

SUMMARY AND RECOMMENDATION

2. REZONING: 505 West 62nd Avenue

Summary: To rezone 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 residential dwelling units. A height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.72 are proposed.

Applicant: GBL Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 14, 2016.

Recommended Approval: By the Acting General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by 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, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning - 505 West 62nd Avenue", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL 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 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, eliminating acute angle relationship 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 Rezonings, 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. First 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 ft. on drawing A-2.01 and a view slot for the parking space north of the ramp at elevation 90.5 ft. 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 \$100,000 for funding towards installation of a traffic signal at Cambie Street and West 62nd Avenue.
- (ii) 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.

- (iii) 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.
- (iv) 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;
- (v) 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.

- (vi) 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.
- (vii) Provision of street trees adjacent the site where space permits.
- (viii) 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.

- 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.

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.

[RZ - 505 West 62nd Avenue]