



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 31, 2016
Contact: Susan Haid
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RTS No.: 11486
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: 7807 Cambie Street

RECOMMENDATION

- A. THAT the application by GBL Architecture Inc. on behalf of Kun Tat Lee and Ching Yip, the registered owners, to rezone 7807 Cambie Street [*PID: 009-689-028; Lot 12, Block N, 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 2.70 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 27 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by GBL Architecture Inc., received September 21, 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 addressed 7807 Cambie Street 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 27 dwelling units all over two levels of underground parking. The site is located within the Langara neighbourhood of the Cambie Corridor Plan.

The application has been assessed and meets the intent of the Cambie Corridor 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

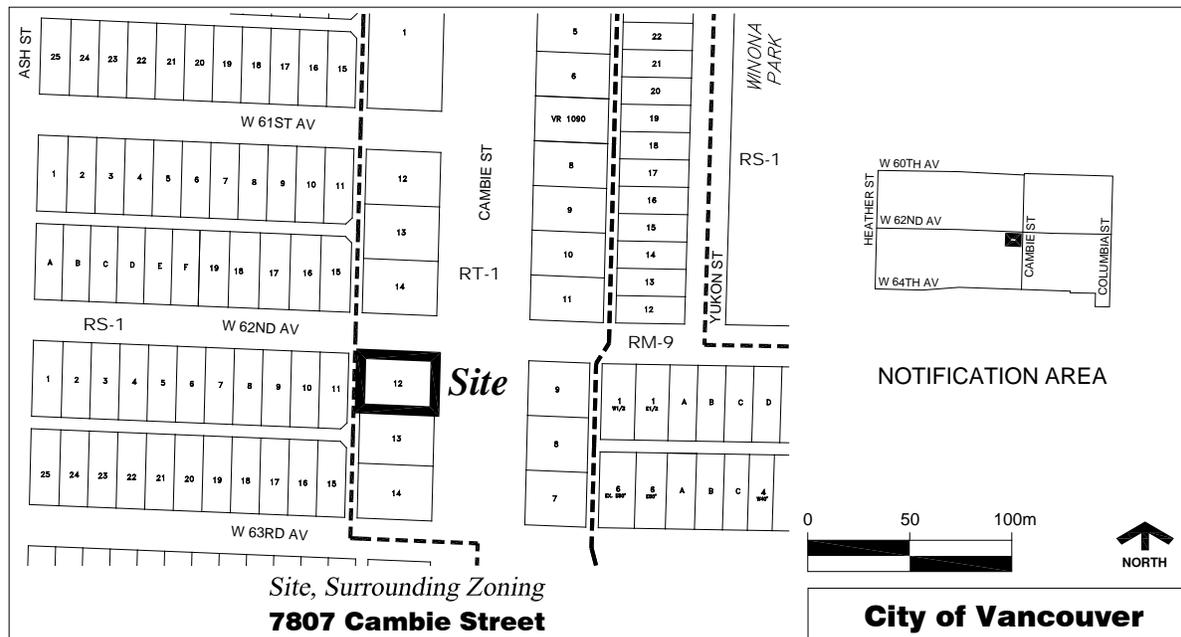
Background/Context

1. Site and Context

This 979.6 m² (10,544 sq. ft.) site is located on the southwest 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 north 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. To the south of the site is an RT-1 site developed with a

duplex. 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 16 of 27 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.

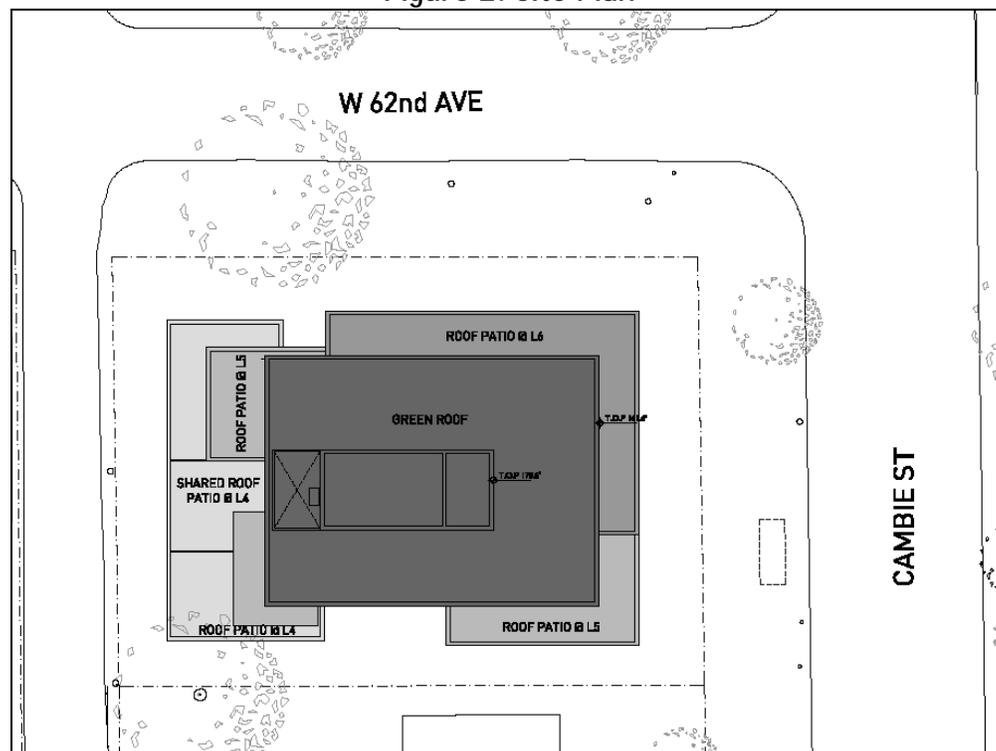
Planning work for Phase 3 of the Cambie Corridor Plan, currently underway, will explore an appropriate land use transition between the mid-rise forms permitted along Cambie and the surrounding single-family houses.

Strategic Analysis

1. Proposal

The application proposes to rezone a single duplex lot addressed at 7807 Cambie Street 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 27 dwelling units (11 one-bedroom units [41%], 12 two-bedroom units [44%], and 4 three-bedroom units [15%]). A density of 2.70 FSR is proposed with a building height of 21.3 m (70 ft.). Two levels of underground parking are proposed to be accessed from the lane with a total of 36 vehicle parking spaces and 35 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 2.70 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 southwest corner of Cambie Street at 62nd Avenue. The primary residential entry is off Cambie Street and access to four ground-level townhouse 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 northeast corner of the site at Cambie Street and 62nd Avenue. An enhanced rear setback of 3.6 m (12 ft.) is provided in the northwest 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 northeast corner at the intersection of Cambie Street and 62nd Avenue. This approach is intended to be followed for all four corner sites at the intersection of Cambie Street and West 62nd Avenue.

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 36 vehicle parking spaces and 35 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. Existing Rental Accommodation and Tenant Relocation

There are currently three rental units on the site located within a duplex constructed in 1959. All units are currently tenanted. A summary of average rents per unit type is noted in Figure 3.

Figure 3: Summary of Existing Tenant Rents

| Unit Type | Number of Units | Current Rent |
|-----------|-----------------|--------------|
| 2 Bed | 1 | \$1,200 |
| 3 Bed | 1 | \$1,393 |
| 5 Bed | 1 | \$1,998 |

As this rezoning application was submitted prior to February 15, 2016, the new *Tenant Relocation and Protection Policy* and associated *Guidelines* do not apply. Furthermore, as the site currently zoned RT-1, the *Rate of Change Guidelines* do not apply to this application. Notwithstanding the foregoing, the applicant has provided a draft Tenant Relocation Plan which meets the requirements of the *Rate of Change Guidelines*. A copy of the Tenant Relocation Plan is included in Appendix E, and summarized in the table below. If the rezoning is approved, the applicant would work with each tenant who wants assistance to develop a relocation plan specific to the needs and preferences of their household. It is anticipated that additional relocation assistance may be necessary for the household that currently runs a small family childcare in their home.

Figure 4: Summary of Tenant Relocation Plan Terms

| Rate of Change Guideline Requirements | Tenant Relocation Plan Offer |
|---|---|
| Rent Compensation | 2 months free rent or equivalent |
| Moving Expenses | \$750 per household |
| Notification | 2 months termination notice (tenants may move out at any time within the two months and still benefit from the financial compensation and support noted in the relocation plan) |
| Assistance in Finding Alternate Accommodation | Assistance in finding three comparable units in Vancouver that fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood as the subject site. All options provided must rent for no more than 10% above their current rental rate, unless otherwise agree to with the tenant. |

A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to occupancy.

6. 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 the 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 505 West 62nd Avenue 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 - One comment form was submitted by an individual to the City in response to the November 23, 2015 open house. Comments emphasised the importance of providing sufficient parking and the appropriateness of the location for higher-density development. The comment form also expressed concern relating to relocation of current tenants on site and suggestions for improving unit layouts, to have fewer bathrooms and larger bedrooms. In response to concerns raised, staff note that the proposal meets the Parking By-law and a Tenant Relocation Plan is provided to assist existing tenants.

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 \$378,922 is anticipated. Examples of projects reference 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

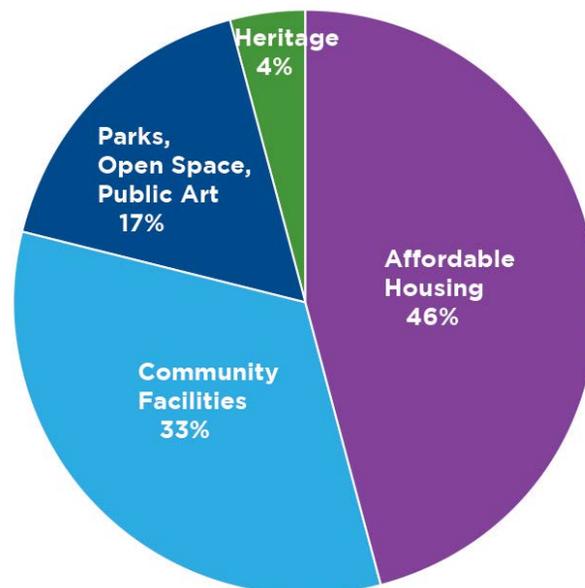
12-months from the date of the DCL By-law rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See 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 5.

Figure 5: 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 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 \$1,217,865 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (22,142 sq. ft.). The application was received on September 21, 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 \$60,893 being equivalent to approximately 75 m² (812 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 \$60,893, which represents 5% of the proposed CAC, the applicant has offered a cash CAC of \$1,156,972. Staff recommend that the cash CAC be allocated to the following identified community needs based on the Marpole Community Plan public benefits strategy:

- \$608,933 (50% of total CAC package) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$548,039 (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 F 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 \$1,217,865 comprised of:

In-kind CAC:

- Purchase and transfer of heritage density with a value of \$60,893, being equivalent to approximately 75 m² (812 sq. ft.) of floor area (5% of total CAC package).

Cash CAC to be allocated as follows:

- \$608,933 (50% of total CAC package) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.

- \$548,039 (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 \$378,922 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 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.

* * * * *

7807 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the 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 979.6 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 2.70.
- 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 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, 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 the 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 |

* * * * *

7807 Cambie Street
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 Kun Tat Lee and Ching Yip and stamped "Received Planning Department, September 21, 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 better transition between the proposed building massing and properties to the west.
 - (i) Reduce the portion of the building at level four that encroaches into the 9.0 m (30 ft.) rear yard setback from 3.6 m (12 ft.) to 2.4 m (8 ft.).
 - (ii) Delete the wraparound balcony at the southwest building corner from level four and up. Consider a 'springboard' balcony configuration along the south elevation.
- 2. Design development to reduce building height and density.

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 so as not to increase density or height.
- 3. Design development to enhance interface with the public realm.
 - (i) Introduce larger window openings or greater number of these to west concrete wall to animate interface with the lane.
 - (ii) Ensure brick cladding on surface reveal surrounding parking entry, to reduce area of concrete wall facing the lane.
 - (iii) Introduce a raised planter wall to the northwest corner, to accommodate feature planting at the head of the lane and screen the pad mounted transformer (PMT).

- (iv) Ensure stepped planters are configured to preclude the need for guards at patios.
 - (v) Ensure planter top of wall above finished grade to reinforce semi-private separation against the public realm along 62nd Avenue.
 - (vi) Provide continuous landscape planter at level three roof deck to minimize overlook to properties to the west.
 - (vii) Consider possible locations for parking exhaust/gas meter.
4. Provide architectural security fencing along planter at parking entry.
 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 12 two-bedroom and four three-bedroom 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)

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. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing or proposed plant material. The Landscape Plan should include the public realm treatment and all existing or proposed street trees, adjoining walkways, surface materials, PMT, Vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

9. Provision of a tree management plan.

Note to Applicant: Provide a large-scale tree management plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) that clearly illustrate the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

10. Provision of detailed architectural and landscape cross-sections (minimum 1/4" scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes, soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

11. Application of universal design principles in the outdoor spaces, such as wheelchair-accessible walkways and site furniture.
12. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.
13. Provision of a partial irrigation plan.

Note to Applicant: Provide high-efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 9.29 m² (100 sq. ft.) or more. On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the design and construction of the irrigation.

14. Provision of an outdoor lighting plan.

Note to Applicant: Avoid any lighting that can cause glare to residential uses.

15. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform design and discuss all impacts. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

16. Provision of a letter of assurance for arborist supervision.

Note to Applicant: The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. An assurance letter will typically outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

17. At time of development permit application, provision of:

- (i) Design development to provide a tree protection setback for tree(s) #980 and #972.

Note to Applicant: These trees have been identified as good candidates for retention because they are healthy and located at the perimeter of the site. Since one of the trees is on the neighbour site and one tree is co-owned, the consent of the neighbour is required for all decisions affecting the status of these trees. To inform design, the estimated setback is approximately 2.4 m or the outside wall of the proposed parking garage ramp, whichever is greater.

At the time of development permit, staff will coordinate with the applicant team and the consulting arborist to review the setback requirements in detail. The limit of excavation should be located outside the critical root zone. Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions.

- (ii) Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BLNA 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 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.

- (iii) 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.

Sustainability

- 18. 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.

- 19. 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 a 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

20. Clarification of garbage pick-up operations. Confirmation that the pick-up vehicle can access and pick-up from the location shown. It appears that a truck may have to back down the parkade ramp to access the compactor.
21. Remove landscaping and special treatments along Cambie Street and 62nd Avenue on City right-of-way and show standard concrete connector walks and grass boulevard or plantings that meet the Boulevard Gardening Guidelines.
22. Update the site and landscape plans to reflect improvements sought by this rezoning.

Note to Applicant: Retain existing front boulevard width on 62nd Avenue.

23. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
24. 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 and dimension all stalls and dimension all column encroachments;
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking levels, and at all entrances adjacent the property lines;
- (iii) Provision minimum vertical clearance for the main ramp and security gates;

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. 2.3 m (7.5 ft.) of minimum vertical clearance is required for access and maneuvering to all disability spaces and note on plans.

- (iv) Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns;

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

- (v) Provision of a view portal for the small car spaces along gridline 6 on P1 and P2;

Note to Applicant: This is to improve visibility of vehicles on the ramp.

- (vi) Provide exact elevations on the parking ramp, 20 ft. from the property line;

Note to Applicant: Remove the '±' notation on elevation 95.44'.

- (vii) Provision of a 20 ft. wide ramp as 19.5 ft. is shown on drawing A3.01;

- (viii) Provision of an improved plan showing plan the access route from the Class A bicycle spaces to reach the outside; and

- (ix) Provision of an improved plan showing 6 Class B bicycle spaces on 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.

Housing

- 25. Provision of a Tenant Relocation Application Form listing the name of each tenant, the number of the tenant's unit and their rent as per Section 2 of the Rate of Change Guidelines.
- 26. Provision of a Tenant Relocation Plan which includes minimum two months free rent and compensation for moving expenses as per Section 2 of the Rate of Change Guidelines.

Note to Applicant: This Plan should also outline ways in which you can provide assistance to tenants in finding alternate accommodation. A final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer (or successor in function) must be submitted with your development permit application.

- 27. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- 28. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation;

summarizes the total monetary value given to each tenant (moving costs, rent); and includes a summary of all communication provided to the tenants.

Neighbourhood Energy Utility

29. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
30. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

31. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas-fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
32. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*, at development permit.
33. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of \$100,000 towards installation of a traffic signal at Cambie Street and 62nd Avenue.
 - (iii) Provision of a 1.83 m (6 ft.) CIP concrete sidewalk with saw cut joints on 62nd Avenue adjacent the site.
 - (iv) Provision of street re-construction on Cambie Street adjacent to the site for walking, cycling and transit improvements including:
 - a. New curb and gutter;
 - b. 3 m x 9 m concrete bus landing with saw cut joints;
 - c. 2.5 m asphalt raised protected bike lane;
 - d. New 2.134 m (7 ft.) concrete sidewalk with saw cut joints; and
 - e. Grass boulevard, street trees, and upgraded or new street and pedestrian LED lighting to meet current standards. Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.
 - (v) Relocation of the existing bus shelter and concrete landing to accommodate the proposed street improvements should it be necessary.
 - (vi) Provision of a new concrete lane crossing on the south side of 62nd Avenue at the lane west of Cambie Street including new curb returns and ramps on both sides of the lane.

- (vii) Provide standard pedestrian curb ramps at Cambie Street should the existing ramps not align with the new sidewalks and street work.
 - (viii) Provision of street trees adjacent the site where space permits.
 - (ix) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
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 \$60,893 being the equivalent to approximately 75 m² (812 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(s) 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 (\$60,893), that represents 5% of the overall CAC package, pay to the City a Community Amenity Contribution of \$1,156,972 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 \$1,156,972 is to be allocated as follows:
 - (i) \$608,933 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area; and
 - (ii) \$548,039 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 Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as 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.

* * * * *

7807 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 27, 2016. The application was supported 4-3

EVALUATION: SUPPORT (4-3)

Introduction: Graham Winterbottom, Rezoning Planner, introduced the project and explained that Zak Bennett, Rezoning Planner, will be presenting the policy context for both this proposal and the adjacent proposal at 505 West 62nd Avenue. This rezoning application proposes to rezone the site from RT-1 to CD-1 to allow development of one six-storey building over two levels of underground parking with a floor space ratio (FSR) of 2.70. The proposal includes 27 market residential units and 36 residential parking stalls.

Allan Moorey, Development Planner, explained that this building has a predominant east/west orientation. There are two-storey townhouse units oriented to 62nd Avenue which offer massing and elevation expression opportunity.

An enhanced public realm at the corner of this site provides bench seating and feature planting.

Applicant's Introductory Comments: The applicant team introduced the project as a proposal for 27 units, with more than 50% of them being two or three-bedroom. The building is broken up into a few pieces with glass, and attention has been paid to the privacy and solar issues with this.

The monolithic expression of the primary building has allowed for an increased wall to window ratio, and provides a more passive approach to sustainability. The base of the building is setback along the first two floors to architecturally distinguish the townhouses from the primary building.

An outdoor common amenity exists off of the corridor to provide light into the space.

The architecture is being used to form a landscape. There is a 4.5 ft. grade change, but an almost a level walk access off of 62nd Avenue. The planting wraps around the corner into the lane, and there is full planting buffer on the south-side. The rooftop is a green roof, and conforms by the lines of the architecture and massing.

The applicant team took questions from the panel members.

Panel's Consensus on Key Aspects Needing Improvement:

- There are concerns about privacy and overlook off of the amenity, and the patios along 62nd Avenue
- The use of three materials results in a complicated form, a stronger response would be had if the materials were simplified
- The glass and window wall needs to be rethought as it looks too commercial

- There are sustainability issues with the concrete and thermal bridging; as well as the glass curtain wall which should be rethought.
- There is concern that this does not fit in with the neighbourhood context
- more amenity space needs to be included to the 4th floor

Related Commentary: The panel noted that this building seems to compliment 505 West 62nd Avenue. The setbacks seem fine, and the height, massing and density are supportable. However, attention should be paid to how this building sits as part of the fabric of the overall neighbourhood.

There needs to be an indoor amenity to support the outdoor space. Provide a kitchenette or a washroom for those using the amenity space. In general the amenity space is bigger and more usable than the other building, but could also use some more privacy. As well, this development does not have an accessible green roof. An amenity space could be added on the roof to add more usable space and activate the roof.

The ground patios seem usable, but don't have a lot of privacy as the landscaping is too low. The space for the bench feels and works well.

The materiality is not well resolved, and loses the residential feel which the other building has as the glass creates a more commercial appearance. The materials should work together better to reduce this feel. Attention should also be paid to resolving the three 'cubes' of the form better.

There is some worry about the window wall on top in terms of materiality and the perception of overlook from all the glass. The glass box is also the worst thing to do from a sustainability standpoint. There is not enough rationale for this aspect of the project.

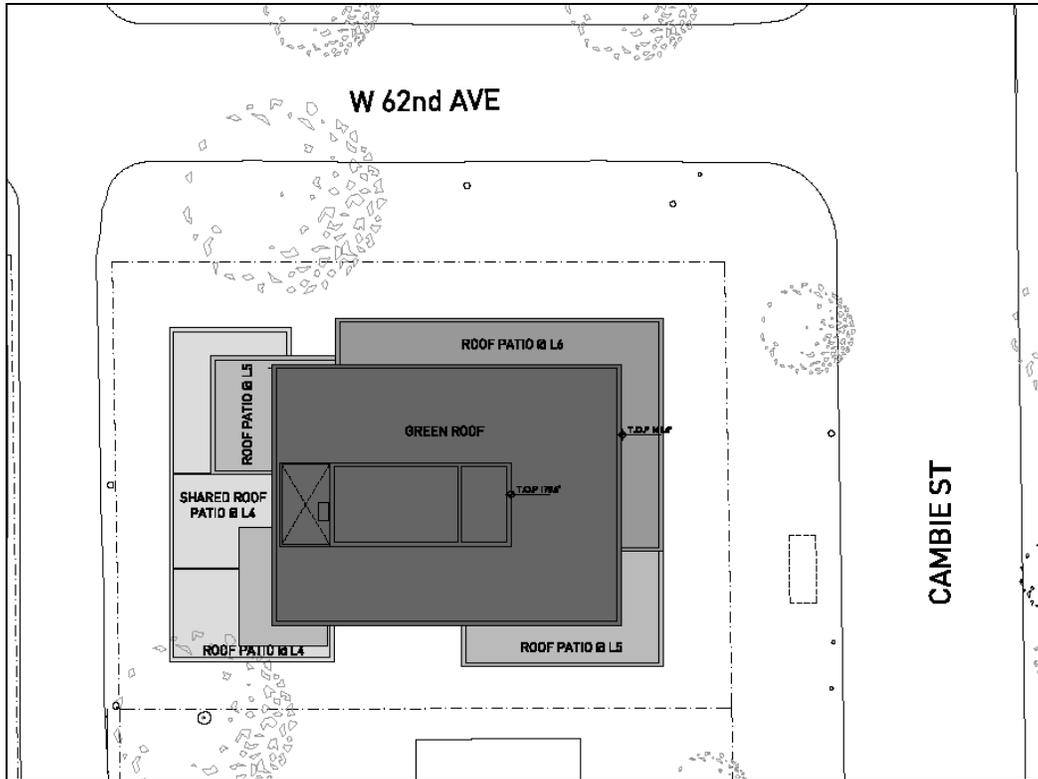
If the exposed concrete is part of the floor slab then it is creating an enormous thermal bridge. Thought needs to be given to how to insulate this area effectively.

Applicant's Response: The applicant team had no further comments.

* * * * *

7807 Cambie Street
FORM OF DEVELOPMENT

Site Plan



North Elevation



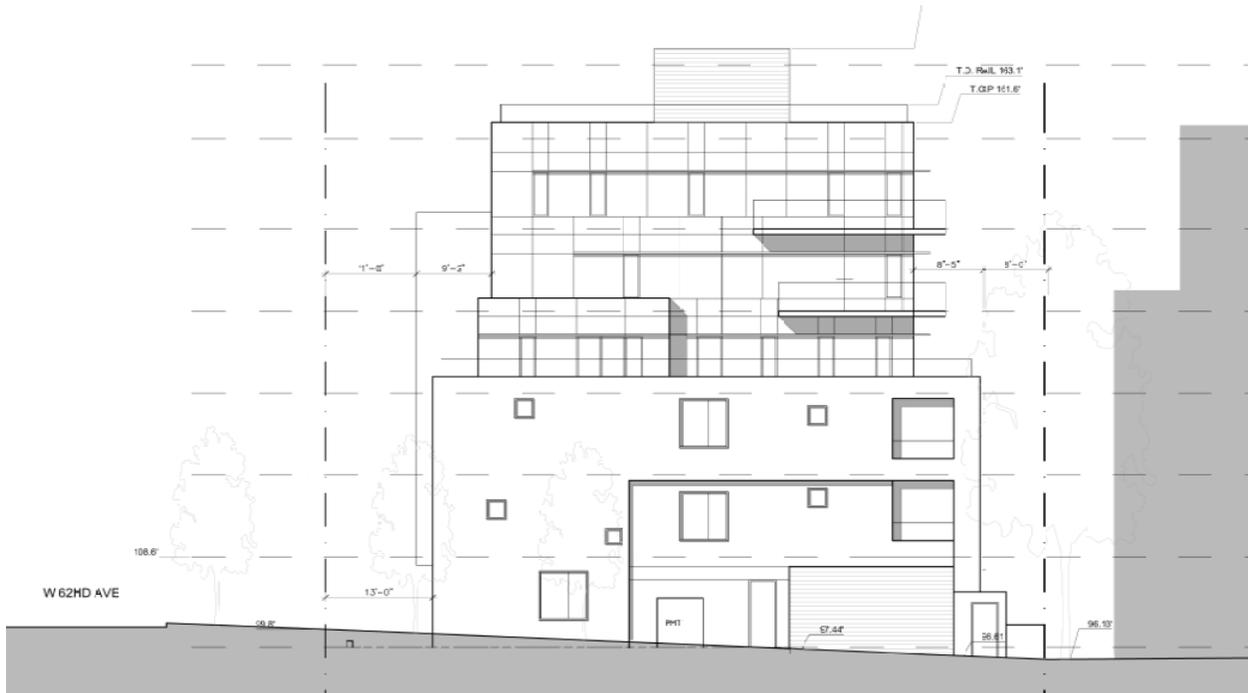
East Elevation



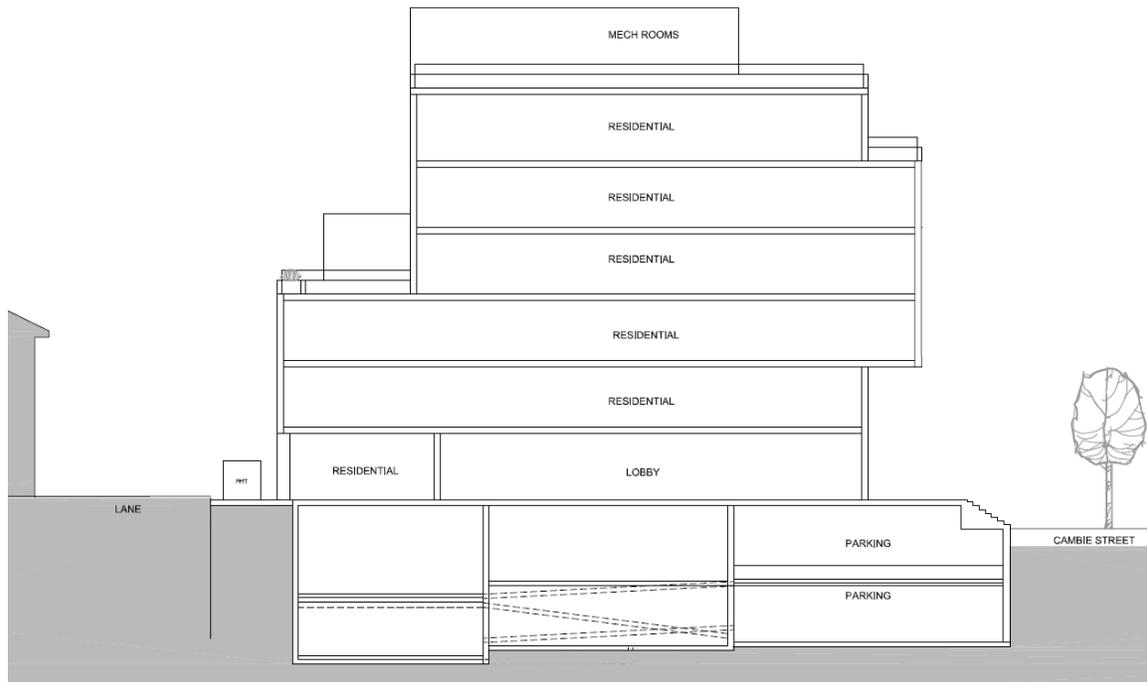
South Elevation



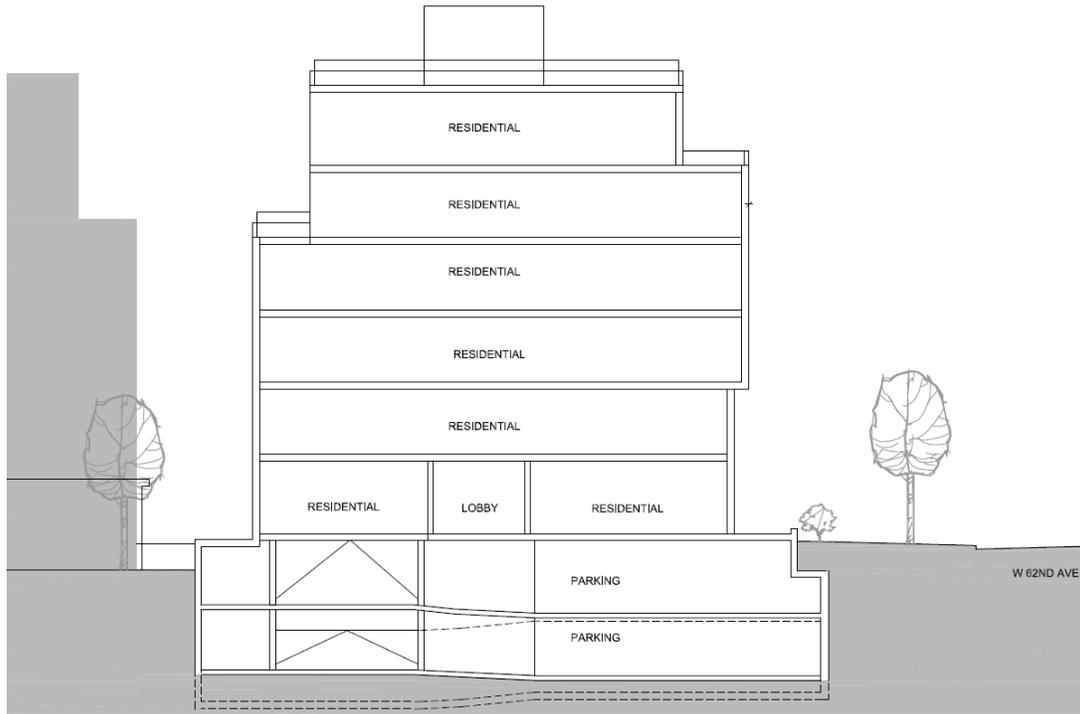
West Elevation



Section (East-West)



Section (North-South)



Perspectives



Corner of Cambie and 62th Avenue

* * * * *

7807 Cambie Street
DRAFT TENANT RELOCATION PLAN

7807 Cambie Street: Tenant Relocation Plan

February 29, 2016

Summary

An agent, on behalf of the owner of K.T. Lee, has been coordinating a development permit application for the property that would require the relocation of 3 tenancies of the existing RT-1 rental home on the site. The agent is aware that this application, if approved, would cause a degree of inconvenience and financial burden on the existing residents. Our goal is to provide support to the current tenants in order to make the transition out of 7807 Cambie Street smooth with as little financial pressure as possible.

Tenants residing in 7807 Cambie Street at the time of the issuance of the development permit will be eligible for the Tenant Relocation Plan. Below is a variety of information and assistance measures we are putting in place for the current tenants in order to fulfill requirements of the City of Vancouver's Rate of Change Guidelines and to fulfill our corporate belief of upholding a positive tenant-landlord relationship.

Property Address, Legal Description, & Tenants

Property Address: 7807 Cambie Street

Legal Address:

Parcel Identifier: 009-689-028

Legal Description: Lot 12, Block N, Plan VAP9322, District Lot 323, New Westminster

Current Rent Roll (as of February 25, 2016)

| Suite # | # of Bedrooms | Rent \$ | Tenancy Start Date |
|----------------|----------------------|----------------|---------------------------|
| 1 | 5 | \$1,998 | Jul 2010 |
| 2 | 3 | \$1,393 | Dec 2008 |
| 3 | 2 | \$1,200 | Jun 2014 |

Relocation Plan

Tenant Notice/2-Months Rent

As the owner and landlord of 7807 Cambie Street, we will go above British Columbia's Residential Tenancy Act requirements for ending a tenancy due to the landlord's use of the property for major construction. We commit to providing 2 months' notice and the equivalent to 2 months' rent on or before the move out date to each tenant that falls under this plan. In addition, through constant communication, we will provide tenants with project updates that will help give them unofficial notice in advance of the two month requirement.

Moving Expenses

We will contribute \$750 towards moving expenses, moving supplies, and/or reconnection fees for each of the 3 tenancies within 7807 Cambie Street.

Alternate Accommodation Assistance

The tenants, if requested, will be assisted in finding three comparable units in Vancouver that fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood as 7807 Cambie Street. For existing tenants requesting assistance in finding alternate accommodation, we will aim to provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant. It is noted, however, that the two leases negotiated over 2 years ago (i.e. 2008 & 2010) do not appear to represent current market rents based on our recent preliminary search. The 5-bedroom unit poses the greatest challenge as there appears to be a far more limited supply of rental units of this size available. Based on our preliminary review, it is likely that 3- and 5-bedroom rental units within 10% of current rent paid (\$1,393 and \$1,998 per month, respectively) will be located outside of the current neighbourhood. All current tenants will be provided with the contact information for the designated tenant relocation manager/coordinator. If desired, tenants can provide their accommodation specifications and the designated tenant relocation manager/coordinator will actively search out vacant units that match the requirements.

Tenant Notices

Proof of written tenant notice and communication with the residents of 7807 Cambie Street will be provided when requested by City of Vancouver staff.

Final Tenant Relocation Report

A final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent); and includes a summary of all communication provided to the tenants will be provided upon the plan's completion.

Conclusion

An agent, on behalf of the owner of K.T. Lee, is committed to ensuring that the tenant relocation process is smooth with as little burden as possible on the existing residents. We believe the measures described above in our Tenant Relocation Plan successfully addresses the City of Vancouver Rate of Change Guidelines. We look forward to working with the residents over the coming months and years to assist in successful relocating them to alternative accommodation that suits their need.

For further information regarding this Tenant Relocation Plan please contact:

Daniel Eisenberg

* * * * *

7807 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey apartment building containing a total of 27 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 = 979.6 sq. m / 10,544 sq. ft.) | 0.60 | 2.70 |
| Floor Area (sq. ft.) | 6,326 | 28,469 |
| 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) | 19,549 | 378,922 |
| | Public Art | | |
| | 20% Social Housing | | |
| Offered (Community Amenity Contribution) | Childcare Facilities | | |
| | Cultural Facilities | | |
| | Green Transportation/Public Realm | | |
| | Heritage (transfer of density receiver site) | | 60,893 |
| | Affordable Housing | | 608,933 |
| | Parks and Public Spaces | | |
| | Social/Community Facilities | | 548,039 |
| | Unallocated | | |
| Other | | | |
| TOTAL VALUE OF PUBLIC BENEFITS | | 19,549 | 1,596,787 |

* 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%).

* * * * *

7807 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

| | |
|--------------------|---|
| Address | 7807 Cambie Street |
| Legal Descriptions | PID 009-689-028; Lot 12, Block N, District Lot 323, Plan 9322 |
| Developer | Kun Tat Lee & Ching Yip |
| Architect | GBL Architects Inc. |
| Property Owners | Kun Tat Lee and Ching Yip |

Development Statistics

| | Development Permitted Under Existing Zoning | Proposed Development |
|-------------------------------------|---|---------------------------------------|
| ZONING | RT-1 | CD-1 |
| SITE AREA | 979.6 m ² (10,544 sq. ft.) | 979.6 m ² (10,544 sq. ft.) |
| USES | Two-Family Dwelling | Multiple Dwelling |
| FLOOR AREA | 588 m ² (6,326 sq. ft.) | 2,645 m ² (28,469 sq. ft.) |
| FLOOR SPACE RATIO (FSR) | 0.60 FSR | 2.70 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 |