

3. REZONING: 7807 Cambie Street

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.

Applicant: GBL Architecture Inc.

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

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

- A. THAT the application by GBL Architecture Inc. on behalf of 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 Rezonings, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

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

Engineering

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

22. Update the site and landscape plans to reflect improvements sought by this rezoning.

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

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

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

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

- (i) Number and dimension all stalls and dimension all column encroachments;
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking levels, and at all entrances adjacent the property lines;
- (iii) Provision minimum vertical clearance for the main ramp and security gates;

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

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

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

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

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

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

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

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

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

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

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

Housing

25. Provision of a Tenant Relocation Application Form listing the name of each tenant, the number of the tenant's unit and their rent as per Section 2 of the Rate of Change Guidelines.

26. Provision of a Tenant Relocation Plan which includes minimum two months free rent and compensation for moving expenses as per Section 2 of the Rate of Change Guidelines.

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

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

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

Neighbourhood Energy Utility

29. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

30. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design

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

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

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

Provision of \$100,000 towards installation of a traffic signal at Cambie Street and 62nd Avenue.

- (i) Provision of a 1.83 m (6 ft.) CIP concrete sidewalk with saw cut joints on 62nd Avenue adjacent the site.
- (ii) 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.
- (iii) Relocation of the existing bus shelter and concrete landing to accommodate the proposed street improvements should it be necessary.
- (iv) 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.
- (v) Provide standard pedestrian curb ramps at Cambie Street should the existing ramps not align with the new sidewalks and street work.
- (vi) Provision of street trees adjacent the site 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.

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 Recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 7807 Cambie Street]