



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: September 6, 2016  
Contact: Susan Haid  
Contact No.: 604.871.6431  
RTS No.: 11624  
VanRIMS No.: 08-2000-20  
Meeting Date: September 20, 2016

TO: Vancouver City Council  
FROM: Acting General Manager of Planning, Urban Design & Sustainability  
SUBJECT: CD-1 Rezoning: 512 West King Edward Avenue

**RECOMMENDATION**

- A. THAT the application by Arno Matis Architecture, on behalf of S Benjamin Holdings Ltd., the registered owner, to rezone 512 West King Edward Avenue [PID 010-870-903; Lot 8, Block 680, District Lot 526, Plan 6539] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 3.00 and the building height from 10.7 m (35 ft.) to 20.7 m (68 ft.) to permit the development of a six-storey residential building with 50 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Arno Matis Architecture, received December 18, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the Acting General Manager of Planning, Urban Design & Sustainability to approve the application, subject to conditions contained in Appendix B;

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

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report evaluates an application to rezone a site located at 512 West King Edward Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total 50 secured market rental housing units over two levels of underground parking. The site is located within the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.

The application has been assessed and meets the intent of the *Cambie Corridor Plan*. The application also meets the Parking By-law definition of "Secured Market Rental Housing" for which a reduced parking requirement may be applied. The application is supported, subject to design development and other conditions outlined in Appendix B.

If approved, the application would contribute 50 secured market rental units to the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor's Task Force on Housing Affordability*. It is recommended that the application be referred to Public Hearing, with the recommendation of the Acting General Manager of Planning, Urban Design & Sustainability to approve it, subject to Public Hearing and to the conditions in Appendix B.

## COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan Phase 2 (2011)
- Rental Incentive Guidelines (2012, last amended 2016)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Community Amenity Contributions - Through Rezoning (2011, last amended 2016)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)

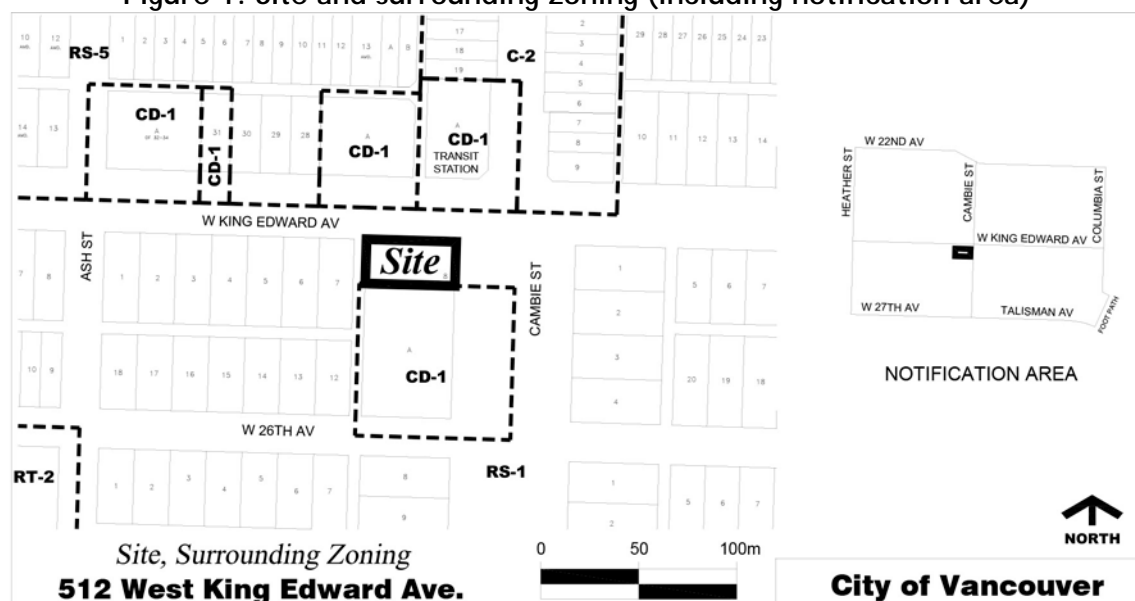
## REPORT

### Background/Context

#### 1. Site and Context

This 1,028.1 m<sup>2</sup> (11,066 sq. ft.) site is located at the southwest corner of Cambie Street and King Edward Avenue (see Figure 1). The site is a single lot and has 45.7 m (150 ft.) of frontage along King Edward Avenue and 22.5 m (74 ft.) along Cambie Street. South and west of the site are two six-storey residential proposals, approved under the Cambie Corridor Plan. There are also rezoning proposals north of the site, across King Edward Avenue, approved under the Cambie Corridor Plan. To the southwest are detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor, currently underway. The site is located at the intersection of two major arterials with excellent access to transit. The King Edward Canada Line Station is directly across the street to the north and bus routes exist on both Cambie Street and King Edward Avenue.

Figure 1: Site and surrounding zoning (including notification area)



## 2. Policy Context

**Cambie Corridor Plan** - In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the "Plan"). The subject site is located within the "Queen Elizabeth" neighbourhood. Section 4 of the Plan (the "Neighbourhoods" section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. In this neighbourhood, the Plan strives to strengthen and enhance the area's existing residential character with its green park-like setting.

Subsection 4.3.1 of the Plan specifically supports residential buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 24 of the 50 units be two-bedroom units, achieving 48% of the total units as suitable for families. Although not required at the time the application was submitted, the proposal also meets the 35% minimum for two or more bedroom units required by the Family Room Policy. A condition of approval has been added in Appendix B to ensure this unit mix is maintained.

**Housing and Homelessness Strategy** - In July, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions identified to achieve some of the strategy's goals relevant to this application include refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

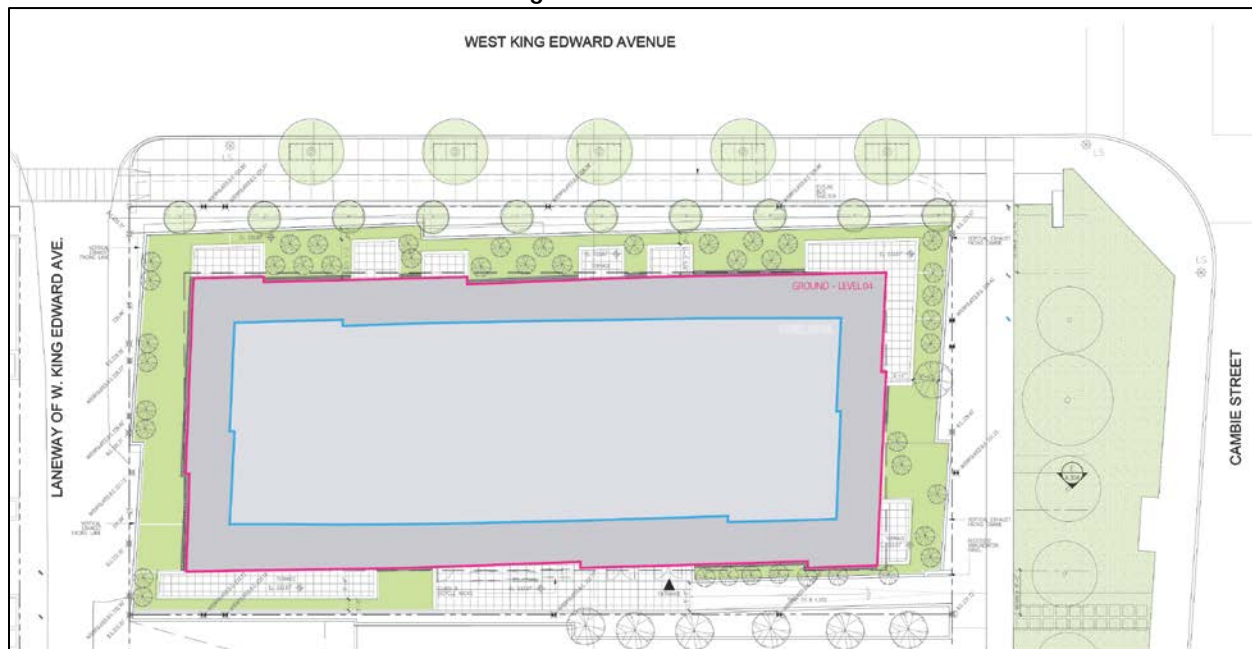
### *Strategic Analysis*

#### 1. Proposal

The application proposes to rezone a site located at 512 West King Edward Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a six-storey residential building (see Figure 2).

In total, the application proposes 50 secured market rental housing units (26 one-bedroom [52%] and 24 two-bedroom [48%]). A density of 3.00 FSR is proposed with a building height of 20.7 m (68 ft.). Two levels of underground parking will be accessed from the lane with a total of 37 vehicle parking spaces and 65 bicycle storage spaces.

Figure 2: Site Plan



## 2. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. These rental units are targeted to moderate-income households, thereby providing options that are more affordable than home ownership.

The proposal would deliver 50 secured market rental housing units in the form of one-bedroom and two-bedroom units. On July 13, 2016, Council updated its family housing policy to require a minimum of 35% of all units to be two bedrooms or more for rental rezoning applications. Staff note that this rezoning application was submitted when the family housing requirement was for 25% of all units to have two bedrooms or more, and be suitable for families with children in accordance with the High-Density Housing for Families with Children Guidelines. This application proposes 48% family units, comprised of 24 two-bedroom units, which exceeds the minimum number of units as two-bedrooms or more suitable for families with children.

While this application is not receiving incentives under a City rental housing program, all of the residential units are proposed as non-stratified secured market rental housing. All 50 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Adding 50 new secured market rental units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3). Conditions related to securing the units are contained in Appendix B.

**Figure 3: Progress Toward the Secured Market Rental Housing Targets as set out in the City's Housing and Homelessness Strategy (2011)\***

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
<b>Secured Market Rental Housing Units</b>	5,000	1,352	2,363	2,031	5,746	746 above target

*\*Unit numbers exclude the units proposed at 512 West King Edward Avenue, pending Council's approval of this rezoning application.*

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2015, the Canada Mortgage and Housing Corporation (CMHC) Rental Market Report indicated that the vacancy rate in the City was 0.6%<sup>1</sup>. That means only six out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in the South Granville/Oak CMHC zone where this proposal is located was also very low at 0.6%<sup>2</sup>.

### 3. Form of Development, Land Use and Density (refer to drawings in Appendix E)

The application proposes a six-storey rental residential building within a context that is rapidly evolving to include a number of four- to six-storey neighbouring buildings, with 13 rezoning applications under review or approved for this area. The proposed height is generally consistent and compatible with this context, especially given the intensity of this arterial intersection across from a Canada Line station.

The proposed residential land use and density are consistent with the six-storey residential buildings called for in the Cambie Corridor Plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. The application proposes a density of 3.0 FSR, which is above the suggested range of up to 2.5 FSR in the Cambie Corridor Plan for this area. For this location on the southwest corner of the intersection, the majority of shadowing would fall on the arterial roadway at standard shadow study times, where it is of less impact.

The proposed form of development differs from the typical pattern expected in the policy, whereby a six-storey form would face the street side of a given site, with a courtyard and two-storey townhouses along the lane. Given the unusually narrow dimension of the site at 22.5 m (74 ft.), the intensity of vehicle movement along the King Edward Avenue frontage and the six-storey context immediately across the lane, staff feel that an alternative to the courtyard form of development is appropriate for this site. As well, the absence of a courtyard at grade is mitigated in this application by an accessible common access roof deck.

As noted above, the building form has unique aspects which reflect the site context while generally meeting the guidelines of the Cambie Corridor Plan. The site grades and the desire to connect with the neighbouring parkade levels result in an elevated first storey and, facing King Edward, a retaining wall (or building plinth). Impacts to private views, particularly from

<sup>1</sup> CMHC Rental Market Report, October 2015

<sup>2</sup> CMHC Rental Market Report, October 2015

the residences to the south, would likely be similar to a six-storey building at 2.5 FSR except in regards to the proposed length of the building and its proximity to the south property line. Design development conditions include recommendations to lower the height of the plinth (see Appendix B).

The Urban Design Panel reviewed and supported this application on April 20, 2016 (see Appendix D). Staff conclude that, based on the proposed built form, setbacks and massing, which have been informed by the guidelines in the Plan, the proposed density of 3.00 FSR is appropriate for the site, subject to the design conditions noted in Appendix B.

#### **4. Transportation and Parking**

The application proposes two levels of underground parking accessed from the lane. A total of 37 parking spaces are proposed. This provision would meet the reduced Parking By-law standards for a secured market rental housing development. Also proposed are 65 Class A bicycle parking spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

#### **5. Environmental Sustainability**

The Green Buildings Policy for Rezonings (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Green Buildings Policy for Rezonings, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

Energy use by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO<sub>2</sub> reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high-density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the Vancouver Neighbourhood Energy Strategy, conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City-designated NES Utility Provider, if available, and future connection if not immediately available.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

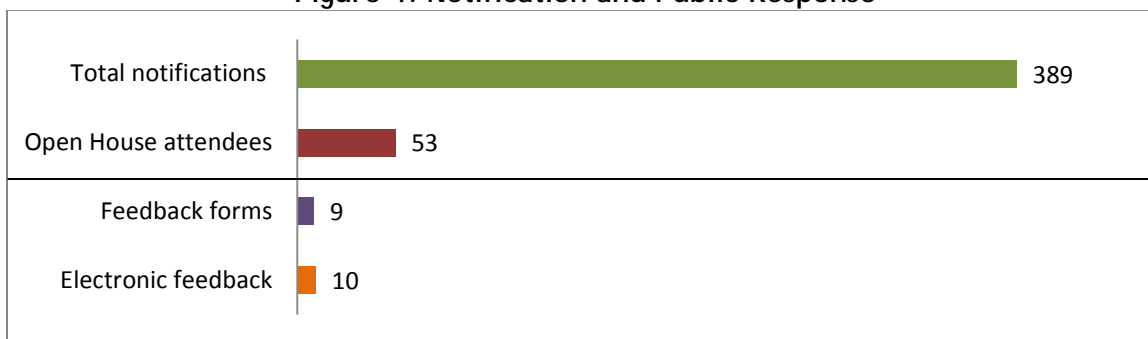
#### ***PUBLIC INPUT***

**Public Notification** - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign

was also posted on the site. A community open house was held for this application from 5-8 pm on April 7, 2016, at the Douglas Park Community Centre at 801 West 22nd Avenue. Staff, the applicant team, and a total of approximately 53 people attended the open house.

**Public Response and Comments** - The City received a total of 19 responses to the application by email or comment form. Some comments expressed concern about excessive building height and density, as well as some supportive of increased height and density. There was also a variety of feedback related to parking and traffic, specifically concern about whether sufficient parking is proposed on site, parkade ramp width, and pedestrian safety concerns linked to increased area traffic. There were also comments that the number of parking stalls should be reduced. Finally, there were comments expressing dissatisfaction with the building design and concern about the proximity of the building to the neighbouring site to the south.

**Figure 4: Notification and Public Response**



In response to feedback received during the application review process, including comments from the public, Urban Design Panel and staff direction, staff note that height, density and built form are generally consistent with the policy direction and built form guidelines of the Cambie Corridor Plan. Provision of parking is also consistent with the Parking By-law.

### ***PUBLIC BENEFITS***

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

#### ***Public Benefits - Required by By-law or Policy***

**Development Cost Levies (DCLs)** - Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the Citywide DCL rate which, as of September 30, 2016, will be \$149.73 per m<sup>2</sup> (\$13.91 per sq. ft.) for new residential space (other than qualifying for-profit affordable rental housing). On this basis, a DCL of approximately \$461,784 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher



rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

**Public Art Program** - The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m<sup>2</sup> (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

#### **Offered Public Benefits:**

**Rental Housing** - The applicant has proposed that all of the 50 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the city's secured market rental housing stock for the longer of the life of the building or 60 years, whichever is greater. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

The development of secured market rental housing aligns with the City's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to sustain socially, economically and environmentally thriving communities.

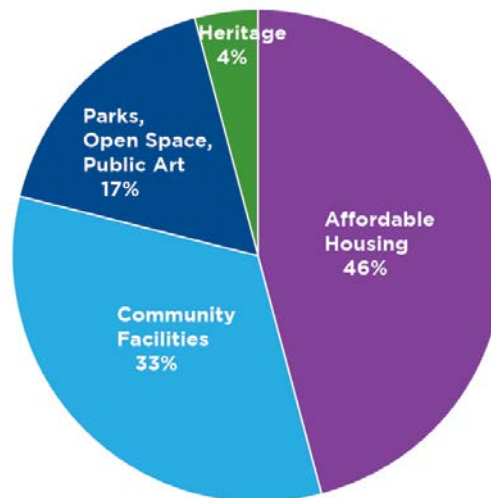
If this rezoning application is approved, the rental housing would be secured through a housing agreement with the City and would be subject to the conditions noted in Appendix B.

**Community Amenity Contributions (CACs)** - Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies and the impact of a proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

The public benefit achieved for this application is secured market rental housing. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance.

Through July 2016, approximately \$285.5 million has been secured through approved rezonings under the Cambie Corridor Plan. These CACs have been allocated as per Figure 5. See Appendix F for a summary of all public benefits for this application.

Figure 5: Cambie Corridor CAC Allocations by Percentage



CACs secured since Cambie Corridor Plan approval (updated to July 2016)\*

- \$285.5 million (excludes unallocated CACs)
  - 46% Affordable Housing (\$131.7M)
  - 33% Childcare and Community Facilities (\$95M)
  - 17% parks, open space and public art (\$47.1M)
  - 4% heritage (\$11.7M)
- 701 secured market rental housing units
- 194 seniors supportive housing units
- 290 social housing units
- Approximately 50% of all secured housing units are family units (two or more bedrooms)

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

### **FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits, there are no CACs or public art contributions associated with this rezoning. The site is subject to the City-wide DCLs and it is anticipated the project will generate approximate \$461,784 in DCLs.

The secured market rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

### **CONCLUSION**

The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form. If approved, this application would contribute both to City-wide and Cambie Corridor goals for the achievement of securing 50 units of purpose-built rental housing in close proximity to the Canada Line rapid transit station at King Edward Avenue and Cambie Street.

The Acting General Manager of Planning, Urban Design & Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

512 West King Edward Avenue  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

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

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

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

3. The design and layout of at least 25% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

**Floor area and density**

- 4.1 Computation of floor area must assume that the site area is 1,028.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 3.00.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude:
- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 20.7 m.

### **Horizontal angle of daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
  - (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.5 An obstruction referred to in section 6.2 means:
  - (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
  - (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### Acoustics

- 7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

512 West King Edward Avenue  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Arno Matis Architecture, on behalf of S Benjamin Holdings Ltd. and stamped "Received Planning Department, December 18, 2015", provided that the General Manager of Planning, Urban Design & Sustainability 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, Urban Design & Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Reduction in the vertical height of retaining walls immediately adjacent to the public sidewalks and bicycle paths along both street edges.

Note to Applicant: This can be achieved through a variety of techniques, including, but not limited to, lowering the main floor elevation by 8 to 20 inches. This will allow for more green and planted landscape area by reducing the length of stairs and ramps required to reach the front door. Alternately, or in combination with a floor level reduction, portions of the wall above 1.5 m can be stepped back by a minimum of 1.2 m to provide planting. This may require alterations to the ground floor level to ensure adequate outdoor space for the dwelling units.

- 2. Provision of a high-quality finish to the building plinth that reflects the area history and provides visual interest and texture at the pedestrian scale along both edges.

Note to Applicant: Given the extent and prominence of this element, additional quality is sought. This can be achieved by providing a robust, quarried granite or basalt masonry wall. Enlarged details should be provided at the time of application. Note that this will require additional set back of the wall to clear the statutory right-of-way (SRW) required in condition (c)1.

- 3. Design development to the building entry sequence to improve its visibility, convenience, and generosity.

Note to Applicant: This can be accomplished by locating the entry lobby on Cambie Street where it is easily visible to visitors and provides an active use on the street. Pathways including stairways should be at least 7 ft. wide throughout. Consider locating the main floor amenity room adjacent to the lobby to facilitate social connections.

4. Design development to the main floor amenity room to improve its usefulness to all residents, including families and children.

Note to Applicant: This can be accomplished by improving the proportions and size of the room, as well as the amenity of the outdoor space.

5. Design development to the public realm interface along King Edward Avenue to support pedestrian and bicycle routes to the satisfaction of Engineering Services.

Note to Applicant: The proposed interface, including the bermed landscaping structure in the requested SRW is not feasible and an on-site solution will be required.

6. Design development to better reflect the architectural themes in the landscape design.
7. Design development to mitigate privacy and overlook toward nearby residential units.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features proposed to balance the amenity of future and existing residents.

8. Design development to meet the Cambie Corridor Draft Public Realm Plan including lane, side yard and front yard treatments.

Note to Applicant: The applicant is encouraged to confer with Planning, Landscape and Engineering staff prior to the preparation of a Development Permit submission to ensure technical compliance with the anticipated design intent, including CPTED performance, and with a design focus on hardscape, softscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

9. Provision of high-quality and durable exterior finishes.

Note to Applicant: Intent is to maintain the proposed architectural quality including the use and extent of brick. Material choices should reflect a residential character and avoid an institutional character.

10. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.



Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

### Crime Prevention through Environmental Design (CPTED)

11. 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

12. A full Landscape Plan for proposed landscape 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.
13. Section details at a minimum scale of 1/4"=1' scale 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.
14. 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 section 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 section.
15. 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.
16. 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 the Park Board regarding tree species.

17. A high-efficiency automatic irrigation system is to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.

18. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings. All existing lighting poles should be shown.

19. Design development to provide a more conservative tree removal strategy, enabling the retention and protection of as many healthy existing mature trees as possible.

Note to Applicant: It is expected that all developments will adhere to Council's Urban Forest Canopy Strategy by retaining a maximum of viable trees at the site edges, thereby still allowing development. It is understood that this may require revisions to the building footprint or parkade. A revised Arborist Report should also document and make recommendations for the choices of trees to be retained.

20. Design development to add significant landscape buffering at ground level (see also conditions (b) 1, (b) 5, (b) 6, and (b) 7, as follows:

- (i) Fronting Cambie Street - to improve the relationship to architecture and orientation to the street;
- (ii) Fronting West King Edward Avenue - to improve the relationship to architecture; and
- (iii) Adjacent to neighbouring properties - to increase privacy buffering.

21. 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" high curb.

22. Provision of maximized tree-growing medium and planting depths for tree and shrub planters to ensure the 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.

23. Provision of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the Plant Palette.

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 bench, tool storage and composting.

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

### Sustainability

25. 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.

26. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

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 rezoning policy. 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.

### Engineering

27. Provision of City of Vancouver building grades and corresponding design grades are required at all entries along the property lines.
28. Provision of an improved Landscape Concept drawing L.1.
29. 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) Provide measures to address conflicts between vehicles on the ramps.
- (ii) Provision of parabolic mirrors are recommended at the bottom of the main ramp at the southeast corner on drawing A.202 and at the bottom of the ramp from P1 to P2 at the southeast corner on drawing A.201.
- (iii) Provide improved sightlines at the north edge of the parkade entry ramp at the lane. See Section A1 and 2 on drawing A.203.

Note to Applicant: The wall with landscape should not exceed 2 ft. in height from grade. Consider a corner cut to improve sightlines.

- (iv) Show all overhead security gates on plans.
- (v) Provide a section drawing through the disability parking spaces shown on P1 parking level confirming that the 7' 6½" vertical clearance is maintained for the length of the stall.
- (vi) Confirm vertical clearance of all overhead obstructions in parkade levels P1 and P2.

Note: The minimum vertical clearance line steps down to the outside walls of the parkade on the section drawings. All projections into a stall must comply with Section B of the Parking and Loading Design Guidelines.

- (vii) Clearly show and label all stall projections on drawings A.201 and A.202.
- (viii) Provide Class A bicycle parking spaces as per the Parking By-law.

Note to Applicant: The By-law does not recognize a stacking bicycle rack to count as two bicycle spaces towards meeting the minimum bicycle parking requirements. As per Section 6.3.13, bicycle parking spaces shall provide for the bicycle parking to be placed horizontally on the floor or ground.

- (ix) 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 or elevator, if required.

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

### Neighbourhood Energy Utility

30. 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.
31. 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.

32. 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.
33. 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.
34. 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.

### Housing

35. The proposed unit mix including 26 one-bedroom units (52%) and 24 two-bedroom units (48%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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 designed to be suitable for families with children.

36. Design development to ensure that a minimum of 25% of the proposed secured market rental units are designed to be suitable for families with children.

37. 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, Urban Design & Sustainability, 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 building setback and a surface SRW along the King Edward Avenue frontage of the site to achieve a 4.5 m distance from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the existing City curb to the existing property line is required to determine the final setback and SRW dimension.

Note to Applicant: Removal of all landscaping and structure from grade and above within the proposed SRW along King Edward is required.

2. Should the existing sidewalks on Cambie Street adjacent to the site be damaged during construction activities then the sidewalk is to be replaced to current City standards and consistent with the Cambie Corridor Public Realm Plan consisting of a minimum 2.1 m wide concrete sidewalks with light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
3. Provision of a Services Agreement to detail 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 all utility services 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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 for road re-construction on King Edward Avenue adjacent to the site to generally include:
  - a. New concrete curb and gutter;
  - b. 2.35 m (7.75 ft.) raised cycle track;
  - c. 1.22 m (4 ft.) concrete boulevard with new street trees where space permits;
  - d. 2.14 m (7 ft.) concrete sidewalk with saw cut joints; and
  - e. 0.3 m (1 ft.) concrete building strip.
- (iv) Provision for reconstruction of a portion of the center median on King Edward Avenue to accommodate the new road geometry including the removal or reduction of existing street trees. The City will provide a geometric for the design and confirm all dimensions.
- (v) Provision of improved street lighting and additional pedestrian LED lighting adjacent the site.
- (vi) Provision of a standard concrete lane crossing including adjustment of the two curb returns if required at the lane west of Cambie Street on the south side of King Edward Avenue.

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

- 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 mount 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.

5. 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; and
  - (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.

## Housing

6. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement



securing all residential units as rental housing units for the longer of 60 years or the life of the building, and subject to the following additional conditions:

- (i) A no separate-sales covenant.
- (ii) A non-stratification covenant.
- (iii) None of such units will be rented for less than one month at a time.
- (iv) Such other terms and conditions as the General Manager of Community Services 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

7. 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 sites 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.

\* \* \* \* \*

512 West King Edward Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lot 8, Block 680, District Lot 526, Plan 6539; PID: 010-870-903, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
512 West King Edward Avenue	( )	( )	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i> , except that:  (i) One Class A loading space is required.

\* \* \* \* \*

512 West King Edward Avenue  
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on April 20, 2016. The application was supported 8-0.

**EVALUATION: SUPPORT (8-0)**

**Introduction:** Zak Bennett, Rezoning Planner, introduced the site for this rezoning application as being made up of a single parcel at the southwest corner of Cambie Street and King Edward Avenue. The proposal is being considered under the Cambie Corridor Plan which contemplates six-storey residential buildings in this area. The site is approximately 11,066 sq. ft.

Currently there are 13 rezoning applications approved or underway in the area. The surrounding areas are predominantly single-family, RS-1 and RS-5 zones around Douglas Park. There are also C-2 and RM-3A zones north along Cambie Street from King Edward Avenue. There is the potential for future change to some of these areas as part of Cambie Phase 3.

This rezoning application proposes to rezone the site from RS-1 to CD-1 to allow development of a six-storey building over two levels of underground parking accessed by a shared ramp and which includes 37 residential stalls. The proposal includes 50 secured market rental units, and has a proposed site FSR of 3.0. The Cambie Corridor Plan anticipates residential six-storey buildings in this area with an estimated FSR range of 2.0-2.5.

Sailen Black, Development Planner, continued by noting that to the west is a rezoning for a four to six-storey building. This was recently approved in principle and seen by the Urban Design Panel. To the north there is a Canada Line station and two other rezonings. To the south is a rezoned site with a development permit for a six-storey residential development.

The proposal is for a highly detailed exterior and dynamic form conveyed by the extensive use of exterior slabs, treated glass, and expressed beams around the exterior. There is a 340 sq. ft. amenity room at the south grade, and a proposed floor area of 32,189 sq. ft. overall.

Advice from the Panel on this application is sought on the following:

1) Whether the Panel supports the proposal as being successful in terms of:

- a) Meeting the rising grades and proximity to the adjacent neighbour;
- b) Strength of the curved forms as a response to this context;
- c) Quality of the public realm interface around the north and east sides;
- d) Design of the main residential entry; and
- e) Usefulness and livability of the indoor and outdoor common amenity spaces

2) Does the Panel support the proposed form of development including the:

- a) Heights (6 storeys and 68 ft.);

- b) Setbacks (12 ft. from the streets, 10 ft. from lane, 8 ft. to the neighbour); and
- c) Density of 3.0 FSR with an area of 32,189 sq. ft.

**Applicant's Introductory Comments:** The applicant team introduced the project as a small but important site as it marks the intersection and boulevard leading up to Queen Elizabeth Park. Cambie Street is at a bit of an angle here, and widens out to create the boulevard. The podium responds to this through a bit of a shift.

There is an existing stone-rubble wall currently extending 6 ft. onto City property. This will be removed, but elements of it are to be retained. There is also an existing shared ramp which determined the parking response. A bit of a stair and pedestrian access will be added off of Cambie Street.

There is a gateway appeal to this site, which uses a curve to suggest the massing of the Cambie Corridor turning the corner. The typical unit ceiling height is 9 ft., and the ground unit ceiling height is 10 ft. It is important to note that this is an all-rental building.

There is a small ground-floor indoor amenity space off of the courtyard. There is also a very large roof deck amenity. The parking garage has created some constraint, and work has been done to provide oversight.

A lot of playful forms are being used going up the building. On the roof there is urban agriculture and outdoor seating, as well as a kid's play area.

The applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- At the ground plane there is an opportunity to reflect the architecture in the landscape in a stronger fashion
- Think about thermal performance and bridging
- Consider a stronger expression of the stone wall, or incorporate it onto the roof
- There is some concern about the interior amenity being dark and narrow
- The indoor amenity could be made more useful to the building if it was something else

**Related Commentary:** The Panel thought that the overall design is very elegant, and that it sets a high standard for design. The proximity to the adjacent neighbour is permissible, and the public realm interface is very appropriate for this location.

The setbacks, density and height are all fine. The curved form is dynamic, expressive and rationale. However, the strength of the building is in its form, and it would benefit the building to have the entrance on the building's southern side so that nothing penetrates the plinth.

There is a bit of a challenge with grades along the north side, which has been well handled. The entry along the north might be a bit dark at times, and the north-facing decks are a bit small, but these aspects are not worrying.

The exterior expression and materials seem very innovative. However, consider introducing a feature re-using the stone wall or an interpretation piece based on the quarry as it would better set the plinth in place and really make it work.

The building seems well placed, and the Panel liked the idea of thermally broken slabs. These slabs also create a lot of cut-outs which could be played with.

It will be exciting to see how the rooftop amenity develops, and the indoor amenity is appropriate for the size of the development. The ground-floor amenity might be better off turned into a funky lounge for residents, or with another vibrant use which is different from a gym. It could also be turned into bike storage or a martini bar to better serve the needs of the residents.

At the ground plane it would be good to reflect the architecture in the landscape. Turning the landscape around towards Cambie would create a stronger push towards it. Additionally, putting the stone wall near the play area would add some history to the space.

It was recommended to planning staff that the project did not need to come back to the panel at the development permit stage.

**Applicant's Response:** The applicant team thanked the panel for the helpful comments and noted that they will be integrated going forward. They also asked that, if the panel is supportive of the project, it could vote on recommending that it not come back to the panel at the application stage. It is noted that the application stage review by the panel is ultimately a staff decision.

## 2. PUBLIC CONSULTATION SUMMARY

### Public Notification

A rezoning information sign was installed on the site on March 31, 2016. A total of 389 notifications were distributed within the neighbouring area on or about March 24, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

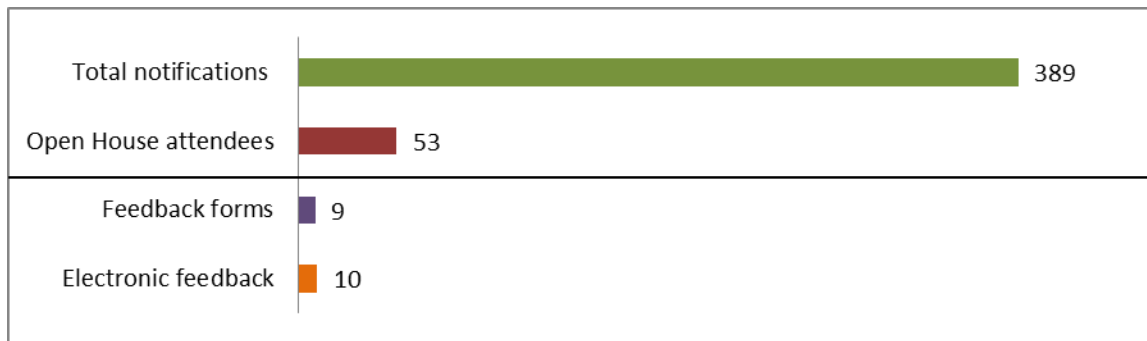
### April 7, 2016 Community Open House

A community open house was held from 5:00-8:00 pm on April 7, 2016, at Douglas Park Community Centre, 801 West 22nd Avenue. Staff, the applicant team, and a total of approximately 53 people attended the Open House.

### Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the April 7, 2016 open house, a total of 9 comment sheets were submitted from individuals.
- A total of 19 letters, e-mails, and comment forms were submitted from individuals.



Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by level of support and by topic:

### Height and Density

There was mixed feedback on the height of the building, with most responses noting that the building is too high and should be 3 or 4 storeys, and others that the building should be taller. There was a concern that the building shadow would make the entrance to the Canada Line gloomy. Similarly, some thought the proposal was too dense, while others thought it should be denser, since it is located across from the Canada Line station.

### Parking and Traffic

There was mixed feedback on the number of parking spots, with the majority concerned that there is not enough parking, and others suggesting that the number of parking stalls should be reduced. There were suggestions to widen the parkade entrance for oncoming vehicles and design the laneway with more space so that cars can see pedestrians. Concern was also expressed about increased traffic and related safety impacts for pedestrians.

### Design

It was noted that the proposal is not attractive and should follow the design of the building next door. It was also expressed that there is not enough space between the proposed and adjacent buildings.

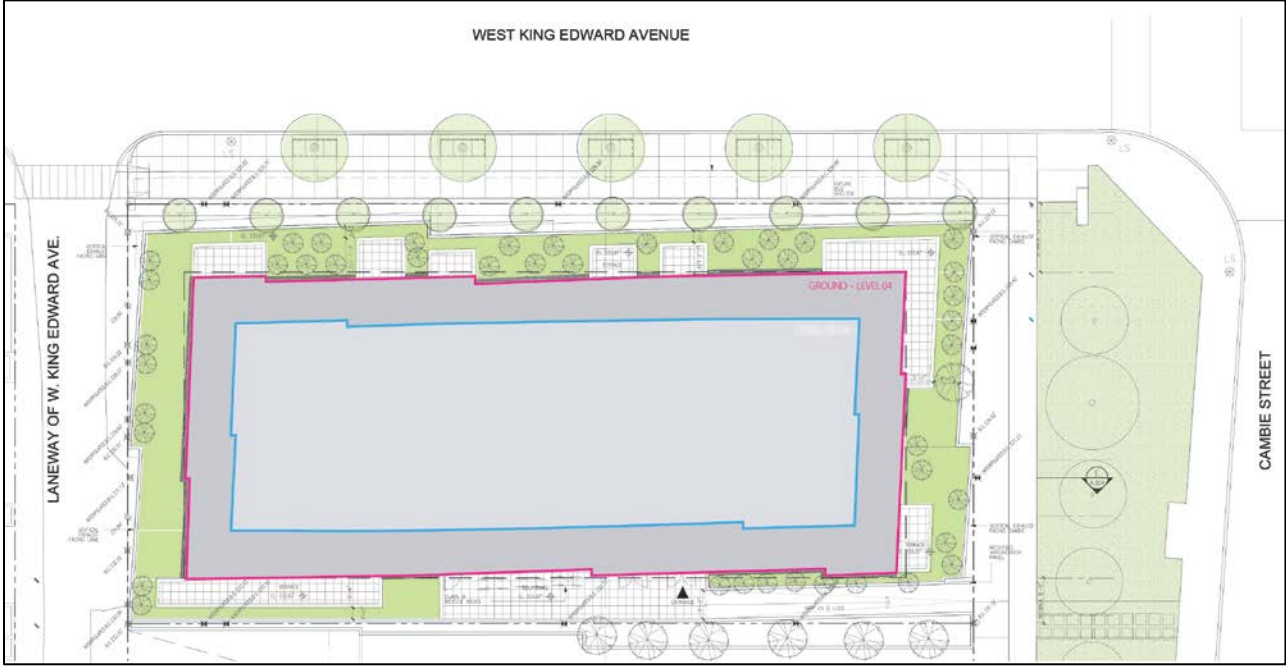
### Miscellaneous Comments

- Amenities - building should share a gym or swimming pool with 4139 Cambie
- Housing - would like to see more 3 bedroom units
- Landscaping - would like a community garden by the laneway
- Pace of change - too much construction in the area now
- Uses - building should have retail commercial on the ground floor

\* \* \* \* \*

512 West King Edward Avenue  
FORM OF DEVELOPMENT

Site Plan



North Elevation





### East Elevation



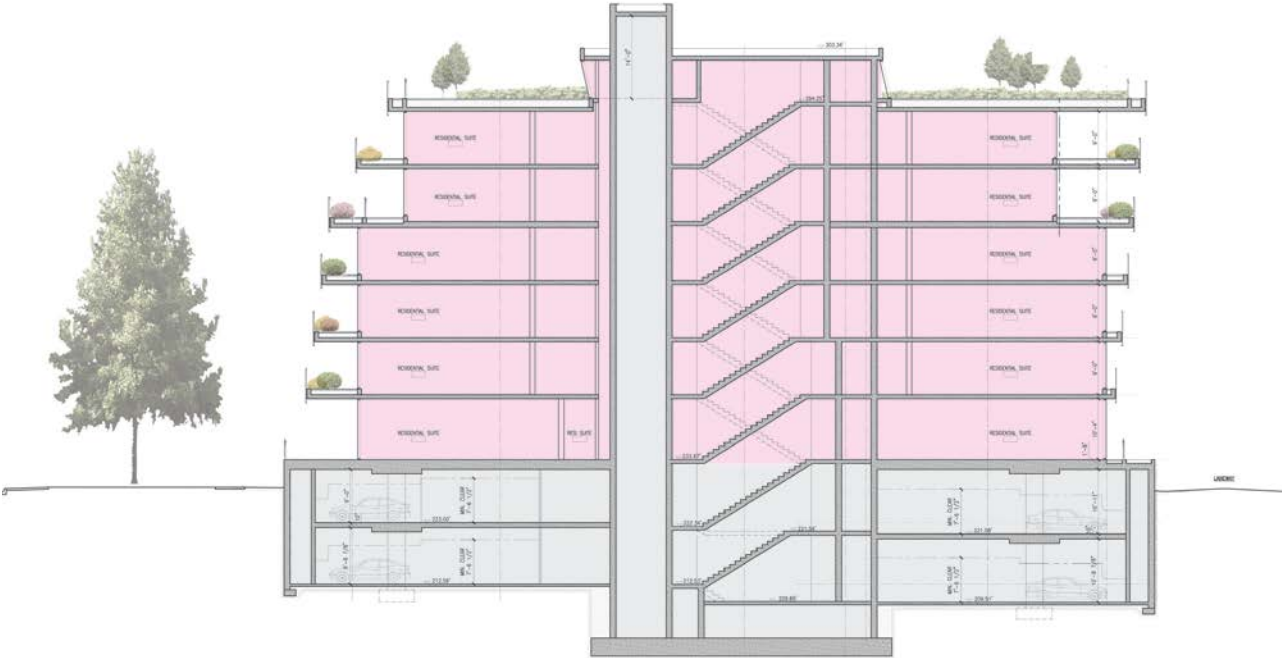
### West Elevation



South Elevation



Section (East-West)



Section (North-South)



Perspective (Cambie and King Edward intersection)



Perspective (Building entry facing King Edward)



\* \* \* \* \*

512 West King Edward Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey residential apartment building containing a total of 50 secured market rental units.

**Public Benefit Summary:**

The project would generate a DCL payment and would provide 50 dwelling units of secured market rental housing for 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,028.1 sq. m / 11,066 sq. ft.)	0.70	3.00
Floor Area (sq. ft.)	7,746	33,198
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	25,020	461,784
	Public Art		
Offered (Community Amenity Contribution)	20% Social Housing		
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		See below**
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>25,020</b>	<b>461,784</b>

**\*\*Other Benefits (non-quantified components):**  
50 units of market rental housing secured for the longer of 60 years or the life of the building

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

512 West King Edward Avenue  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	512 West King Edward Avenue
Legal Descriptions	PID 010-870-903; Lot 8, Block 680, District Lot 526, Plan 6539
Developer	S Benjamin Holdings Ltd.
Architect	Arno Matis Architecture
Property Owners	S Benjamin Holdings Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,028.1 m <sup>2</sup> (11,066 sq. ft.)	1,028.1 m <sup>2</sup> (11,066 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	719.7 m <sup>2</sup> (7,746 sq. ft.)	3,084 m <sup>2</sup> (33,198 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	3.00 FSR
HEIGHT	10.7 m (35 ft.)	20.7 m (68 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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