residential building. To the west of the site across the lane are detached single-family houses. The first three lots immediately west of the lane in this area are subject to Phase 3 Cambie Corridor planning, 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 (the “Plan”). The subject site is located within the “Langara” neighbourhood. Section 4 of the Plan (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. In this neighbourhood, the Plan strives to strengthen and enhance the area’s existing residential character with its green park-like setting.

Subsection 4.5.4 of the Plan specifically supports residential buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 19 of the 32 units be two- or three-bedroom units, achieving 59% of the total units as suitable for families. A condition of approval has been added in Appendix B to ensure this unit mix is maintained.

In April 2014, Council approved the Marpole Community Plan. The subject site falls within the Marpole Community Plan area. While the Marpole Community Plan does not provide land use and urban design direction for properties previously approved as part of Cambie Corridor Phase 2, it does establish strategic direction for the provision of public benefits within the area.

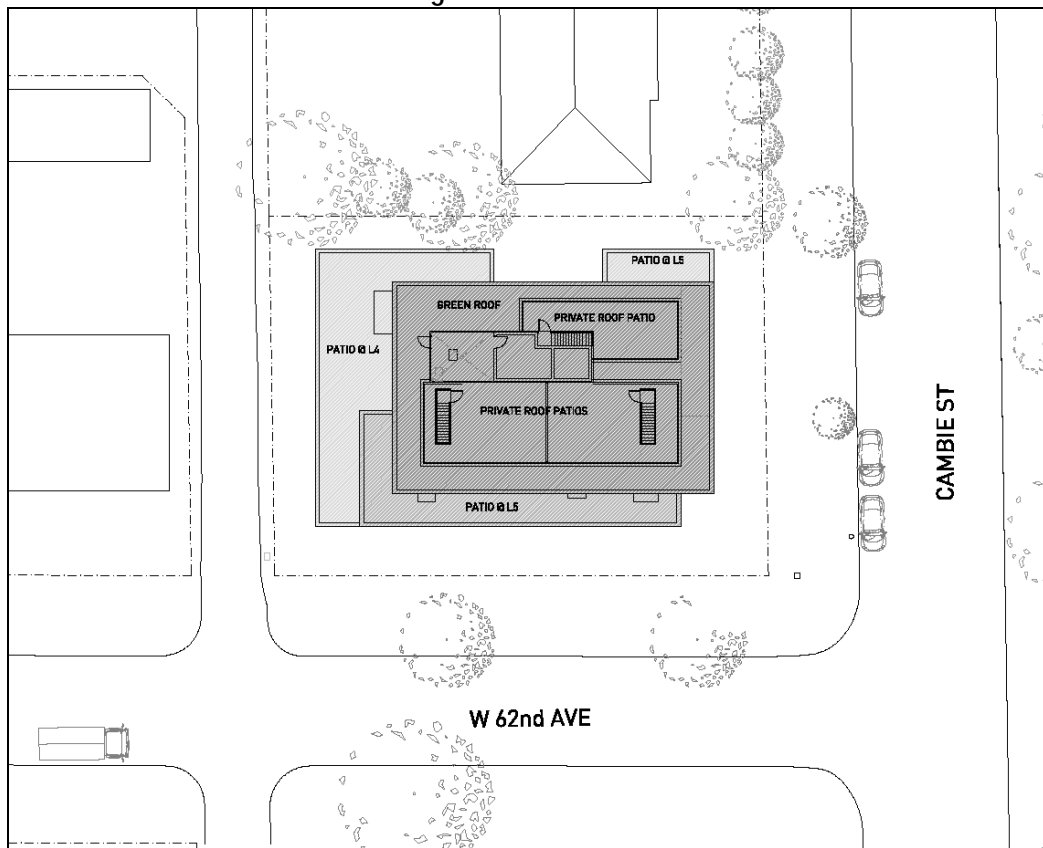
Planning work for Phase 3 of the Cambie Corridor Plan, currently underway, will explore an appropriate land use transition between the higher density forms permitted along Cambie and the surrounding single-family houses.

Strategic Analysis

1. Proposal

The application proposes to rezone a single duplex lot addressed at 505 West 62nd Avenue from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a six-storey residential building (see Figure 2). In total, the application proposes 32 dwelling units (13 one-bedroom units [41%], 18 two-bedroom units [56%], and 1 three-bedroom unit [3%]). A density of 2.72 FSR is proposed with a building height of 21.3 m (70 ft.). Two levels of underground parking will be accessed from the lane with a total of 31 vehicle parking spaces and 40 bicycle storage spaces.

Figure 2: Site Plan



2. Land Use and Density

The proposed residential land use and density are consistent with the six-storey residential buildings called for in 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, which have been informed by the guidelines in the Plan, the proposed density of 2.72 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

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

The proposed form of development is for a six-storey residential building located on the northwest corner of Cambie Street at 62nd Avenue. The primary residential entry is off Cambie Street and access to three ground-level units is proposed from 62nd Avenue. Planting and raised terraces separate these entries from the public realm with a semi-private landscape buffer. Complementing the ground level treatment and framing the primary building entry is a landscaped public outdoor amenity space. Composed of feature trees and planting with bench seating, this 'parkette' is situated in the southeast corner of the site at Cambie Street and 62nd Avenue. An enhanced rear setback of 3.6 m (12 ft.) is provided in the southwest corner of the site to accommodate substantial feature planting at the entry to the lane. The remaining front and side yard setbacks are consistent with those recommended in the built form guidelines in the Cambie Corridor Plan.

The building is generally consistent with the height, form of development guidelines, and required setbacks outlined in the Cambie Corridor Plan. A minor relaxation from the recommended continuous three-storey shoulder setback is supported along the lane. An enhanced 9.0 m (30 ft.) setback is provided between the west property line and the building face at the fourth storey to reinforce the transition of scale along the lane. The recommended four-storey shoulder is provided on three sides of the building with a five-storey shoulder at the southwest corner of the building at the intersection of Cambie Street and 62nd Avenue. This approach is intended to be followed for all four corner sites.

The Urban Design Panel reviewed and supported this application on January 27, 2016 (see Appendix C). Staff conclude that the design responds well to the expected character of the area as set forth in the Cambie Corridor Plan. The application is supported, subject to the design development conditions noted in Appendix B, which will improve the building design through the development permit process.

4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The applicant proposes 31 vehicle parking spaces and 40 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 Buildings 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® scorecard, which generally conforms to the Green Buildings Policy for Rezoning, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold Rating.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve

a 120,000 tonne/year CO₂ reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the Vancouver Neighbourhood Energy Strategy, conditions of rezoning have been incorporated herein that provide for NES compatibility, immediate connection to the City-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 demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

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 for this application and the adjacent rezoning application at 7807 Cambie Street from 5-8 pm on November 23, 2015, at the Marpole-Oakridge Community Centre at 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 13 people attended the open house.

Public Response and Comments - The City received no responses to the application by email or comment form.

PUBLIC BENEFITS

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

Required Public Benefits:

Development Cost Levies (DCLs) - Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$143.27/m² (\$13.31/sq. ft.). On this basis, a DCL of approximately \$380,677 is anticipated. Examples of projects referenced in the Marpole Public Benefit Strategy that are eligible for DCL funding include the acquisition and development of a new waterfront park and/or trail near the Fraser River, Winona Park improvements and the Hudson Bikeway.

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 the DCL By-law rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building

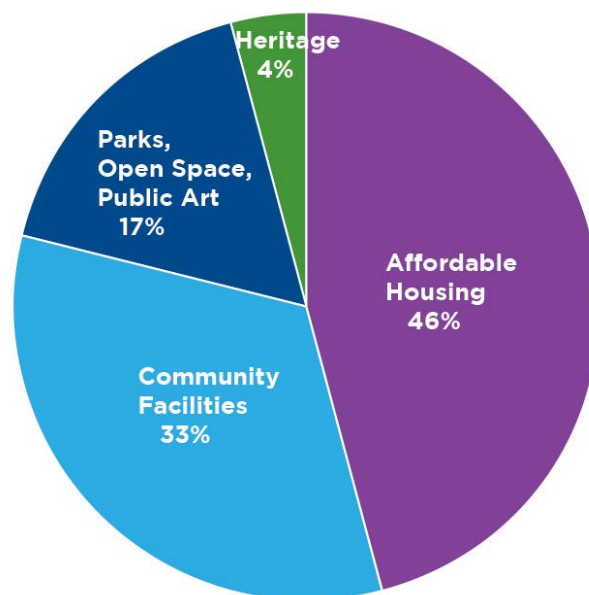
permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The Public Art Policy for Rezoned Development requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

Offered Public Benefits:

Community Amenity Contribution (CAC) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits. Through May 2016, approximately \$274 million has been secured through approved rezonings under the Cambie Corridor Plan. These CACs have been allocated as per Figure 3.

Figure 3: Cambie Corridor CAC Allocations by Percentage



CACs secured since Cambie Corridor Plan Approval (updated to May 2016)*

- \$274 million (excludes unallocated CACs)
 - 46% Affordable Housing (\$126.4M)
 - 33% Community Facilities (civic facilities, childcare) (\$90.6M)
 - 17% parks, open space and public art (\$46.8M)
 - 4% heritage (\$10.6M)

*Includes Oakridge Centre rezoning. Includes Cambie Corridor CACs collected within Marpole Plan boundary.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the Marpole Community Plan. This rate is the basis

for all six-storey residential rezoning proposals within the Marpole Community Plan. The applicant has offered a total CAC package of \$1,226,060 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (22,292 sq. ft.). The application was received on September 14, 2015 and upcoming potential changes to the target CAC rate for this site are not applicable to this application.

Heritage Density - On September 25, 2013, Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a City-wide basis. The applicant has offered to purchase heritage density with a value of \$61,303 being equivalent to approximately 76 m² (817 sq. ft.) of floor area based on an estimated purchase price of \$75.00 per sq. ft., which may be varied or negotiated resulting in a higher or lower amount of purchased density. The purchase would support city-wide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff support a heritage density transfer being part of the public benefits delivered by this application.

In addition to the purchase of heritage density with a value of \$61,303, which represents 5% of the proposed CAC, the applicant has offered a cash CAC of \$1,164,757. Staff recommend that the cash CAC be allocated to the following identified community needs based on the Marpole Community Plan public benefits strategy:

- \$613,030 (50% of total CAC package) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$551,727 (45% of total CAC package) toward community facilities and/or childcare serving residents and/or workers in or near the Marpole area.

The allocations recommended by staff are consistent with the Public Benefits Strategy included in the Marpole Community Plan. See Appendix E for a summary of the public benefits that would be achieved should this application be approved.

Implications/Related Issues/Risk

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$1,226,060 comprised of:

In-kind CAC:

- Purchase and transfer of heritage density with a value of \$61,303, being equivalent to approximately 76 m² (817 sq. ft.) of floor area (5% of total CAC package).

Cash CAC to be allocated as follows:

- \$613,030 (50% of total CAC package) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$551,727 (45% of total CAC package) toward community facilities and/or childcare serving residents and/or workers in or near the Marpole 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 \$380,677 in DCLs.

CONCLUSION

The 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 application also provides public benefit contributions supporting the Marpole Community Plan Public Benefits Strategy.

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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

505 West 62nd Avenue
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 Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) 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 area must assume that the site area is 976.9 m², being the site area 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 2.72.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances 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, provided that 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; and
 - (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 21.3 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 of 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

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505 West 62nd Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended 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 the 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 GBL Architecture Inc., on behalf of SDAE Development (Canada) Co. Ltd. and stamped "Received Planning Department, September 14, 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 reduce building density and height

Note to Applicant: Relocate rooftop mechanical room to parking level and reconfigure elevator penthouse/roof access to comply with Section 10.11.1 of the Zoning and Development By-law to ensure that rooftop mechanical space does not increase the density or height of the proposal.

- 2. Design development to enhance the interface with the public realm:
 - (i) Expand upon public realm amenity in southeast corner of the site to include bench seating and feature planting similar to the scale of adjacent corner sites;
 - (ii) Ensure stepped planters are configured to preclude the need for guards at patios; and
 - (iii) Consider possible locations for parking exhaust/gas meter.
- 3. Design development to enhance livability and security:
 - (i) Internalize parking exit stair; and
 - (ii) Architectural security fencing along planter at parking entry.
- 4. Increase the area of common access roof deck on level four.
- 5. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.

6. The proposed unit mix including 18 two-bedroom and one three-bedroom unit 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)

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

Landscape

8. A full Landscape Plan for proposed landscape is 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.
9. Section details at a minimum scale of 1/4"=1' 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.
10. 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 sections 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 sections.
11. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
12. New proposed street trees should be noted "Final species, quantity and spacing 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 Cabot Lyford (604-257-8587) of Park Board regarding tree species.
13. 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 at grade.

14. 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.

15. At the time of development permit application, provision of:

- (i) Design development to enable the safe retention and protection of adjacent trees along the north property line (Trees # O-1 to O-9) by providing an alternate design solution for a tree protection setback, if required, for tree(s) #O-4 to O-9.

Note to Applicant: The consent of the adjacent neighbour is required for all decisions affecting the status of these trees. The current arborist report calls for tree protection and retention of the existing wall at the actual property line, except for the trees identified above. Further digging is required during excavation to identify possible critical roots that may be impacted. Manual excavation will be required in the proximity of the trees, under arborist supervision. If significant roots are found, then the alternate design solution, providing the required setback, will be used. This is a significant condition that may require that the building be setback above and below grade.

To inform design, the estimated setback is approximately 2.4 m or the outside wall of the proposed parking ramp, whichever is greater. Anticipate that special construction methods, such as vertical shoring, may be necessary. The limit of excavation should be located outside the critical root zone. The scheme should not rely on excessive canopy encroachment pruning or root zone disturbances. Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions.

- (ii) Design development at Cambie Street frontage to simplify front entry stairs/ramp for improved safety and minimizing the amount of “fading” risers.
- (iii) Design development to expand programming to include urban agriculture plots in common spaces for resident use.

Note to Applicant: This 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 benches, tool storage and composting.

- (iv) Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1.0 m x 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

- (v) Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

- (vi) Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters are to be located, integrated, and fully screened in a manner which minimizes their impact on the building's architectural expression, open space and public realm.

- (vii) Provision of further arboricultural information, as follows:

- a. A Letter of Assurance for arborist supervision during any excavation into the critical root zones of retained trees, or any work in proximity to retained trees which may cause root damage to retained trees. The letter should be signed and dated by the arborist, owner and contractor.
- b. An updated arborist report, to discuss in details methods of safe protection, when known, for trees #O-4 to O-9, in context of the proposed building footprint, grades and other site constraints. The arborist report is to include a scaled and dimensioned tree protection plan and critical root zones. Confirmation of safe tree protection is required.

- (viii) Provision of a pedestrian-friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8 in. high curb.

- (ix) Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long-term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

- (x) Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant; Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and 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 benches, tool storage and composting.

Sustainability

- 16. 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/Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 17. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water 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 the 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.

Engineering

- 18. Confirmation that a waste hauler can access and pick up from the location shown. The current location of the compactor appears to require maneuvering up and down the adjacent parking ramp. Please indicate with a turning swath and written confirmation that the location is accessible.
- 19. 1st risers for all entries are to be a minimum of 30 cm (1 ft.) behind property lines.
- 20. Delete paver connector walks and show standard concrete sidewalks.
- 21. Back boulevard plantings are to meet the Boulevard Gardening Guidelines.
- 22. Provision of an updated landscape and site plan that reflects the off-site improvements sought by this rezoning.

23. 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) Number, label and dimension all parking stalls, maneuvering aisles and columns in the parkade.
- (ii) Provision of additional design elevations on both sides of all breakpoints on the parking ramps within the parking levels.

Note to Applicant: This is required to calculate the slope and crossfall and ensure entries meet City building grades.

- (iii) Provision of the minimum vertical clearance for the main ramp, security gates and parking layouts.

Note to Applicant: Section drawings are required showing overhead clearances at all overhead security gates and vertical clearances throughout the parkade. The minimum vertical clearances and dimensions should be clearly noted on plans.

- (iv) 2.3 m (7.5 ft.) of vertical clearance is required for access and maneuvering to all disability spaces.
- (v) 1.9 m (6.2 ft.) of vertical clearance is required for all required Class A bicycle spaces.
- (vi) For projections into a stall, vertical clearance must not be less than 1.2 m (4 ft.) and projection into the stall from the wall must not be more than 1.2 m (4 ft.)
- (vii) Provision of a view slot for the parking space north of the ramp at elevation 85.8' on drawing A-2.01 and a view slot for the parking space north of the ramp at elevation 90.5' on drawing A-2.02.

Note to Applicant: This is to improve visibility between the vehicles on the ramp and vehicles maneuvering from these parking stalls.

- (viii) Provision of a minimum 0.3 m (1 ft.) setback from drive aisle for all columns in the parking layouts.

Note to Applicant: If columns are setback more than 1.2 m (4 ft.) from end of stall, additional stall width is required.

- (ix) Modify the disability parking spaces to provide for two disability spaces with a shared 1.5 m (5 ft.) aisle measuring 13' 1½" in width and having 7' 6½" of vertical clearance.

Note to Applicant: The disability spaces access aisle is large enough to accommodate a vehicle. If a vehicle parks on the aisle, the disability spaces become inaccessible.

- (x) 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.

- (xi) Relocate the Class B bicycle spaces to private property.

Note to Applicant: Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access to the street. Ensure that bicycles locked to the rack do not encroach over the property line.

Neighbourhood Energy Utility

- 24. 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.

- 25. 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.

- 26. 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.
- 27. 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.

28. 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. 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 designated, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of \$100,000 for funding towards installation of a traffic signal at Cambie Street and West 62nd Avenue.
 - (iii) Provision of a 1.83 m (6 ft.) CIP concrete sidewalk with saw cut joints, adjacent to the site on West 62nd Avenue.

Note to Applicant: The width of the front boulevard is to be maintained.
 - (iv) Provision of a standard concrete lane crossing at the lane west of Cambie on the north side of 62nd Avenue. Work to include new curb returns and curb ramps on both sides of the lane entry.
 - (v) Provision for street re-construction on Cambie Street adjacent to the site for walking and cycling improvements to generally include the following:
 - a. New curb and gutter, curb ramps and curb return;

- b. A 2.5 m (8.2 ft.) raised protected bike lane;
- c. A 2.134 m (7 ft.) concrete sidewalk with saw cut joints;
- (vi) Boulevard and street trees, including adjustment to all existing infrastructure to accommodate the proposed Cambie Street improvements.

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

- (vii) Provision of a 1.83 m (6 ft.) CIP concrete sidewalk with saw cut joints across the north side of the Cambie Street median to improve the pedestrian crossing at Cambie and 62nd Avenue.
 - (viii) Provision of street trees adjacent the site where space permits.
2. 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.
3. 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;
 - (iii) Grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any 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.

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.

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

4. 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

5. Secure the purchase and transfer of heritage density with a value of \$61,303 being the equivalent to approximately 76 m² (817 sq. ft.) of floor area, based on an estimated purchase price of \$75.00 per sq. ft., which price may be varied or negotiated resulting in a higher or lower amount of purchase 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 \$75.00 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 \$75.00 per buildable square foot if the applicant and owner of the donor site can demonstrate 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.

Community Amenity Contribution

6. In addition to the transfer of heritage density (\$61,303), that represents 5% of the overall CAC package, pay to the City a Community Amenity Contribution of \$1,164,757 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 \$1,164,757 is to be allocated as follows:
 - (i) \$613,030 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area; and
 - (ii) \$551,727 towards community facilities and/or childcare serving the community in and around the Marpole area.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law 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.

* * * * *

505 West 62nd Avenue
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 27, 2016. The application was supported 6-1.

EVALUATION: SUPPORT (6-1)

Introduction: Zak Bennett, Rezoning Planner, started by noting that 505 West 62nd Avenue and 7807 Cambie Street are both single parcel sites at the western side of Cambie Street and 62nd Avenue. The proposal is being considered under the Cambie Corridor Plan that contemplates six-storey residential buildings in this area.

To the west of Cambie Street are sites zoned RS-1 that are included in the recently approved Marpole Community Plan. The first three lots to the west are included in Cambie Corridor Phase 3 (CC3) planning. While ground-oriented housing is being considered, the CC3 policy planning is underway and final direction for these sites has not been determined. Sites on Cambie in the north and south are zoned RT-1, and can be considered for up to six-storeys. An approved rezoning is at the northeast corner for a six-storey residential project. The Cambie Corridor Plan anticipates residential six-storey buildings in this area with a suggested floor space ratio (FSR) range of 2-2.5.

The site at 505 West 62nd Avenue is approximately 10,515 sq. ft. This rezoning application proposes to rezone the site from RT-1 to CD-1 to allow development of a six-storey building over two levels of underground parking with an FSR of 2.72. The proposal includes 32 market residential units and 31 residential parking stalls.

Allan Moorey, Development Planner, explained that the building presents as being six storeys with a height of 70 ft. in most places. At the lane it is three storeys to match the 2½ storey forms anticipated in Phase 3. The primary building entry is off Cambie Street, with a ramp access that has been mitigated by buffer planting. Parking extends two levels below grade, with an entry in the north-west and an enhanced planter adjacent. Single-storey units are oriented to 62nd Avenue, with semi-private outdoor space and some planting. Public seating exists around the site. There is also a private roof-deck amenity.

Materiality is characterized by the use of brick, a glass window wall, shadow boxes and metal panels.

Applicant's Introductory Comments: The applicant started by noting that there are very few single corner lots being developed in the Cambie corridor. So it is surprising that three of them are being developed with GBL.

There has been a lot of testing to determine which design elements are successful. Both this site and 7807 Cambie Street function as bookends on Cambie Street. Each building is unique in their architectural expression in response to the requirements for the sites. A 12 ft. setback exists along Cambie and 62nd Avenue, but the building seems to fit quite well on the site. A

four-storey shoulder goes around the building and transitions down to three storeys at the lane. The proposal is for 32 units, with more than 50% of them being two or three-bedroom.

Masonry has been used extensively to emphasize the monolithic expression, and is characterized by the use of glass. A punched window configuration increases the wall to window ratio and ensures good energy performance without the use of extensive mechanical equipment. Frames will protrude off of the façade to provide shade and prevent overheating in the units.

There is 30 ft. from the property line to the main buildings with a gradual transition. Directed access is used in a sculpted way, with a 5% ramp and seating along West 62nd Avenue. The stairs are used to create a nice sitting space.

There is loose knit planting along the sidewalk to create screening with terraces, and trees along the laneway. There is also an accessible garden off the fourth floor with the possibility for vegetable planting, and a rooftop patio. Permeable pavers are being used to promote drought tolerance.

The applicant team took questions from the panel members.

Panel's Consensus on Key Aspects Needing Improvement:

- The rear amenity at the upper level and the ground-floor patios are too small
- The benches could be moved to the corner to create more of a community space
- This is a bigger, wider building and not as elegant as the neighbouring building; attention should be paid to detailing because of this
- The area on 62nd could be handled differently to create more of a sense of public realm

Related Commentary: The design is successful at complying with the Cambie Corridor requirements and in unifying the form. The proposed height, massing and form of development all seem supportable.

The building does not feel very sculptural, and careful attention is needed to carry out the simple and monolithic form without it feeling like it has too much weight. In addition, attention should be paid in the future to having the detailing live up to the crispness of the architecture shown in the presentation materials.

While the side-yard seems to be well-handled, the units on the main floor on the south-side have a lot of public exposure with the terraces. More privacy should be granted to these units to limit exposure to the sidewalk and cars. The ground-level patios also seem very narrow, and more space could be carved out of the setback to enlarge them to 8 ft.

A lot of thought needs to be given to the current amenity as is too small for use by families. There needs to be an indoor amenity and a larger rooftop area.

Attempts to activate the laneway seem successful, and the tree retention on this project is great.

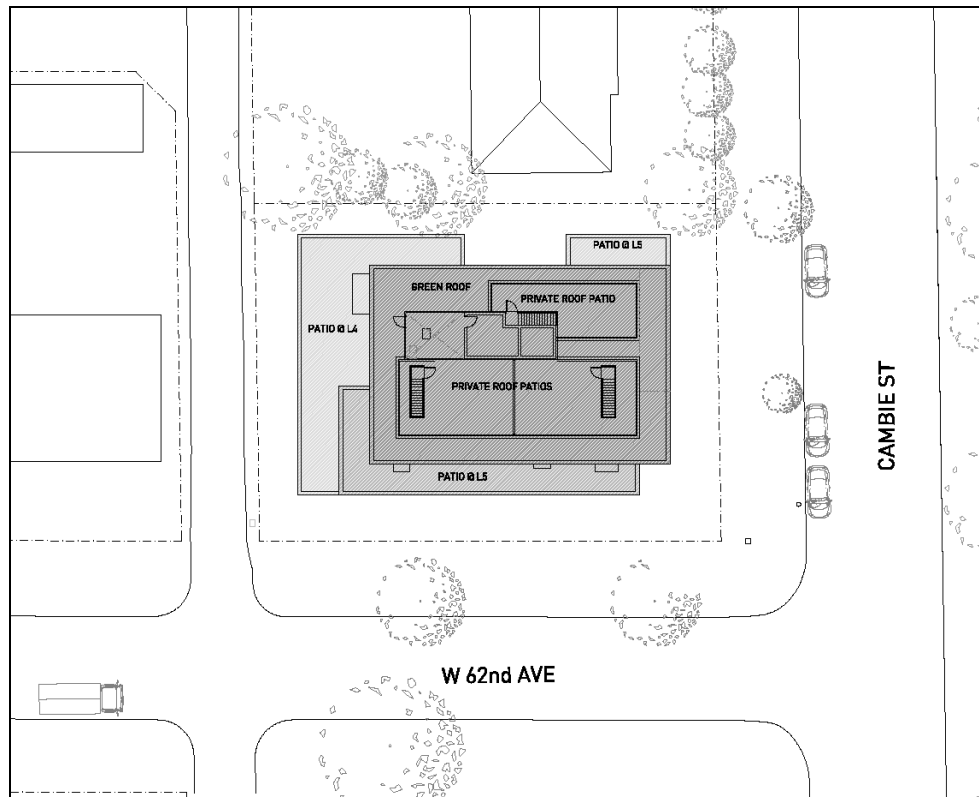
The outdoor bench area could move more towards the corner and mesh better with the other buildings to create a single community space. More space outside could also be given over to the public area; density may need to be reduced to do this.

Applicant's Response: The applicant thanked the panel and noted that there is very clear direction on what needs to be done. They are confident that all the comments can be achieved.

* * * * *

505 West 62nd Avenue
FORM OF DEVELOPMENT

Site Plan



South Elevation



East Elevation



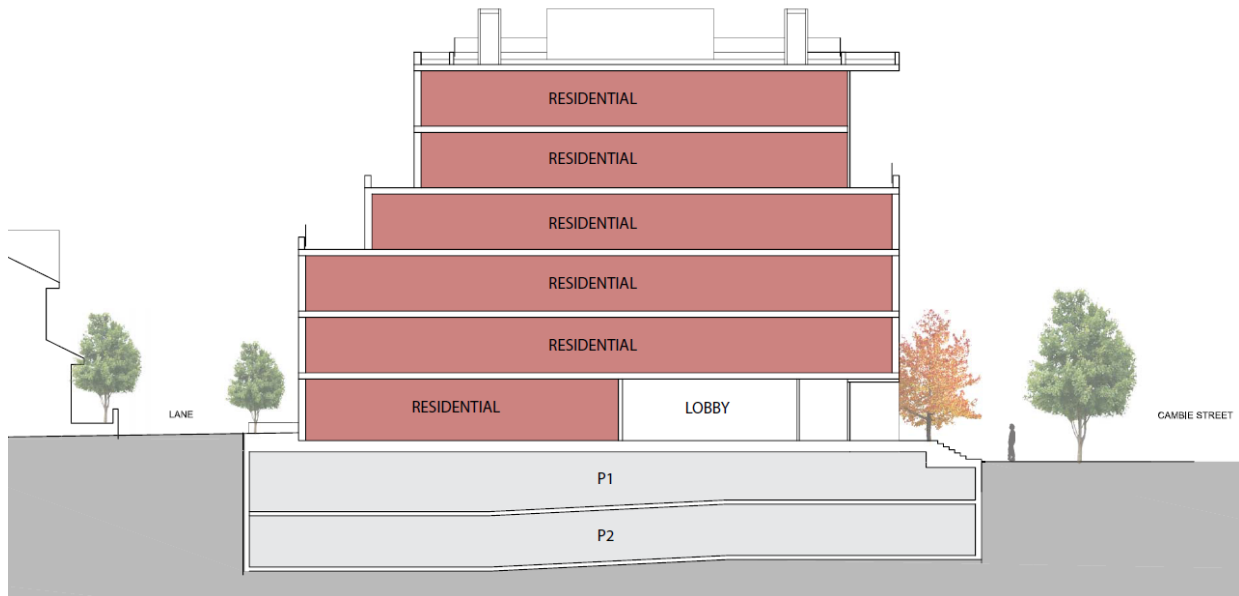
North Elevation



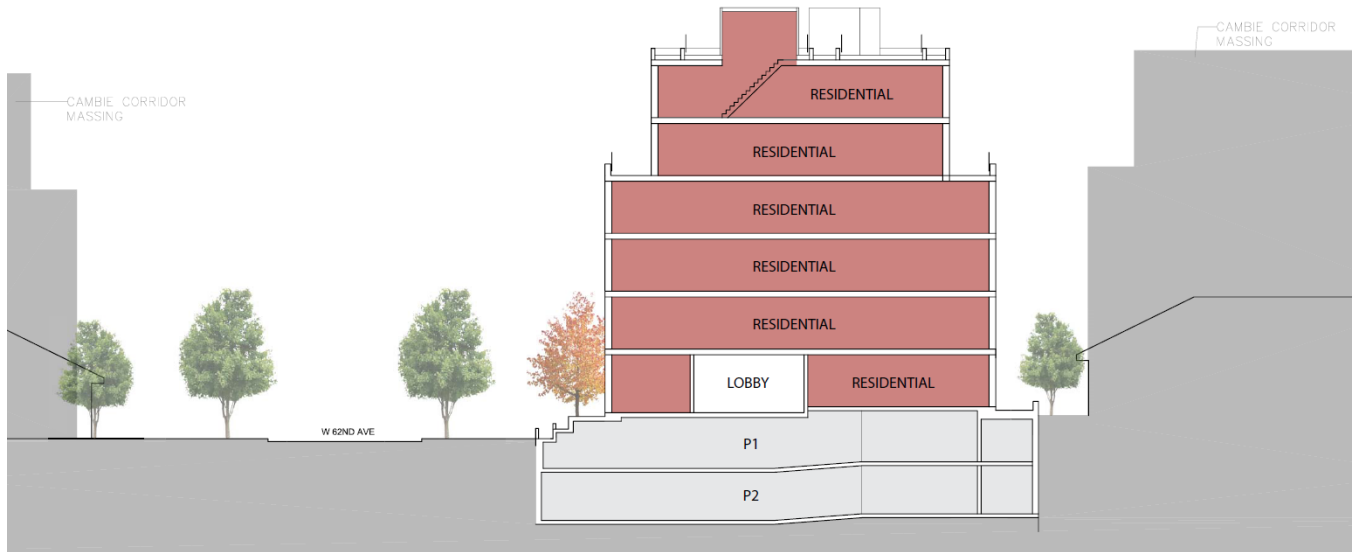
West Elevation



Section (East-West)



Section (North-South)



Perspectives



* * * * *

505 West 62nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey apartment building containing a total of 32 dwelling units

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the affordable housing fund, heritage amenity, childcare, and community and cultural facilities in and around the Marpole area.

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 976.9 sq. m / 10,515 sq. ft.)	0.60	2.72
Floor Area (sq. ft.)	6,309	28,601
Land Use	Two-family dwelling	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	19,495	380,677
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		61,303
	Affordable Housing		613,030
	Parks and Public Spaces		
	Social/Community Facilities		551,727
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		19,495	1,606,737

* 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%).

505 West 62nd Avenue APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL
INFORMATION

Applicant and Property Information

Address	505 West 62nd Avenue
Legal Descriptions	PID 009-688-579; Lot 14, Block M, District Lot 323, Plan 9322
Developer	SDAE Development (Canada) Co. Ltd.
Architect	GBL Architecture Inc.
Property Owners	SDAE Development (Canada) Co. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-1	CD-1
SITE AREA	976.9 m ² (10,515 sq. ft.)	976.9 m ² (10,515 sq. ft.)
USES	Two-Family Dwelling	Multiple Dwelling
FLOOR AREA	586 m ² (6,309 sq. ft.)	2,657 m ² (28,601 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.60 FSR	2.72 FSR
HEIGHT	6.1 m (20 ft.)	21.3 m (70 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law