



PUBLIC HEARING MINUTES

JULY 12, 2016

A Public Hearing was held on Tuesday, July 12, 2016, at 6:07 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer

ABSENT: Councillor Tim Stevenson (Leave of Absence)

CITY CLERK'S OFFICE: Katrina Leckovic, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

COMMITTEE OF THE WHOLE

The Mayor reminded Council that, based on advice from the City Clerk, it is not necessary for Council to sit as Committee of the Whole during a Public Hearing; however, in order to comply with the Procedure By-law, a motion to go into Committee of the Whole should be put to a vote and failed by Council.

MOVED by Councillor Louie
SECONDED by Councillor Carr

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to zoning by-laws.

LOST

(Councillors Affleck, Ball, Carr, De Genova, Deal, Jang, Louie, Meggs, Reimer, and Mayor Robertson opposed)

1. REZONING: 106 - 116 East 35th Avenue

An application by Ankenman Marchand Architects was considered as follows:

Summary: To rezone 106-116 East 35th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building, containing a total of 18 dwelling units. A height of 16.9 m (56 ft.) and a floor space ratio (FSR) of 2.30 are proposed.

The Acting General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 13 pieces of correspondence in support of the application; and
- 1 piece of correspondence regarding other aspects in relation to the application.

Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:13 pm.

Council Decision

MOVED by Councillor Louie
SECONDED by Councillor Carr

- A. THAT the application by Ankenman Marchand Architects on behalf of Forrester & Godfrey Homes (Little Mountain) Ltd., the registered owners, to rezone 106-116 East 35th Avenue [*Amended Lot 53 (See 26284L) and Lot 52, both of Block 4, District Lot 637, Plan 3774; PIDs 010-798-439 and 012-214-124, respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.30 FSR and the building height from 10.7 m (35 ft.) to 16.9 m (56 ft.) to permit the development of a five-storey residential building, containing a total of 18 dwelling units, generally as presented in Appendix A of the Policy Report dated June 7, 2016, entitled "CD-1 Rezoning: 106-116 East 35th 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 Ankenman Marchand Architects on behalf of Forrester & Godfrey Homes (Little Mountain) Ltd., the registered owners, and stamped "Received Planning Department, October 16, 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 introduce higher quality materials such as masonry at the lower levels to enhance the durability and street level experience of the building.
2. Design development to strengthen the verticality and simplify the expression along Quebec Street.

Note to Applicant: The orange stepping frame weakens the strength and simplicity of the vertical elements present in the building design. Further consideration should also be given to the simplification of the design of some of the larger upper level units to combine some of multiple balconies into larger more usable balconies.

3. Design development to strengthen the legibility of the front entry, which is currently downplayed by the orange stepping frame expression.
4. Design development to the south exposure to take advantage of the outlook to the future plaza on the main Little Mountain site.
5. The proposed unit mix including 8 two-bedroom and 5 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% two-bedroom and 10% three-bedroom units.

Landscape

6. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, the underground parking shall angle downward at the perimeter (1 m across and 1.2 m downward).

7. Responsible resolution of any conflict with neighbour trees and vegetation in proximity to proposed work.

Note to Applicant: The Protection of Trees By-law seeks the retention of healthy trees, wherever possible. All neighbour and co-owned trees should be responsibly retained with the necessary arborist services and/or design development. Written

consent is required by the neighbour in regard to all decisions affecting the status of tree(s) and vegetation located on neighbour sites, as identified in the arborist report. The arborist may need to carry out exploratory hand digging or air spade work at the proposed limit of excavation and submit a revised arborist report at time of development permit application. In addition, there should be further information by way of detailed photos and analysis of the anticipated canopy clearance pruning. Further comments and design development may be necessary at the development permit stage.

8. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
9. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at:

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

10. At time of development permit application:
 - (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.
 - (ii) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
 - (iii) 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 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

- (iv) Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.

- (v) Provision of a Tree Management Plan.

Note to Applicant: The plan is to be separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

- (vi) Provision of an arborist report addendum.

Note to Applicant: The offsite trees are to be addressed in further analysis.

- (vii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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 (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (viii) Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. 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. Typically, an assurance letter will 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.

Crime Prevention through Environmental Design (CPTED)

- 11. Design development to respond to CPTED principles, having particular regards for:

- (i) theft in the underground parking;
- (ii) residential break and enter;
- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

12. Provision of a Recycling & 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.

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

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

Housing Policy

14. Design development to ensure that a minimum of 35% of the proposed market strata units are designed to be suitable for families with children, including 10% three bedroom units.
15. Design development of indoor and outdoor common amenity space to demonstrate ability for proposal to meet the common amenity needs of a family-oriented building, as per the *High Density Housing Guidelines for Families with Children*.

Engineering

16. Provision of additional cycling amenities on site, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services, reflecting Section 6.5 of the Little Mountain Adjacent Area Rezoning Policy which seeks the building design to accommodate and encourage bicycle use through measures which may include enhanced bike storage and facilities, wheel ramps, a wash station, automatic door openers, repair facilities or identified storage space for trailers or unusually sized bikes.

Note to Applicant: Given the scale of the project, provision of 6 covered Class B bicycle spaces on private property will address this requirement.

17. Provision of a 1.5 m x 1.5 m view corridor on the southwest corner of the site at Quebec Street and the east-west lane. Remove any fencing, tall planting etc. that may provide a visual obstruction within this area.

Note to Applicant: This is to improve visibility and sightlines for pedestrians crossing the lane.

18. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
19. Confirmation that a waste hauler can access and pick up from the location shown or an on-site area for garbage container storage at grade that will allow for the waste hauler to pick up without reliance or storage of the containers on the lane or street.
20. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of design elevations on both sides of the parking access and additional design elevations within the parking area to calculate the slope and crossfall.

Note to Applicant: The slope and crossfall must not exceed 5%.

Note to Applicant: Confirm if an overhead gate is required. The minimum overhead gate width shall be 20 ft. and noted on plans.

- (ii) Modify the door swing for the 'refuse room' to be clear of the maneuvering aisle.
- (iii) Provision of the required vertical clearance for the parking level and security gates.

Note to Applicant: A section drawing is required showing elevations, and noting 2.3 m of minimum vertical clearance as this is required for access and maneuvering to all disability spaces. Also note with shading on drawing A110 where 2.3 m of vertical clearance is being provided.

- (iv) Provision of an improved basement and ground floor plan on drawing A110, showing the parking ramp on the adjacent site with design elevations and clearly meeting the proposed grades for this parkade.
- (v) Provision of an improved plan showing any required columns located within the parking level.

Note to Applicant: All column placements to comply with the requirements of the Engineering Parking and Loading Design Supplement.

- (vi) 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.

21. Revision to the proposed landscaping on public property as follows:

- (i) Remove landscaping and concrete pad shown within the lane on drawing L0.01.
- (ii) Deletion of community garden beds proposed for the front boulevard on Quebec Street.

Note to Applicant: Community gardens located on City property are approved by a separate application process to the General Manager of Engineering Services.

- (iii) Please contact the Vancouver Park Board regarding relocation of the tree on Quebec Street to determine if there is a suitable location on public property and that the Park Board is agreeable to the relocation.

- (iv) Updating of the landscape and site plans to reflect the improvements sought by this rezoning.

Note to Applicant: Engineering Services will provide the road geometric for Quebec Street.

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. Consolidation of Lot 52 and Amended Lot 53 (See 26284L), both of Block 4, District Lot 637, Plan 3774 to create a single parcel.
2. Confirmation that a shared access agreement between this site and the development site to the east is fully registered in Land Titles Office and provides for the required access or provision, modification or replacement of an agreement to allow for the proposed access arrangement.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of 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 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.

- (iii) Provision of a 2.13 m wide concrete sidewalk with saw cut joints on East 35th Avenue adjacent to the site.
 - (iv) Provision of road re-construction on Quebec Street including new concrete curb and gutter, a corner bulge on the 35th Avenue/Quebec Street corner of the site, concrete sidewalk minimum 1.8 m wide with saw cut joints, asphalt pavement for the width of the Quebec Street right of way, upgraded street lighting to serve the site, concrete lane crossing where applicable, drainage including any sewer extension necessary to drain Quebec Street and traffic regulatory signs as needed.
 - (v) Provision of asphalt lane paving adjacent the site and connection with the proposed lane paving for the development immediately east of the site. Work is to include any improvements necessary to allow for drainage of the lane.
 - (vi) Provision of street trees adjacent the site where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Soils

5. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);

- (ii) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer 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.

Community Amenity Contribution (CAC)

- 6. Pay to the City the cash component of the Community Amenity Contribution of \$293,319 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, and is allocated to the Affordable Housing Reserve.

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.

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, subject to the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated June 7, 2016, entitled "CD-1 Rezoning: 106-116 East 35th Avenue".

- C. THAT A and B above 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 any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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.

CARRIED UNANIMOUSLY (Vote No. 01378)

2. REZONING: 505 West 62nd Avenue

An application by GBL Architecture Inc. was considered as follows:

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.

The Acting General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 13 pieces of correspondence in support of the application; and
- 1 piece of correspondence regarding other aspects in relation to the application.

Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:17 pm.

Council Decision

MOVED by Councillor Louie
SECONDED by Councillor Carr

- 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 Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit Application. The checklist and the strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Engineering

18. Confirmation that a waste hauler can access and pick up from the location shown. The current location of the compactor appears to require maneuvering up and down the adjacent parking ramp. Please indicate with a turning swath and written confirmation that the location is accessible.
19. 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 A above 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.

CARRIED UNANIMOUSLY (Vote No. 01379)

3. REZONING: 7807 Cambie Street

An application by GBL Architecture Inc. was considered as follows:

Summary: To rezone 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. A height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.70 are proposed.

The Acting General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 13 pieces of correspondence in support of the application; and
- 1 piece of correspondence regarding other aspects in relation to the application.

Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:20 pm.

Council Decision

MOVED by Councillor Louie

SECONDED by Councillor Carr

- 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, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning - 7807 Cambie Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by 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 rootball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes, soil, rootball, 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's 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 of 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 Neighbourhood Energy Utility 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 \$100,000 towards installation of a traffic signal at Cambie Street and 62nd Avenue.
 - (ii) Provision of a 1.83 m (6 ft.) CIP concrete sidewalk with saw cut joints on 62nd Avenue adjacent the site.
 - (iii) 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.
 - (iv) Relocation of the existing bus shelter and concrete landing to accommodate the proposed street improvements should it be necessary.

- (v) 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.
 - (vi) Provide standard pedestrian curb ramps at Cambie Street should the existing ramps not align with the new sidewalks and street work.
 - (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.
 - (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.

B. THAT A above 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.

CARRIED UNANIMOUSLY (Vote No. 01380)

4. REZONING: 445 Kingsway and 2935 St. George Street

An application by FNDA Architecture was considered as follows:

Summary: To rezone 445 Kingsway and 2935 St. George Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use building, containing 109 secured market rental units and retail use on the ground floor. A height of 23 m (75.5 ft.) and a floor space ratio (FSR) of 3.60 are proposed.

The Acting General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Planning and Development Services staff provided an overview of the application and, along with Community Services staff, responded to questions.

Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 18 pieces of correspondence in support of the application;
- 4 pieces of correspondence in opposition to the application; and
- 1 piece of correspondence regarding other aspects in relation to the application.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Reilly Wood
Bryn Davidson, St. George Rainway Project
Daniel Holloway

Gini Bonner, Executive Director, Mount Pleasant Family Centre Society, while in support of the need for more adequate, secure, affordable housing in the neighbourhood, expressed concerns with the application. Concerns included safety issues, specifically the location of proposed driveway to the building and the inadequate parking proposed which will further compromise access to street parking.

Jessica Wheeler spoke in opposition to the application and expressed concerns with the building height, loss of mountain views and increased congestion, which will negatively impact quality of life, privacy and property resale.

The speakers list and receipt of public comments closed at 6:56 pm.

Applicant Closing Comments

Farouk Noormohamed, FNDA Architecture, responded to questions regarding parking impacts.

Staff Closing Comments

Planning and Development Services staff, along with Community Services and Engineering Services staff, responded to questions regarding concerns expressed by some of the speakers.

Council Decision

MOVED by Councillor Meggs
SECONDED by Councillor Jang

- A. THAT the application by FNDA Architecture, on behalf of Razgul Holdings Ltd., to rezone 445 Kingsway [PID: 011-726-598; Lot L, Block 132, District Lot 264A, Plan 21842; and PID: 009-994-131; Lot 2, Except Part in Explanatory Plan 6822, of Lot A, Block 132, District Lot 264A, Plan 7272], and on behalf of Azizamalco Holdings Canada Ltd., to rezone 2935 St. George Street [PID: 010-671-919; Lot 1 of Lot A, Block 132, District Lot 264A, Plan 7272], all from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 2.50 to 3.60 and the maximum building height from 13.8 m (45.3 ft.) to 23.0 m (75.5 ft.) to permit a six-storey mixed-use building with 109 secured for-profit affordable rental housing units, and retail and service uses, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2935 St. George Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by FNDA Architecture and stamped "Received Planning and Development Services, September 3, 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 provide common outdoor amenity space at the roof of the podium at the north side.

Note to Applicant: Usable common roof deck should be provided in this location, as well as greenery and landscape treatments. Access should be provided from the indoor amenity room to common outdoor amenity space at the front and rear

podium. A planter border should be provided at the roof edge to screen potential overlook impacts to the site(s) to the north.

2. Design development to provide an improved relationship to St. George Street and Robson Park with a landscaped setback at the east edge of the site.

Note to Applicant: A landscaped setback should be provided along St. George Street in conjunction with the retained cedar tree and north of the commercial corner, which may maintain a 0.6 m setback as proposed. The landscaped setback may incorporate elements in response to the St. George Rainway initiative as outlined in the Mount Pleasant Community Plan. See Landscape condition 8.

3. Design development to maintain the high quality of materials and details indicated for the building design.
4. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

5. Design development to address CPTED (Crime Prevention Through Environmental Design) principles at the north side of the site.

Note to Applicant: A walkway may be provided at the north side of the site with exterior lighting to ensure it is safe and secure. Windows should be provided at the rear north elevation adjacent to the path to provide visual interest to the façade, and casual surveillance to the walkway.

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

Sustainability

7. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in

achieving LEED® Gold equivalency, as required by the Green Buildings Policy for Rezoning, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project are also required under the policy. Confirm whether the project will be built to LEED® or Passive House® standards. If Passive House is chosen, supply similar information on the drawings as noted above.

Landscape Design

8. Design development to ensure an optimal tree protection setback for tree #11 that does not necessitate canopy pruning.

Note to Applicant: This is a significant condition that will require that the building be set back below and above grade. Tree #11 is a full canopied cedar tree located on the inner boulevard adjacent the site on City property. Of all trees within influence of the immediate development work, this single tree is regarded as a high valued retention candidate due to its health and location at the perimeter of the site.

To inform design, the outer limits of the existing canopy have been measured from the trunk to the outer branch limits (or dripline): 6.5 m to the west, 4.7 m to the north, 6.7 m to the south. Preliminary review of the tree by City arboricultural staff has recommended a setback distance of 6.0 m. The ultimate setback distance to the building, measured from the trunk, must consider any necessary canopy clearance requirements to enable construction.

Also, the setback must be sufficient to prevent unnecessary conflicts with the building as the tree grows. The rezoning response should offer an optimised solution that shall be no closer to the tree than 6.5 m (or more if construction clearance is identified).

Though the Rezoning condition remains, staff and the applicant team are aware of information gaps at the time of writing. At the time of development permit, staff will coordinate with the applicant team and the City Arborist to review the setback requirements in detail. Employ special construction methods such as vertical shoring, and set back the limit of excavation outside the dripline. The scheme should not rely on canopy

encroachment pruning or root zone disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage). Modifications to the proposed streetscape may be needed in coordination with the General Manager of Engineering Services.

9. Design development to the retention of the row of trees to the north edge.

Note to Applicant: While an increased setback is not required to retain these trees, further commentary is required by the arborist with regard to special construction methods and/or foundation design to ensure safe and responsible protection of the trees.

10. 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 m across and 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.

11. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad-mounted transformers, "Vista" junctions, underground venting) visible from 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.

12. Consideration to explore design options that respect the City's Bird Friendly Design Guidelines.

Note to Applicant: Refer to <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

13. At time of development permit application:

- (i) 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/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of a Tree Management Plan.

Note to Applicant: Provide a large scale tree 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) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- (iii) 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 (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (iv) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
- (v) Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.
- (vi) 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 100 sq. ft. (9.29 m²). On the plan, illustrate hose bib symbols

accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

- (vii) Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.

- (viii) 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.

- (ix) Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. 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. Typically, an assurance letter will 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.

Engineering

14. Reconfigure parking allocations on sub-basement and basement levels such that commercial vehicles do not drive through residential parking areas.

Note to Applicant: Engineering does not support commercial vehicles driving through the residential parking area.

15. Relocate public bike pump and maintenance station on drawing L1.0 to be on private property, which are to be fully maintained by developer/tenant appointed by developer. (Note: Legal arrangements will be required to ensure on-going maintenance.)

16. Relocate proposed Class B bike racks to private property.

Note to Applicant: Design or orientate the bike racks so when in use bikes will not encroach onto the City sidewalk.

17. Provide automatic door openers on the doors providing access to the bicycle room(s).

18. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- (i) Provision of an improved plan showing the location of poles and guy wires to identify conflicts with the proposed vehicle crossings and any required relocation of poles or guy wires.
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, both sides of the loading bay, and at all entrances.

Note to Applicant: This is required to calculate the slope and cross-fall.

- (iii) Provision of a Vehicle Delivery Plan for the auto dealership.

Note to Applicant: Additional information is required to understand how new vehicles will be delivered to the site. Provide information about delivery schedule and procedures, size of delivery vehicles, use of a storage lot and any additional related delivery procedures.

- (iv) Provision of a review of the parking and loading design by a qualified Transportation Consultant.

Note to Applicant: This must analyze vehicle and truck turning movements and show vehicle turning swaths on the submitted plans. Additional items to include in the review are as follows:

- o Identify conflicts at the crossing on St. George Street between residential and dealership vehicle access. Current design shows numerous vehicle paths crossing over each other to access the building. The Transportation Consultant should provide a solution to resolve the conflicts.
- o Solutions to achieve the required maneuvering for the Class B loading spaces with loading throats and additional stall widths for second and subsequent loading spaces. Show maneuvering from the street into and out of the site.
- o Provision of an improved residential Class B loading space. The space shown is not supported as trucks are required to back in or out 80' (24 m) down the maneuvering aisle.

- Provision of car elevator dimensions, confirm maneuvering for the car elevator on the ground floor as drawing A2.08 shows a 15' maneuvering aisle. (There is inadequate space to access elevator).
 - Review maneuvering aisle widths as electrical rooms and elevator cores are located within the maneuvering aisle. Without the required maneuvering, the stalls cannot be included in the parking calculations.
 - Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement. A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'.
 - Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall. Provide a minimum 0.3 m (1') setback from the drive aisle for all columns.
- (v) Dimension all parking stalls and columns encroaching into parking stalls.
- (vi) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays and clearly note them on plans.

Note to Applicant: A section drawing is required showing elevations and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and 3.8 m of vertical clearance is required for all Class B loading spaces and maneuvering. Without the required vertical clearance, the Class B spaces shown are not acceptable.

- (vii) Remove columns located within the maneuvering aisle on drawing A2.08.
- Note to Applicant: The columns are located along gridline E.
- (viii) Confirm 2.0 m of vertical clearance is being provided for stalls 31-34 on drawing A2.02.
- (ix) Provision of 2.9 m stall width for the carshare stall and provision of an improved plan showing the routing from the carshare vehicle to the street.

Note to Applicant: Confirm that 24/7 public access is being provided to the carshare stall.

(x) Provide a signed letter from the BC Safety Authority which supports the provision of the vehicle elevator/lift device.

(xi) Provision of corner cuts to improve maneuvering at the bottom of the ramps.

Note to Applicant: A 9' x 9' corner cut is required on the south side of the ramp on drawings A2.00 and A2.02.

(xii) 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.

Please contact the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link:

<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

19. Provide a City standard commercial driveway for the proposed dealership driveway entrance on St. George Street as curb returns are shown. Note a crossing application is required.
20. Confirmation that canopies or awnings are proposed over the property lines and submit a separate application to the General Manager of Engineering Services.
21. Clarification of separated garbage storage and recycling facilities (separated between residential and commercial uses), clarification that waste haulers can access and pick-up from the locations shown and pick up operations for both that do not rely on use of public property for storage of bins.
22. Provision of details within the garbage and recycling areas to confirm adequate space for bins and recycling. Please refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.
23. Provision of standard exposed aggregate 4-piece tree surrounds for all new trees on Kingsway.

Note to Applicant: Drawing No. L1.0 (Landscape Plan) - The placement of the bus stop and shelter do not match the current location. Clarify if the existing bus stop and bus shelter will be relocated. Ensure that the proposed new street trees do not conflict with the existing or relocated bus stop and bus shelter location.

24. Delete references to rain garden on public property and show turf or plantings that meet the boulevard planting guidelines.
25. Provision of a separate application to the General Manager of Engineering Services for all public property treatments. Please update the landscape and site plans to reflect the geometric changes sought for this application. (Geometrics will be supplied by the City).
26. Provision of high-quality materials for landscape surface treatments within the public realm in accordance with the Mount Pleasant Public Realm Plan in consultation with the Director of Planning and to the satisfaction of the City Engineer.
27. Final coordination of the public realm treatment to meet the intent of the Mount Pleasant Public Realm Plan.

Housing

28. The proposed total unit mix of 29 studio (26.6%), 53 one-bedroom (48.6%) and 27 two-bedroom (24.8%) units is to be modified to ensure that a minimum 25 per cent of units are two-bedroom units in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25 per cent of the dwelling units designed to be suitable for families with children.
29. Design development to ensure that a minimum of 25 per cent of the proposed secured market rental units are designed to be suitable for families with children.
30. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
31. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

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, the Managing Director of Cultural Services, the Chief Housing Officer (or successor in function), and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lot 1 and Lot 2 Except Part in Explanatory Plan 6822, Both of Lot A, Plan 7272; and Lot L, Plan 21842; All of Block 132, DL 264A to create a single parcel.
2. Release of Easement 94188M and Easement & Indemnity Agreements 95614M and 129302M (all for commercial crossings), and associated extension agreements GB77378 and GB77379 prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

3. Provision of a shared access agreement for vehicular traffic onto any future development on the adjacent Lot 7, Except Portions in Reference Plans 847 and 1617, Block 132, DL 264A, Plan 923 and 1771. Note: Provision of a knockout panel at the appropriate location along the vehicular entry ramp is required.
4. Provision of building setback and a surface SRW to achieve a 5.5 m distance from the back of the City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. The SRW agreement is to accommodate the underground parking within the SRW area.
5. Provision of a corner-cut at the St. George/Kingsway corner of the site to accommodate sidewalk widths. A detailed review is required to determine if a corner-cut is necessary, and if so, dedication or other arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required.
6. 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 that 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 is provided:
 - (i) Provision of a minimum 1.83 m (6'-0") broom-finish concrete sidewalk with saw-cut joints and a minimum 2.0 m (6'-6") front boulevard with sod on St. George

Street to match the boulevard on the east side of the street. Final sidewalk dimensions and location to be determined in consultation with the Vancouver Park Board and Director of Planning should the proposal to retain the large cedar tree on St. George Street be achievable;

- (ii) Provision of new curb ramps and curb return at the intersection of Kingsway and St. George Street.
- (iii) Provision of new sidewalks adjacent the site in keeping with the area standards.
- (iv) Provision of street trees adjacent the site where space permits.
- (v) Should the existing bus shelter and stop on Kingsway require relocation to accommodate the development proposal, all costs are to be borne by the applicant.
- (vi) Provision of geometric changes on St. George Street, north of the proposed driveway crossing. The geometric changes shall include the following.
 - a. A raised crosswalk on the north leg of St. George Street and East 13th Avenue.
 - b. The closure of St. George Street with geometric changes for a cul-de-sac.
 - c. Removal of the existing traffic circle at St. George Street and East 13th Avenue.
 - d. Removal of a bi-directional protected bike lane on the east side of St. George Street adjacent to Robson Park for the length of the site.
- (vii) Provision of a new traffic signal on Kingsway at the parkade entry aligned with the driveway crossing for Mount Saint Joseph Hospital on the south side of Kingsway. Work to include geometric changes on Kingsway (median and curbs) to accommodate the proposed access including relocation and/or adjustment of all utilities and services to allow for the signal installation and geometric changes with on-site space to accommodate signal kiosks and controllers should space not be available for these items within the road right of way. (Note: Legal arrangements will be required should any feature require placement on the site.)

- (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.
 - (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.
7. 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), and 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.

Housing

8. Make arrangements to the satisfaction of the Chief Housing Officer (or successor in function) and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and life of the building, subject to the following additional conditions:

- (i) A no separate-sales covenant;
- (ii) A no stratification covenant;
- (iii) That none of such units will be rented for less than one month at a time;
- (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance;
- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents, subject to any increases allowed by section 3.1B(c) of the Vancouver Development Cost Levy By-law:

Unit Type	445 Kingsway Proposed Average Starting Rents
Studio	\$1,242
1-bed	\$1,561
2-bed	\$1,972

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of the Chief Housing Officer (or successor in function) and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by section 3.1B(c) of the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the Chief Housing Officer (or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Public Art

- 9. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the

satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact the Public Art Program Manager at 604-871-6002 to discuss your application.

Soils

10. 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.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law. The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2935 St. George Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- C. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigned Schedule B (C-2)], generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2935 St. George Street", be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2935 St. George Street".
- E. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2935 St. George Street".
- F. THAT A through E be above 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 any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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.

CARRIED UNANIMOUSLY (Vote No. 01381)

5. REZONING: 2805 East Hastings Street

An application by Burrowes Huggins Architects was considered as follows:

Summary: To rezone 2805 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use building containing 91 secured market residential rental units and commercial uses at grade. A height of 21.34 m (70 ft.) and a floor space ratio (FSR) of 3.72 are proposed.

The Acting General Manager of Planning and Development Services recommended approval, subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

Staff Opening Comments

Planning and Development Services staff provided an overview of the application and responded to questions.

Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 27 pieces of correspondence in support of the application;
- 1 piece of correspondence in opposition to the application; and
- 1 piece of correspondence regarding other aspects in relation to the application.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Patricia Barnes, Executive Director, Hastings North BIA
Brendan Dawe
Charlie Kiers
Arnesto Salvi, Realtor
Jerome Grey
Neros danious
Jason Gary, Hastings Community Association
Daniel Holloway

Joe Ma spoke in opposition, noting the application conflicts with the City's Rental 100 Policy and the Hastings-Sunrise Community Vision.

The speakers list and receipt of public comments closed at 7:59 pm.

Applicant Closing Comments

Mike Huggins, Mike Huggins Architects, responded to questions.

Staff Closing Comments

Planning and Development Services and Engineering Services staff responded to questions.

Council Decision

MOVED by Councillor Jang

SECONDED by Councillor Meggs

- A. THAT the application by Burrowes Huggins Architects, on behalf of 2805 East Hastings Holdings Corp. (PCI Hastings Project Corp.), to rezone 2805 East Hastings Street [*Lots 1, 2, 3 and 4, Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands Plan 365; PIDs: 015-364-518, 015-364-593, 015-364-691, and 015-364-721 respectively*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 3.72 and the building height from 13.8 m (45.3 ft.) to 21.34 m (70 ft.) to permit the development of a six-storey mixed-use building with at-grade commercial uses and 91 secured for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Burrowes Huggins Architects and stamped "Received City Planning Department, November 30, 2015", subject to the following conditions, 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 substantially increase the inset depth and width of the residential lobby located on Kaslo Street to improve its function, articulation, and need to accommodate bicycle parking entirely on private property.

Note to Applicant: Staff anticipate a modest commensurate reduction in density to achieve this performance condition. See also Engineering Condition (c) 4.

2. Design development to improve the pedestrian interface along Hastings Street as follows:

- (i) remove all landscape improvements appearing in the Statutory Right of Way along Hastings Street;
- (ii) increase the setback to CRUs 105 and 106 by no less than 6 ft.;

Note to Applicant: The Statutory Right of Way needs to operate principally to support free, uninhibited pedestrian movement. Increasing the CRU setbacks will increase the pedestrian interest of the Hastings Street commercial frontage pursuant to the C-2C1 District Schedule and Guidelines. This condition anticipates a commensurate reduction in density by shifting this wall by approximately 3 ft. having no effect on the upper floor.

Crime Prevention through Environmental Design (CPTED)

- 3. Design development to consider the principles of CPTED, 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.

Sustainability

- 4. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Landscape Design

- 5. Provision of enhanced public realm landscape treatment at Kaslo Street for neighbourhood identity, greening and creation of safe, enjoyable spaces for people to gather, rest and circulate to the satisfaction of the City Engineer and in consultation with the Director of Planning and Vancouver Board of Parks.

Note to Applicant: This area should be developed for public use and incorporate treed boulevard, benches, bike way, public sidewalk and amenity gathering space. Private open space located closer to the building edge may be separated by a landscaped planter edge. The proposed rain garden should be shifted from the southwest corner of the site, and possibly incorporated within a landscaped buffer strip located closer to the lane. Refer to Engineering Condition 4 (i) d.

6. Protection of existing street tree at Kaslo Street and incorporation within the public realm landscape plan to the satisfaction of the City Engineer in consultation with Park Board (see Condition 20).

Note to Applicant: Contact Eileen Curran, Street Engineering to discuss alignment of new street trees and protection requirements for existing tree. Update plan with dimensioned tree barrier and labels.

7. Incorporate the principles of the City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. Use of high visibility glass for windows, reduce reflection and dangers for attractants at building facades is encouraged.

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

8. Provision of enhanced landscape buffer for screening of private patios located at Level 2 between adjacent residential properties across the lane.

Note to Applicant: Incorporate perimeter planters to accommodate substantial layered plantings for all season greenery, visual barrier and cascading effect at north building edge. Revise Landscape Plan and coordinate with the architectural drawings. Provide larger-scale planter details at $\frac{1}{2}''=1'-0''$.

9. Provision of fully irrigated landscaped built-in perimeter planter at the south edge of the proposed common amenity deck at Level 6 as a green amenity and buffering for the streetscape.

Note to Applicant: Revise drawings. Provide larger-scale detail to illustrate planter depth.

10. Improvements to landscape treatment of the Level 2 Interior Courtyard to provide opportunities for socializing and creative play for the residents by:

- (i) Substituting wood, stone tile or other natural material where artificial turf has been proposed.

Note to Applicant: Delete artificial turf from plans.

- (ii) Incorporating fully landscaped and irrigated planters complete with natural plantings suited to low light levels.

Note to Applicant: Consider Fatsia or other similar hardy drought tolerant plant selection. Adequate drainage should be provided in planters and at the courtyard.

- (iii) Incorporating built-in raised platforms of various heights and sizes for people of all ages to use for casual seating or play.

Engineering

- 11. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of additional design elevations within the P1 level, and within the loading area to calculate the slope and crossfall;

Note to Applicant: Additional design elevations are required at the far end of stalls 44-47, stalls 48-57 and the far ends of the loading bays. The slope and crossfall must not exceed 5% within the parking and loading areas.

- (ii) Dimension all column encroachments and all stall widths.

- 12. Modification of the parking ramp design to address the following:

- (i) The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length. From elevation 52.46 to 50.15, a 16% slope is shown on drawing A1.03. Ramps which have a 15% slope and are exposed to the weather must be heated and note on plans.

Note to Applicant: Consider relocating the card reader to the bottom of the 10% slope, at the top of the ramp.

- 13. Modification of the loading bay design to address the following:

- (i) The slope and crossfall of the loading bay must not exceed 5%. The slope within the loading area calculates to 10.2% using the design elevations shown on drawing A3.01.
 - (ii) Provide a standard loading throat (4.6 m in width/68 degrees).
 - (iii) Provide a double throat for the Class B loading spaces.
 - (iv) Additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).
14. Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering. Drawing A1.03 notes 3.5 m of vertical clearance.
15. 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.
16. Relocate all Class B bicycle parking to be on private property. If bike racks are desired on public property a separate application to the General Manager of Engineering Services is required.
17. Provide automatic door openers on the doors providing access to the bicycle room(s) and clearly note this on the plans.
18. Updating of the landscape plan to reflect improvements sought by this rezoning application. (Geometrics will be provided by the City). Please note the following limitations to any proposed plantings on public property:
 - (i) All planting on street right-of-way is to be maintained by the adjacent property owner.
 - (ii) All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety

reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.

- (iii) All plant material within the street right-of-way which are located outside of the areas described in item above shall not exceed 1 m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.
19. A review by the Vancouver Park Board to determine if the two street trees fronting the site and the single tree immediately north of the site on the east side of Kaslo Street can be retained while accommodating the proposed street work, if not arrangements to the satisfaction of the General Manager of Engineering Services for their removal will be required.
 20. The Statutory Right of Way area along the Hastings Street frontage is to be free and clear of all obstructions, door swings, bike racks, benches special treatments, landscaping etc. so that the full 5.5 m dimension is available for use as sidewalk space.

Housing Policy and Projects

21. The proposed unit mix including 34 two-bedroom and five 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 per cent of the dwelling units designed to be suitable for families with children.
22. Design development to ensure that a minimum of 25 per cent of the proposed secured market rental units are designed to be suitable for families with children.
23. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

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. Consolidation of Lots 1 to 4 Except Part in Plan 5575, of Lot 50, THSL, Plan 365 to create a single parcel.
2. Provision of building setback and a surface Statutory Right of Way (SRW) to achieve a 5.5 m distance from the back of the City curb to the building face on Hastings Street. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/ Statutory Right of Way dimension. The Statutory Right of Way agreement must accommodate the underground parking, the minor vertical elements between levels 3 and 5, and the terrace projections at level 5 within the Statutory Right of Way area. Upon registration of this Statutory Right of Way, existing Statutory Right of Way agreement N106525 over portion of Lot 4 is to be released.
3. Release of Easement and Indemnity Agreement 387202M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of street re-construction on Kaslo Street adjacent to the site to include the following:
 - a. New curb and gutter on the east side of Kaslo Street from Hastings Street to the lane north of Hastings Street.
 - b. New concrete lane crossing and curb returns on both sides of the lane north of Hastings Street on the east side of Kaslo Street.
 - c. New pavement to minimum of centerline on Kaslo Street between Hastings Street and the lane north of Hastings Street.

- d. Boulevard treatments on Kaslo Street adjacent the site as follows: 1.35 m front boulevard with grass and street trees, 2.5 m raised protected bike lane, 1.22 m grass boulevard with street trees between the bike lane and sidewalk, and 1.83 m CIP broom-finish concrete sidewalk with saw cut control joints.
 - e. Provision of pedestrian lighting adjacent the site on Kaslo Street.
 - f. Relocation of all existing utilities including wood poles, catchbasins and regulatory signs to accommodate the proposed Kaslo Street reconstruction.
- (ii) Provision of improvement to the existing traffic signal at Kaslo Street and Hastings Street intersection to accommodate the proposed bike lane (including countdown timers) or cash contribution for the signal improvements should it be determined at the time of construction that the signal improvements cannot be delivered at the same time as the bike lane improvements.
 - (iii) A review of the existing street lighting levels on Hastings Street and Kaslo Street adjacent to the site to determine their adequacy for the proposed uses, should standards not be met then new or improved street lighting to serve the site will be required.
 - (iv) Provision of LED intersection lighting at Hastings Street and Kaslo Street. (Typically a LED head on each signal pole on the four corners of the intersection).
 - (v) Provision of improved sidewalks on Hastings Street adjacent the site consisting of:
 - a. 1.35 m exposed aggregate concrete front filler for utilities.
 - b. Minimum 3.0 m broom-finish concrete sidewalk with saw cut control joints.
 - c. Four-piece tree surrounds in keeping with the area standards.
 - (vi) Provision of street trees where space permits.

- (vii) 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.
 - (viii) 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.
5. 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.
6. Written confirmation from BC Hydro, Telus and City of Vancouver Utilities Branch that the proposed relocation of the wood poles in the lane is both achievable and acceptable to all parties.

Housing

7. Make arrangements to the satisfaction of the Chief Housing Officer (or successor in function) and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost

Levy By-law for the longer of 60 years or life of the building, and subject to the following additional conditions:

- (i) A no separate-sales covenant;
- (ii) A no stratification covenant;
- (iii) That none of such units will be rented for less than one month at a time;
- (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit;
- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	2805 E Hastings Proposed Average Starting Rents
Studio	n/a
1-bedroom	\$1,600
2-bedroom	\$2,075
3-bedroom	\$2,375

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer (or successor in function) and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the Chief Housing Officer (or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Soils

8. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- C. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigned Schedule "B" (C-2C1)], generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings Street", be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings Street".
- E. THAT A through D above 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 any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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.

CARRIED UNANIMOUSLY (Vote No. 01382)

ADJOURNMENT

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:23 pm.

* * * * *