



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 11, 2017
Contact: Susan Haid
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RTS No.: 12101
VanRIMS No.: 08-2000-20
Meeting Date: July 25, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 618 West 32nd Avenue

RECOMMENDATION

A. THAT the application by Shift Architecture Inc. on behalf of Quarry (Cambie) Development Corp., the registered owners, to rezone 618 West 32nd Avenue [PID: 008-150-401; Lot 6, Block 819, District Lot 526, Plan 7221] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.45 FSR and the height from 9.5 m (31 ft.) to 21.7 m (71 ft.) to permit the development of a six-storey residential building containing a total of 15 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Shift Architecture Inc., received March 17, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

B. THAT, 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.

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

REPORT SUMMARY

This report evaluates an application to rezone a site located at 618 West 32nd 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 of 15 dwelling units all over two levels of underground parking. The site is located within the Queen Elizabeth neighbourhood of the *Cambie Corridor Plan*.

The application meets the intent of the Cambie Corridor Plan and is supported by Staff, subject to design development and other conditions outlined in Appendix B. The design conditions would result in changes to the form of development to enable safe retention and protection of two significant trees on the northeast corner of the site, as well as a reduction in density to 2.45 FSR.

Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan Phase 2 (2011)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Greenest City 2020 Action Plan (2012, last amended 2016)
- Renewable City Strategy (2015)

- Urban Forest Strategy (2014)
- Heritage Amenity Bank and Transfer of Density (2013)

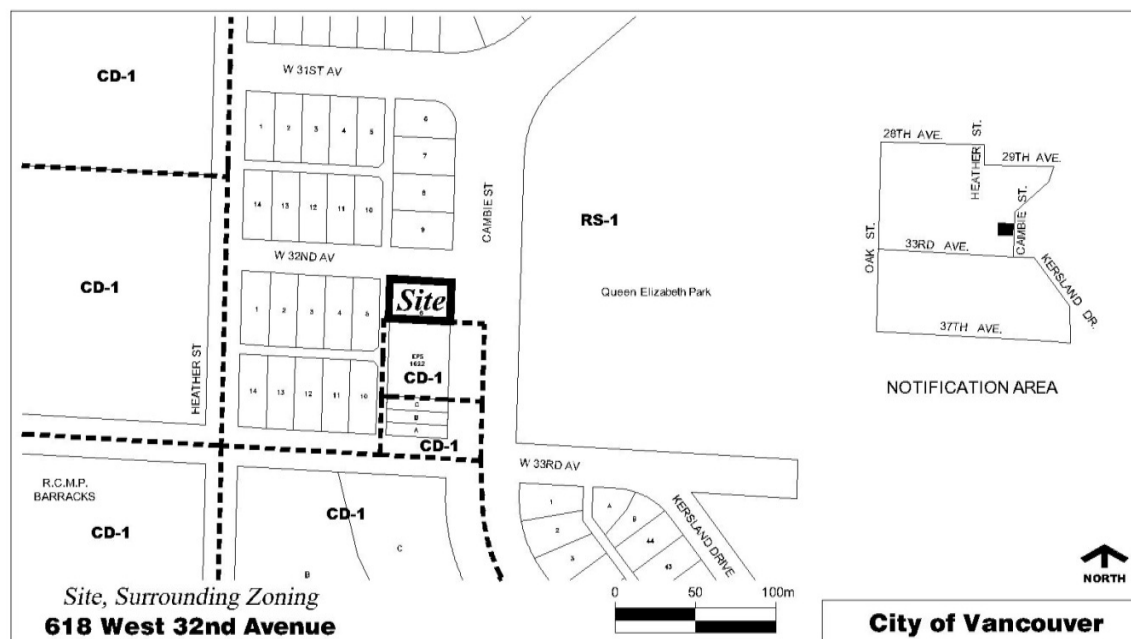
REPORT

Background/Context

1. Site and Context

This 927 sq. m (9,983 sq. ft.) site is located at the southwest corner of Cambie Street and 32nd Avenue (see Figure 1). The site is a single lot and has 24.4 m (80 ft.) of frontage along Cambie Street and 38.1 m (125 ft.) along 32nd Avenue. Across Cambie Street to the east is Queen Elizabeth Park. Immediately to the south, is a recently built five-storey residential building, zoned CD-1. Further south at 33rd Avenue is an existing three-storey townhouse development also zoned CD-1. Properties to the north and west of the subject site are all zoned RS-1. Sites to the north can be considered for rezoning under the Cambie Corridor Phase 2 Plan for up to six-storeys, while sites west of the lane are in the Cambie Corridor Phase 3 planning area, which is currently underway. The subject site is located on a major arterial with bus service connecting to the King Edward Canada Line station, about a 10 minute walk away.

Figure 1 - Site and Surrounding Zoning (including notification area)



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the “Plan”). The subject site is located within the “Queen Elizabeth” neighbourhood. Section 4 of the Plan (the

“Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. In this neighbourhood, the Plan strives to strengthen and enhance the area’s existing residential character with its green park-like setting.

For this site, subsection 4.3.2 of the Cambie Corridor Plan supports residential buildings up to six storeys in height with upper levels stepped back above the fourth floor. A density range of 1.5 - 2.0 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 13 of 15 units be two-bedroom, three-bedroom, or four-bedroom units, achieving 87% of the total units as suitable for families. A recommendation has been added in Appendix B to maintain this unit mix.

In July 2016 Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. This application was submitted prior to the new policy and is not required to meet the updated standard, however, the application exceeds the new *Family Room Policy* as outlined in the unit mix.

The proposal includes a small outdoor children’s play area at grade. A condition is included in Appendix B to increase and enhance the children’s play space in line with the *High Density Housing for Families with Children Guidelines*. With the relatively small size of the proposal staff support the approach to provide a modest sized play area.

Planning work for Phase 3 of the Cambie Corridor Plan, currently underway, will explore an appropriate land use transition between the mid-rise forms permitted along Cambie and the surrounding single-family houses. The draft Phase 3 Plan proposes townhouses to the west of the subject site along 32nd Avenue.

Strategic Analysis

1. Proposal

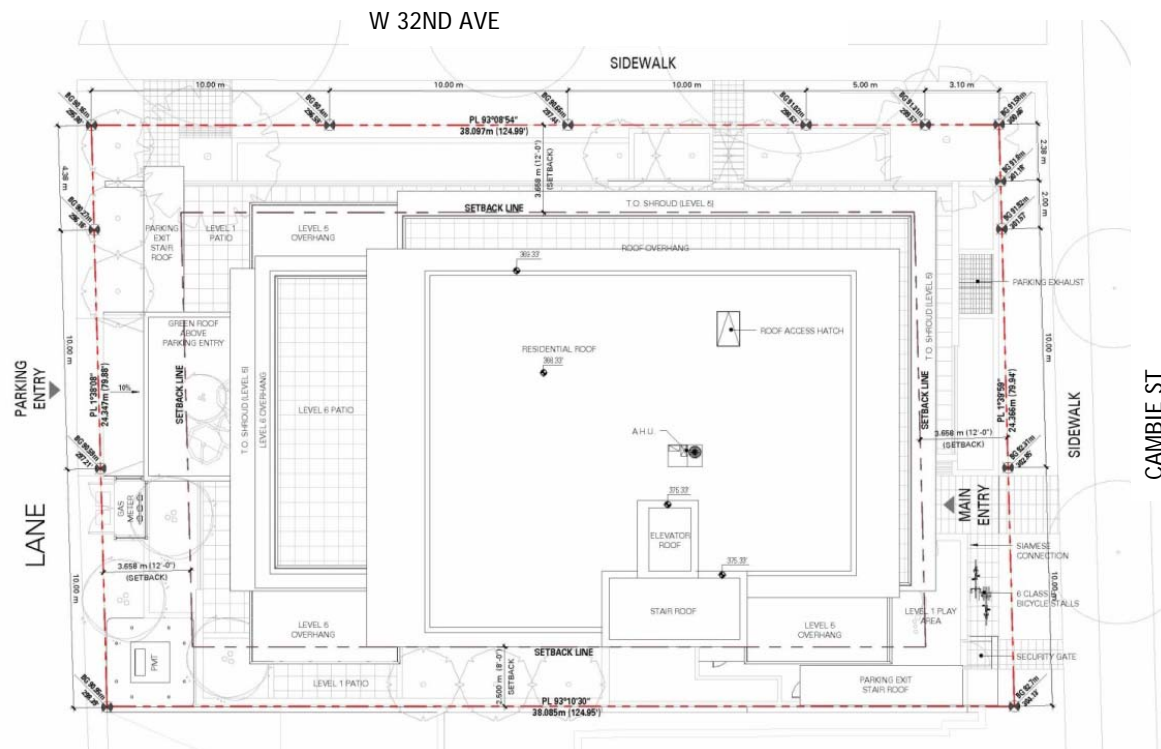
The application proposes to rezone 618 West 32nd Avenue from RS-1(One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a six-storey residential building (see Figure 2). In total, the application proposes 15 dwelling units (two one-bedroom units [13%], 10 two-bedroom units [67%], two three-bedroom units [13%], and one four-bedroom unit [7%]). A density of 2.45 FSR is proposed with a building height of 21.7 m (71 ft.). Two levels of underground parking are proposed to be accessed from the lane with a total of 29 vehicle parking spaces and 20 bicycle storage spaces.

2. Land Use and Density

The proposed residential land use and density are consistent with the six-storey residential buildings anticipated in the *Cambie Corridor Plan*. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public

realm performance. Staff have concluded that based on the proposed built form, setbacks and massing, a density of 2.45 FSR is appropriate for this site subject to the design conditions in Appendix B.

Figure 2 - Site Plan



3. Form of Development (refer to drawings in Appendix E)

The proposal is a six-storey residential building located at the southwest corner of Cambie Street and West 32nd Avenue having its primary entry on Cambie Street. There is an amenity space opposite the lobby with a co-located outdoor amenity space. The front yard setback and the side yard setback on 32nd Avenue are consistent with the *Cambie Corridor Plan* (12 ft.), however the setback from the south property line is 8 ft. The existing building immediately south of the subject site at 4867 Cambie Street, known as the Elizabeth, has a substantial setback to its north property line meaning that there is an adequate separation between the Elizabeth, and the proposed building.

The building is generally consistent with the height, form of development guidelines, and setbacks outlined in the *Cambie Corridor Plan*. The recommended four-storey shoulder is provided on all sides of the building with the exception of the stair and elevator core that is located on the south side of the building. Staff are supportive of the proposed form of development subject to conditions outlined in Appendix B, which include design amendments to the northeast corner of the building, to enable safe retention and protection of two significant trees.

The Urban Design Panel reviewed and supported the application on June 15, 2016 (see Appendix D). Staff conclude that the design responds well to the expected character of development as outlined in the *Cambie Corridor Plan* and support the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the lane. The application proposes 29 vehicle parking spaces and 20 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

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).

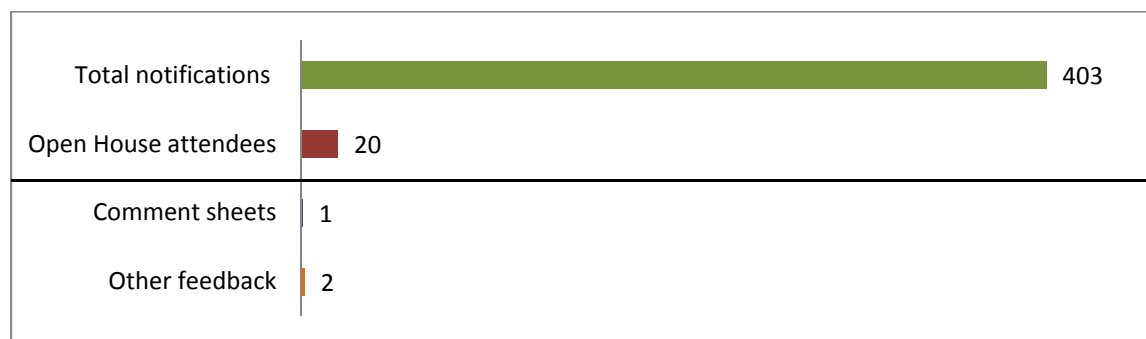
PUBLIC INPUT

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 on June 6, 2016, from 5:00pm to 8:00 pm at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 20 people attended the open house.

Public Response and Comments - The City received a total of three responses to the application. Comments included concern regarding the proposed density, safety, construction noise, impaired views, and tree retention, through to an interest in increasing density and reducing the amount of parking. Staff note that the proposal is consistent with the height and

built form guidelines set out in the *Cambie Corridor Plan*. Retention of two significant trees on the northeast corner of the site has been included and is outlined in Appendix B.

Figure 3 – Public Notification and Response Summary



PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits:

Required Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the Citywide DCL rate which was \$149.73 per sq. m (\$13.91 per sq. ft.) for new residential space at the time the application was received. This rate is applied to the proposed 2,270 sq. m (24,430 sq. ft.) of new floor area. On this basis, a DCL of approximately \$339,887 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 Development* requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore no public art contribution will be required.

Public Benefits - Offered by the Applicant

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (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 the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Cambie Corridor Plan*. This rate is the basis for all six-storey residential rezoning proposals within the *Cambie Corridor Plan*.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

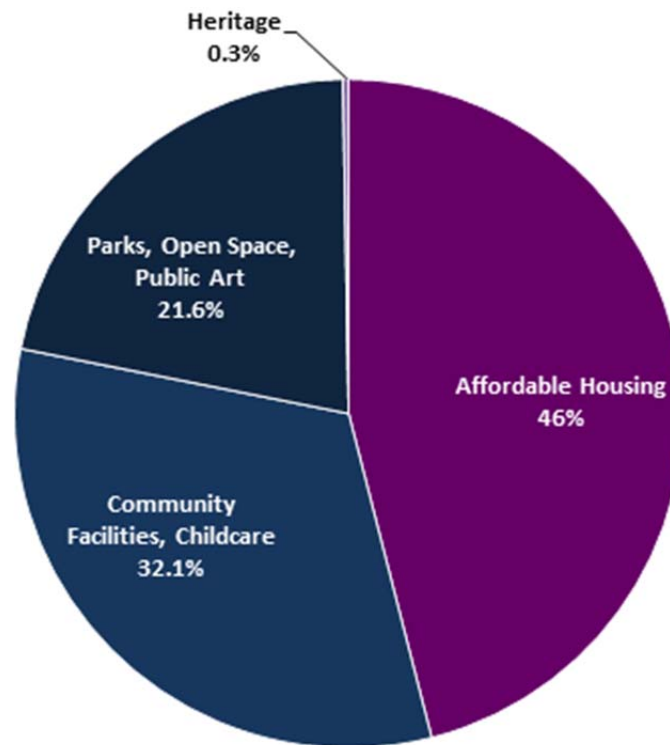
The applicant has offered a cash CAC of \$959,310 using the target CAC rate of \$55 per sq. ft. based on the net additional increase in floor area (17,442 sq. ft.). The application was received on March 17, 2016 and changes to the target CAC rate for this area made on September 30, 2016 are not applicable to this application. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$479,655 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the *Cambie Corridor Plan* area.
- \$383,724 (40%) toward childcare and community facilities in and around the *Cambie Corridor Plan* area.
- \$95,931 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended are consistent with the Interim Public Benefits Strategy included in the *Cambie Corridor Plan*. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Through November 2016, approximately \$298.7 million has been secured through approved rezonings under the *Cambie Corridor Plan*. These CACs have been allocated as per Figures 4 and 5.

Figure 4 – Cambie Corridor CAC In-Kind Allocations by Percentage

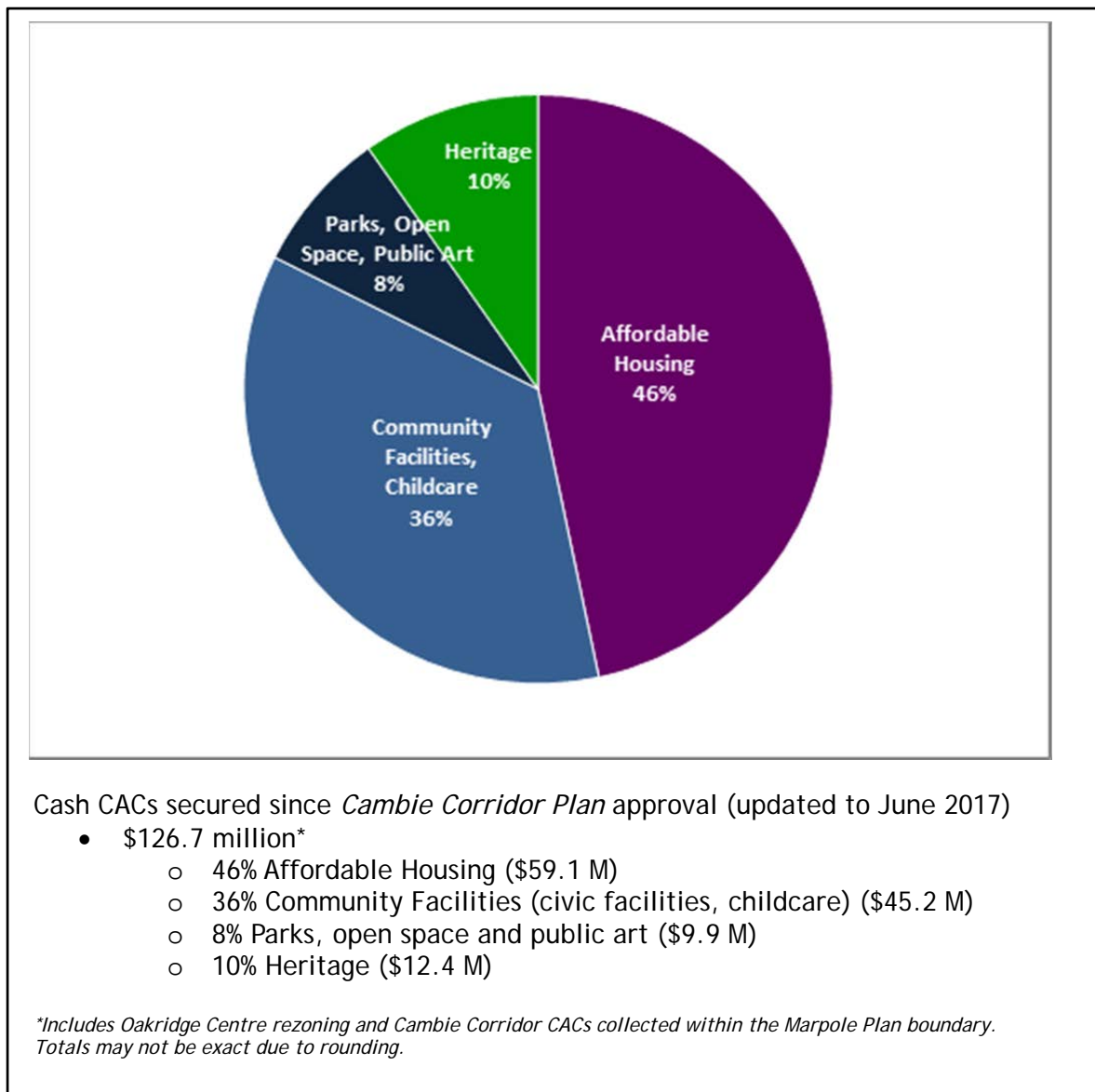


In-kind CACs secured since *Cambie Corridor Plan* approval (updated to June 2017)

- \$172 million*
 - 46% Affordable Housing (\$79.2 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
 - 32.1% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 21.6% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.3% Heritage (\$481 K)
 - eg. Onsite heritage conservation of James House and Wong Residence

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. The examples provided are illustrative and do not represent a comprehensive list of all approved in-kind benefits. Totals may not be exact due to rounding.*

Figure 5 - Cambie Corridor CAC Cash Allocations by Percentage



FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$959,310 to be allocated as follows:

- \$479,655 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the *Cambie Corridor Plan* area.
- \$383,724 (40%) toward childcare and community facilities in and around the *Cambie Corridor Plan* area.
- \$95,931 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$339,887 in DCLs.

As noted under the section on Public Benefits, there are no public art contributions associated with this rezoning.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the *Cambie Corridor Plan* with regard to land use, density, height and form.

The General Manager of Planning, Urban Design and 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.

* * * * *

**618 West 32nd 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 927 sq. m, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 2.45.
- 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, if 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 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 sq. m 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 amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from the base surface, must not exceed 21.7 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) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in Section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 sq. m.

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

* * * *

618 West 32nd 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 Shift Architecture Inc., on behalf of Quarry (Cambie) Development Corp. and stamped "Received Planning Department, March 17, 2016", provided that the Director of Planning 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 Director of Planning, who shall have particular regard for the following:

Urban Design

- 1. Design development to substantially revise the building massing at the northeast corner of the proposed building as necessary and required to facilitate the safe retention of two existing trees as noted below.

Note to Applicant: See also Landscape condition 5. The above condition may result in a commensurate reduction of the proposed density.
- 2. Design development to relocate the parking garage exit stair (currently located at the southeast corner of the site) to a location that does not compromise the front yard landscape and the functioning of the outdoor amenity space.

Note to Applicant: The proposed stair is located in a required setback. Relocation of the stair will improve the patio space. An alternative stair location can be considered at the rear of the site.
- 3. Design development to raise the amenity patio grading to be situated at or near to natural (existing) grade.

Crime Prevention through Environmental Design (CPTED)

- 4. 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 Design

5. Design development to provide a more conservative tree removal strategy, by enabling the safe retention and protection of two significant existing trees #4 and #5 referenced on the Arborist Report as a *Pinus nigra* (black pine);

Note to Applicant: The current scheme proposes the removal of all five site trees, which conflicts with Council's approved *Urban Forest Canopy Strategy*. The *Urban Forest Canopy Strategy* sets out to retain and protect as many viable trees at the site edges as possible, while still allowing for development. The retention of Trees #4 and #5 will require revisions to the underground parking and building footprint to allow sufficient clearance for the Critical Root Zones. A revised Arborist Report should also document and make recommendations for the trees to be retained. The analysis will require additional arborist reporting and details of construction work near trees. Modifications to the underground parkade and open space plan will be needed. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. It is recommended to measure the current surveyed dripline of these two trees and add an additional further distance of 1.22 m for setback to building. The scheme should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage). Ensure building glazing near the retained trees is non-reflective.

6. Design development to expand programming and improve sustainability by including opportunities for expanded common green amenity areas.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should be designed to adhere to Council's *Urban Agriculture Design Guidelines for the Private Realm*. They should provide maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

7. Consideration 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.

8. Design development to improve public realm and encourage connectivity with context. Streetscape improvements should include street furniture. There should be clear visual and wayfinding pedestrian connections to Cambie Street and other neighbourhood amenities.
9. Design development to the common outdoor spaces, to achieve the following:
 - (i) Better physical and visual connection between the formal indoor seating area and the children's play area;
 - (ii) Provision of outdoor seating in the amenity patio;
 - (iii) Deletion of the entry gate to the amenity patio and expansion of the space by relocating the bike racks;
 - (iv) Increase in children's play area, in order to provide a more active and viable space; and
 - (v) Access to sunny areas for all outdoor spaces.
10. 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.
11. Design development to resolve grade changes near property lines using a terraced, landscape approach.

Note to Applicant: Any necessary transition to raised patios should be done by setting patio retaining walls away from the property line 2 feet minimum with planting at grade in front. Walls higher than three feet should be avoided. Exposed walls should have high quality surfacing and be softened with planting.
12. Design development to include additional site furniture along Cambie Street edge and along West 32nd Avenue frontage. With the retention of the corner trees there may be an opportunity to embellish the corner edges.
13. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform the design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.
14. Design consideration to provide sustainable rainwater management practices such as rainwater collection and reuse.

15. Conditions to be addressed at development permit application, provision of:

- (i) 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.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details to be dimensioned to confirm depth of proposed growing medium on structures is deep enough to accommodate actual rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street and courtyard, confirming a delineated and appropriate 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.

- (iv) A "Tree Management Plan".

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

- (v) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (vi) Trellis and vines over the underground garage access ramp.
- (vii) A high efficiency irrigation system for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft. Indicate hose bibs on the plans and add notation regarding high efficiency irrigation system in general notes.
- (viii) 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.

- (ix) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- 16. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters 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.
- 17. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines.

Note to Applicant: For more information, refer to the guidelines at
<http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

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

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

- 19. Design development to improve the edge condition at the site perimeter, within semi-private patio spaces and between buildings.

Note to Applicant: Attention will be needed to ensure that common areas (walkways, breezeway, patios, corridors) are pedestrian friendly and visually clear, avoiding dead ends and ambiguous way finding. Ground-oriented semi-private residential patios and areas between buildings should be more clearly delineated, respecting CPTED principles (security, ownership, safety). Grade resolution at the property lines should be resolved on private property. Self-supporting architectural walls exposed to the public realm should be surfaced or screened with landscaping to mitigate opportunities for graffiti. Provide additional large ornamental shrubs and small trees (instead of hedging) in front of patios. Provide an interim wall for more planting depth on the Green roof above the parking entry so there is a minimum soil depth of 36" in the middle section. Pull the south property line wall into the property a few feet to soften the transition and avoid the extreme grade condition between the properties.

Review the lane south section/ elevation condition and provide a softer lower edge planting condition and or plants to cascade over the wall.

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

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

Sustainability

21. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

22. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management 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 of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Housing

23. The proposed unit mix of at least 66% two-bedroom units and 20% three- or four-bedroom units is to be included in the Development Permit drawings.

Note to Applicant: Any change to 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% two-bedroom units.

Engineering Services

24. Provision of a storm water management plan that confirms that site runoff will not increase from the existing levels as a result of this development.
25. Provision of automatic door openers on the doors providing access to the bicycle room(s).
26. Clearly show a stair free route from bicycle storage rooms to grade.
27. Provision of additional design grades at all entries along the property line clearly confirming entries meet City building grades.
28. Provision of an upgraded landscape plan that reflects the improvements sought by this rezoning. Please submit a copy of the updated plan directly to Engineering Services for review.
29. Delete special sidewalk treatments that encroach beyond the property line and show standard broom finished saw cut sidewalks.
30. Delete lawn or greenery and concrete parking entry ramp shown encroaching over the lane property line on the landscape plans (L1.1).
31. Provision of widened access from the garbage storage area to the garbage pick-up point. (Existing plans show a 3'-8" aisle which is not adequate for bin access to and from the garbage area.) Please refer to the engineering services garbage and recycling guidelines for direction on space requirements.
32. Confirmation that the first risers for stairs on West 32nd Avenue frontage are set 1'-0" behind the property lines.
33. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Please refer to the Parking and Loading Design Guidelines at the following link:
(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- (i) Provision of an improved section drawing showing minimum vertical clearances.

Note to Applicant: 2.3 m of vertical clearance to the underside of all security gates, plumbing and pipes is required for access and maneuvering from street level to all disability spaces.

- (ii) Modification of the P1 and P2 parking ramp design. Provide measures to address conflicts between vehicles on the ramp. Due to restricted sight

lines between P1 and P2, a warning light/signal system is required. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices to be clearly noted on the plans.

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 and 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 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.
 - (a) Provision of upgraded street lighting and new pedestrian LED lighting adjacent the site.
 - (b) Provision of a 1.83 m (6 ft.) CIP broom finish concrete sidewalk with saw cut joints, and upgraded LED street lighting on West 32nd Avenue.
 - (c) Provision of a standard concrete lane entry at West 32nd Avenue.
 - (d) Provision of street trees adjacent the site where space permits.
 - (e) 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, 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.
 - (f) Provision for road re-construction on Cambie Street adjacent to the site to generally include: new concrete curb and gutter, 2.5 m (8'-3") raised cycle track, 1.83 m (6'-0") CIP broom finish concrete sidewalk with saw cut control joints and sod boulevards. Work to include all utility relocations necessary to accommodate the proposed bicycle facility and related street works.

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

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.

Environmental Contamination

3. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (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 Services 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 Services, 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.

Community Amenity Contribution

4. Pay to the City a Community Amenity Contribution of \$959,310, 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 \$959,310 is to be allocated as follows:

- (i) \$479,655 (50%) towards the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- (ii) \$383,724 (40%) towards childcare facilities serving the community in and around the Cambie Corridor Plan area; and
- (iii) \$95,931 (10%) towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

618 West 32nd Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete PID: 008-150-401; Lot 6, Block 819, District Lot 526, Plan 7221, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

618 West 32nd Avenue
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on June 15, 2016. The application was supported 7-3

EVALUATION: SUPPORT (7-3)

Introduction: Rachel Harrison, Rezoning Planner, introduced the project on the southwest Corner of Cambie Street and 32nd Avenue. The proposal is being considered under the Cambie Corridor Plan (CCP), which contemplates a residential building up to six storeys.

Across the street is Queen Elizabeth Park, and south of the site is a five-storey residential building, 'The Elizabeth', that was a rezoning approval in 2012. Next to that site are 2½-storey row houses with laneway houses in the back. This development was approved in 2008 prior to the CCP. The subject site, and houses to the west and to the north are zoned RS-1. Along Cambie these sites can be rezoned under CCP to a height of six-storeys.

Sites west of the lane are in the Cambie Corridor Phase 3 planning area. While ground-oriented housing is being considered, the planning exercise is ongoing and final direction for these sites has not yet been determined. The Cambie Corridor Plan anticipates residential buildings up to six-storeys with a suggested FSR range of 1.5 - 2.0.

This site is approximately 25,000 sq. ft. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow the development of a six-storey building over two levels of underground parking with an FSR of 2.45. The proposal includes 15 market residential units.

Tim Potter, Development Planner, continued the introduction by stating that the site is on the west side of Cambie Street at 32nd Avenue across from Queen Elizabeth Park. The site is approximately 80 ft. wide and 122 ft. deep, with some slope across the site. It is also served by a lane. There are single family context (RS-1) sites across the lane with possible Cambie Corridor Phase 3 zoning in the future. Mr. Potter reiterated that the proposed height of the building is six storeys, and a density of 2.45 FSR. Mr. Potter reminded the panel that the density range in the plan is an estimate and not a limit, and is based on the urban design performance.

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

1. Please comment on the relationship to the neighbouring building in terms of its setback proposed on the south side.
2. Please comment on the overall success of the landscape design.
3. Are the overall form, massing and density supportable?

Applicant's Introductory Comments: The applicant team introduced the site by mentioning that the site falls significantly from the southeast to the northwest, with most of that fall taking place along 32nd Avenue. In order to get a more favourable condition the parking ramp was moved from the original shared condition that had been considered on the Elizabeth site to the south.

The building has a series of three frame extrusions floated over top of the base. There is a composition of glass and wood-like cladding. The upper floors step back with generous overhangs to provide shading for the units. This building has larger units than typical. There are large balconies on the corners of the building and large decks around the face. According to the applicants "the elevator core is used to hang the masses off the south side" and uses panels to add more strength to the building. The main intent of the landscape design is to transition from the building to the private realm by using raised planters to accomplish this.

Along the patio edge there are a few materials used. Glass guardrails allow for over-view. Along Cambie Street is a garden wall with natural materials, and the lower retaining wall is faced with the same material. At the lane is a low-level planter to provide a buffer, and a small plaza with a seating area. The main entry is on Cambie Street. Although this is a concrete building, an effort has been made to source materials referencing the natural environment, such as basalt rock.

The overall window to wall ratio is a lot lower than is typical. There are significant overhangs to reduce overall solar gain, especially on the upper levels. Double-glazed windows have been used to reduce R-values across the building. Rainwater is being collected and filtered for re-use.

The applicant team then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- The frames are heavy and need design development considering they are the main expression of the architectural language
- The exit stair to the north could be better integrated with the landscape
- A better landscape transition is needed from the street to the residential units
- Design development is needed on the south elevation to improve the blank wall condition and overlook issues towards the Elizabeth development
- More work is needed on the exit stair and the terracing along 32nd Avenue
- Use the collected rainwater for irrigation
- The upper amenity is too closed in
- Open up the main entrance to make it more welcoming

Related Commentary: Although the panel thought that the massing and form of development were supportable, they were split on supporting the density. Some panel members declined to comment on density at this stage as the massing was not set in stone, while others thought that the proposed density would not work given the context and neighbouring issues. An architectural treatment may be needed to reduce the massing. One person wished that the building was one storey less in order to reduce the shadow impact. Design development is needed to bring light into the units on the first floor as they

currently seem very dark. In addition, there is nothing expressing the entrance on the north elevation except the narrow stairs and a thin frame. Design development is needed to open this up and make it more welcoming.

Some panel members thought the building separation was fine, others thought that the setback to the neighbouring building needs to be increased to be more neighbourly. The blank wall closest to the neighbours needs further design development, and the applicant should consider re-arranging the patios to mitigate overlook issues. The stair tower is not a neighbourly condition. Consideration should be given to whether the stair treatment can be done differently; it probably doesn't need an overrun and the stair should not go straight into the street. It would also make the design better if the scissor stair with the elevator were re-planned to eliminate the north exit.

The stepping along the street edges is fine, but consideration should be given to using more terracing to compensate for the grade. Overall the stepping and planters are an appropriate method of dealing with the grade on this site.

The proposed frames are a bit clumsy and should be reviewed to determine if they are the right architectural expression going forward. It seems like this is a three-part component building, so maybe clarify and celebrate those three parts. However, generally speaking the building look and feel works well considering the location.

With respect to the large patio, consideration should be given to additional programming. Currently, for example, it is not a successful children's space.

The landscape components seem fragmented and need to be tied together or made stronger. The panel also suggested re-using the collected rainwater for irrigation.

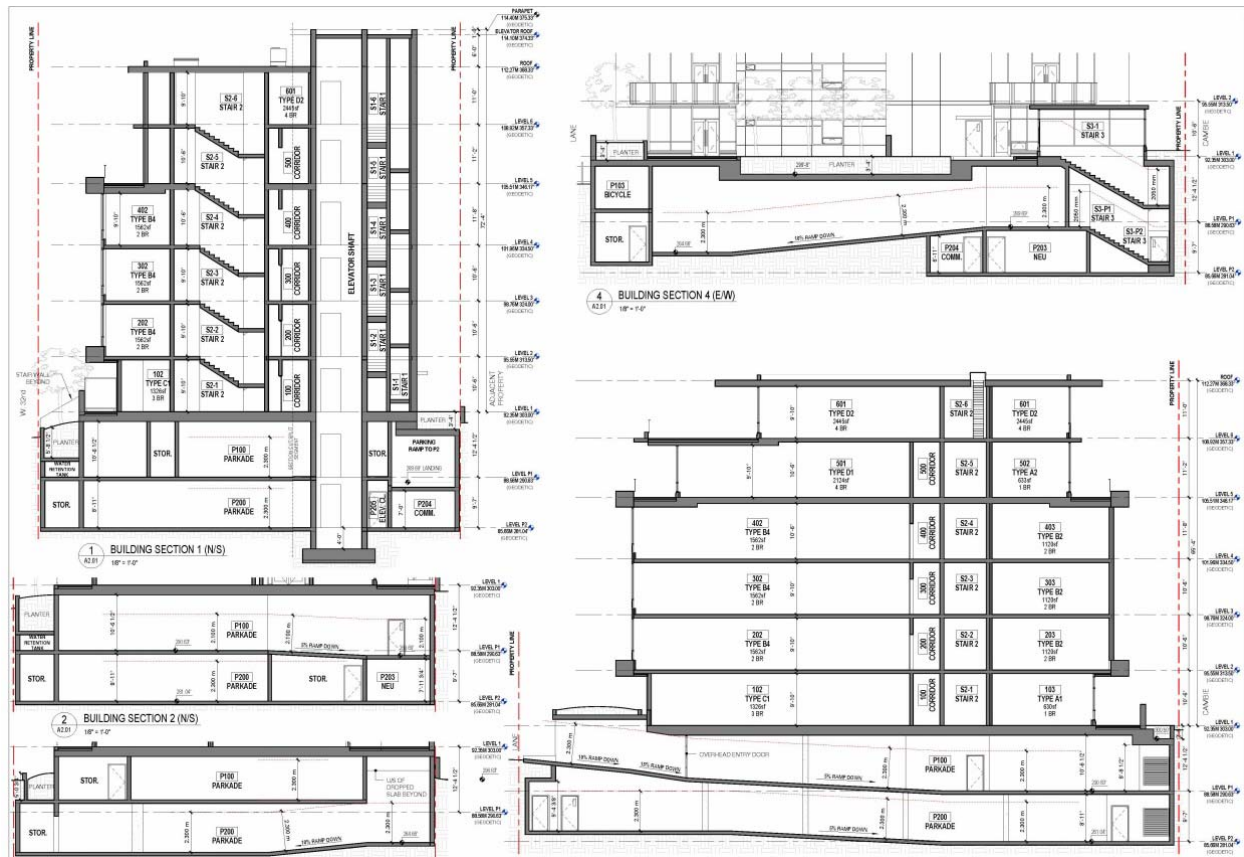
Applicant's Response: The applicant team thanked the panel for their thoughtful comments. This is an opportunity to improve the building, so they will go back to take a good hard look at it.

The issues of overlook will be addressed, and different materials and patterns can be introduced to improve the wall. The top floors also deserve work, as does the frame. The applicants are confident that they will come back with something that will get through the development permit stage. The north stair is problematic and will be better integrated in the future. The residential expression will be re-thought. Overall the applicants liked the comments and thought that this will be a good opportunity to create a better building.

North Elevation



Building Sections



Perspective view from northwest



618 West 32nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A six-storey apartment building containing a total of 15 dwelling units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward Citywide heritage amenity and affordable housing, and community and childcare facilities in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 927 sq. m / 9,983 sq. ft.)	0.70	2.45
Floor Area (sq. ft.)	6,988	24,430
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)	22,571	339,887
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		95,931
	Affordable Housing		479,655
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		383,724
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		22,571	1,299,197

* 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%).

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618 West 32nd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	618 West 32nd Avenue
Legal Descriptions	PID 008-150-401; Lot 6, Block 819, District Lot 526, Plan 7221
Developer	Quarry (Cambie) Development Corp.
Architect	Shift Architecture Inc.
Property Owners	Quarry (Cambie) Development Corp.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	927 sq. m (9,983 sq. ft.)	927 sq. m (9,983 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	649 sq. m (6,988 sq. ft.)	2,270 sq. m (24,430 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.45 FSR
HEIGHT	10.7 m (35 ft.)	21.7 m (71 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law