



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 11, 2017
Contact: Susan Haid
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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: 6137 Cambie Street (Chinese Presbyterian Church)

RECOMMENDATION

- A. THAT the application by GBL Architecture Inc. on behalf of the Trustees of the Chinese Presbyterian Church, the registered owners, to rezone 6137 Cambie Street [*PID: 009-300-970; Lot 2 of Lot B, Block 1008, District Lot 526, Plan 10803*] from CD-1 (Comprehensive Development) District (12) By-law No. 3907 to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.635 to 3.08 and the height from 9.1 m (30 ft.) to 25.6 m (84 ft.) to permit the development of a seven-storey mixed-use building with a replacement church, private childcare and 20 for-profit affordable rental housing units, be referred to a Public Hearing together with:
- (i) plans prepared by GBL Architecture Inc., received on December 21, 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, 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 property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to referral of the rezoning application to Public Hearing, the following consequential amending by-laws be referred to Public Hearing:

- (i) repeal CD-1 (12) By-law No. 3907 and By-law No. 5258,
- (ii) amend CD-1 (388) By-law No. 8016 and CD-1 (391) By-law No. 8044, and
- (iii) a by-law to revise CD-1 (12) by-law provisions;

generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws generally in accordance with Appendix C for consideration at Public Hearing.

- D. THAT Recommendations A through C 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 expenditures 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 6137 Cambie Street from CD-1 (12) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to permit the development of a seven-storey mixed-use building with a replacement church, private childcare and 20 for-profit affordable rental housing units over two levels of underground parking. The site is located within the Oakridge Town Centre 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 application also meets the Parking By-law definition of "Secured Market Rental Housing" for which a reduced parking requirement may be applied.

If approved, the application would contribute 20 for-profit affordable 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*. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and 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 (2011)
- CD-1 (12) By-law No. 3907 (1961, last amended 2000)
- Rental Incentive Guidelines (2012, last amended 2017)
- 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)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Childcare Design Guidelines (1993)
- Greenest City 2020 Action Plan (2012, last amended 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Renewable City Strategy (2015)
- Family Room: Housing Mix Policy for Rezoning Projects (2015)
- Urban Forest Strategy (2014)

REPORT

Background/Context

1. Site and Context

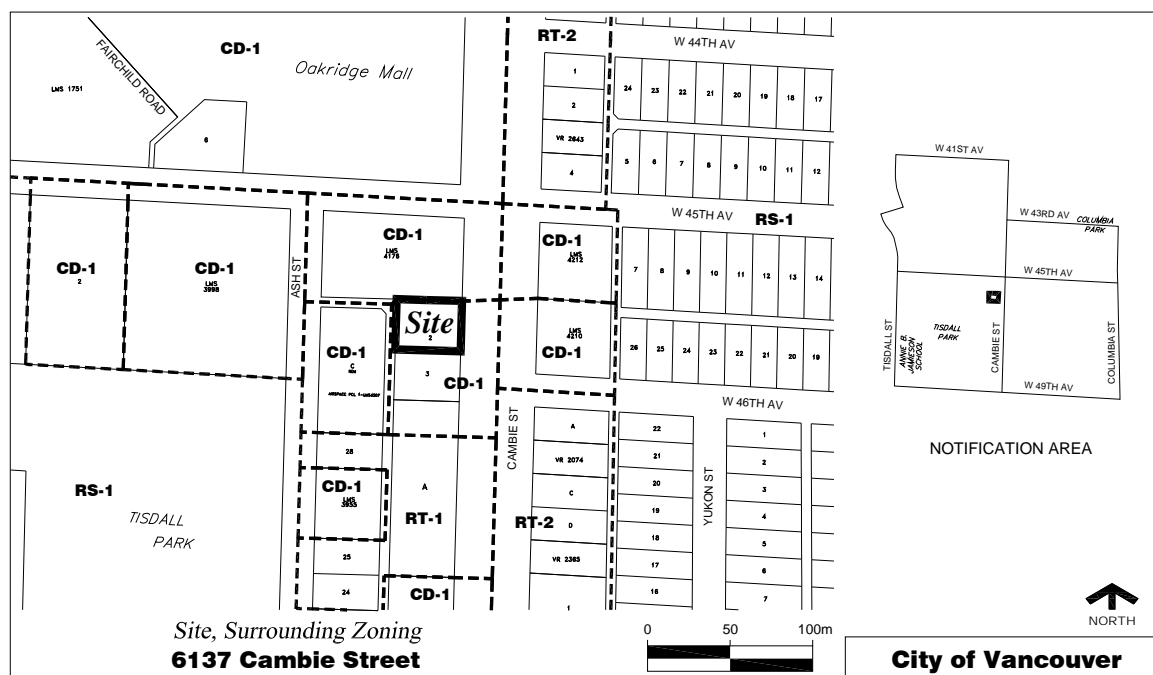
This 1207.7 sq. m (13,000 sq. ft.) site is located mid-block along the western side of Cambie Street, between 45th Avenue and 49th Avenue (see Figure 1). The site is a single lot with 30.5 m (100 ft.) of frontage along Cambie Street and a depth of 39.7 m (130 ft.). There are three approved rezoning applications to the south along Cambie Street for six- to eight-storey mixed-use buildings and an active rezoning application for a 10-storey mixed-use building. Directly north is an existing six-storey mixed-use building that includes St. John Ambulance. Further north is the rezoning application for the Oakridge Centre site (which was approved in principle in 2014) and an active rezoning application for an eight- and ten-storey mixed-use development on the east side of Cambie between 42nd and 43rd Avenues. Across the lane to the west is a mixture of institutional, townhouse, and duplex buildings, including an active rezoning application for townhouses. These areas are included in the planning for Phase 3 of the Cambie Corridor, currently underway. The subject site is located on a major arterial with regular bus service and is approximately a five-minute walk away from both the Oakridge-41st Avenue and Langara-49th Avenue Canada Line stations.

2. Policy Context

Cambie Corridor Plan - In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan* (the “Plan”). Subsequent to a comprehensive planning process, the Plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

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. The subject site is within the “Oakridge Town Centre” neighbourhood, located between 39th Avenue and 48th Avenue. This neighbourhood, as the “centre” of the City and Canada Line, represents the most significant concentration of urban uses and density within the Cambie Corridor. The area will be strengthened and enhanced as a walkable mixed-use urban centre with a diverse mix of job space and housing types. Wide sidewalks with streetscape elements like benches and bollards and a continuous weather protected edge will create a walkable and attractive urban environment.

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



For this site, subsection 4.4.5 of the Plan specifically supports mixed-use buildings of six to eight storeys in height with upper levels stepped back above the fifth floor. A density range of 2.25-3.25 FSR is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis of site-specific urban design and public realm performance. Choice of use is to be considered at grade, with ground-floor space designed to accommodate a variety of future uses. Buildings are expected to activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

Secured Market Rental Housing Policy (Rental 100) — In May 2012, Council approved the Secured Market Rental Housing Policy, which provides incentives for new developments where 100% of the residential floor space provided is non-stratified rental housing. The Final Report from the Mayor's Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Rental Incentive Guidelines — The intent of the Rental Incentive Guidelines is to inform the way in which rental incentives, taken at the applicant's discretion, are applied to specific projects. Applications made under Policy 1.2 of the Secured Market Rental Housing Policy (Residential Rental Projects Requiring a Rezoning for Projects where 100% of the Residential Floor Space is Rental) are eligible for additional floor area subject to urban design review, parking reductions, a DCL waiver for the residential rental floor area of the project, relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation, and concurrent processing of rezoning and development permit applications.

Housing and Homelessness Strategy — Endorsed in 2011, the strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Secured Market Rental Housing Policy (Rental 100) plays a critical role in the achievement of those targets by helping to realize secured market rental housing. 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. Dwelling units developed under the Rental 100 program are targeted to moderate-income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership. This application meets the requirement of the Secured Market Rental Housing Policy by proposing 100% of the residential floor area as for-profit affordable rental housing. All residential units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building and 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The proposal includes 20 for-profit affordable rental housing units in the form of one bedroom, two bedrooms, and three bedrooms.

The Family Room: Housing Mix Policy for Rezoning Projects — Adopted in 2016, the policy requires secured market rental projects to include a minimum of 35% family units with two or more bedrooms, to be designed in accordance with the High Density Housing for Families with Children Guidelines. This application proposes 16 two bedroom and 2 three-bedroom units (90% of the overall units), thereby exceeding the policy and providing much needed rental units suitable for families with children. A condition of approval has been included in Appendix B to ensure this unit mix is maintained.

Since the establishment of affordable housing targets in the City's Housing and Homelessness Strategy in 2011, a total of 6,594 secured residential rental units have been constructed and/or secured in the city to date. The long-term goal was to achieve 5,000 new units by 2021, which has been achieved. If approved, this application would contribute an additional 20 units towards the City's stated long-term targets (see Figure 4).

Strategic Analysis

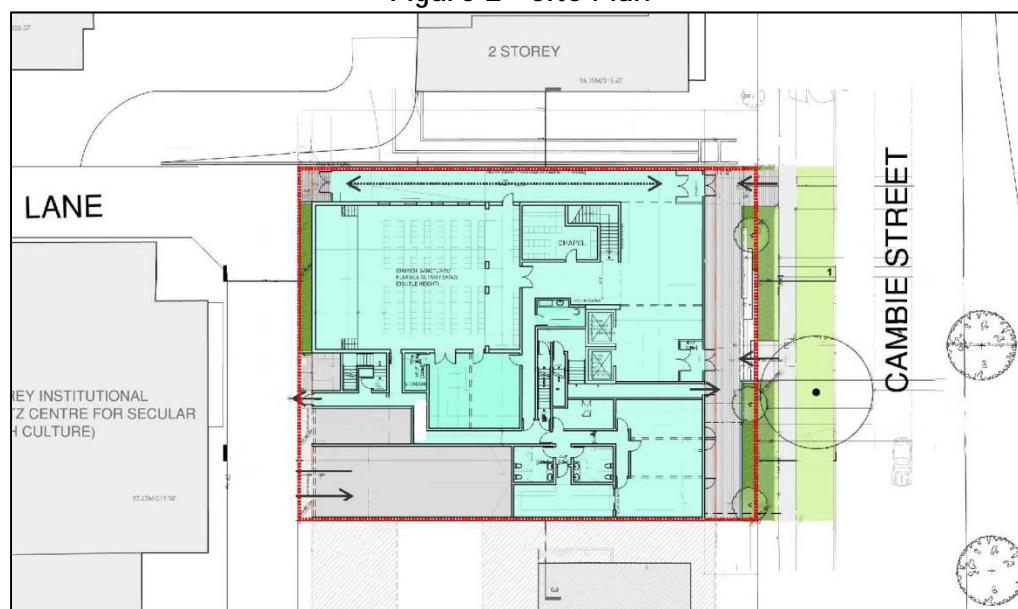
1. Proposal

The application proposes to rezone a site located at 6137 Cambie Street from CD-1 (12) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District. A seven-storey mixed-use building is proposed, including a replacement church, private childcare and 20 for-profit affordable rental housing units. In total, the application proposes 20 dwelling units (2 one-bedroom units [10%], 16 two-bedroom units [80%], and 2 three-bedroom units [10%]). A density of 3.08 FSR is proposed with a building height of 25.6 m (84 ft.). Two levels of underground parking are proposed with access from the lane and a total of 56 vehicle parking spaces and 25 bicycle storage spaces.

2. Land Use and Density

The proposed land use and density are consistent with the six- to eight-storey mixed-use 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, that a density of 3.08 is appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 2 - Site Plan



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

The proposal is comprised of a church (levels 1-3), a private childcare (levels 2 and 3) and for-profit affordable rental housing units (levels 4-7). Much of the church at the ground floor is proposed in a double height space to add grandness and stature to these spaces. An internal passageway has also been created to allow travel through the building between Cambie Street and the lane.

The massing and materials are designed in concert to distinguish each of the components that make up the project (church, private childcare facilities, and rental residential units). The double height space of the church is evident along the Cambie Street frontage with tall columns and a small terrace that supports entry and egress to and from the church. The residential floors are expressed in a dark material that is on top of the colourful glazed floors of the church. The lane elevation has materials and texture to add visual interest at the lane in addition to the appearance of the cross that announces the church at the lane. The party walls (sides of the building), although blank, make use of a reveal pattern to add visual interest.

Figure - East Elevation (Cambie Street)



In terms of the overall form, height and massing, and setbacks, the building, as described above, is consistent with the performance objectives of the *Cambie Corridor Plan* and meets the form of development guidelines. The Urban Design Panel reviewed and supported this application on April 5, 2017, (see Appendix D). Staff conclude that the design is generally in keeping with the anticipated character of the development as outlined in the *Cambie Corridor Plan* and support the application, subject to the design development conditions noted in Appendix B.

4. Housing

Vancouver has one of the lowest rental vacancy rates in Canada. In fall 2016, the vacancy rate in the city was 0.8%. That means only eight 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 Westside Canada Mortgage and Housing Corporation (CMHC) zone in which this site is located was even lower at 0.6%.

The proposal would deliver 20 for-profit affordable rental housing units in the form of one-bedroom, two-bedroom and three-bedroom units. The *Family Room Policy* requires a minimum of 35% of all units to be two bedrooms or more for rental rezoning applications and that units be suitable for families with children in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 90% family units, comprised of 16 two-bedroom and two three-bedroom units, which exceeds the minimum number of units suitable for families with children.

Figure 4 - Progress Toward the Secured Market Rental Housing Targets as set out in the Housing and Homelessness Strategy 2012-2021 (March 31, 2017)*

	TARGET	CURRENT PROJECTS				GAP
	2012-2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,670	2,993	1,931	6,594	1,594 above target

*Unit numbers exclude units proposed at 6137 Cambie Street, pending Council approval of this rezoning application.

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 20 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, whichever is longer. Adding 20 new for-profit affordable rental units to the City's inventory of market rental housing contributes to the near-term and long-term targets of the *Housing and Homelessness Strategy* (see Figure 4). Conditions relating to securing the units are contained in Appendix B.

5. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The application proposes 56 vehicle parking spaces and 25 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B.

6. 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 emissions buildings or low emissions green buildings condition 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, which was received prior to May 1, 2017, 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, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

Energy used 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 CO₂ reduction by 2020, the *Vancouver Neighbourhood Energy Strategy* (approved by Council in October 2012) focuses on high-density areas of the City including the Cambie Corridor. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning 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 recommends 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 from 5-7 pm on March 14, 2017, at the Chinese Presbyterian Church, 6137 Cambie Street. Staff, the applicant team, and a total of approximately 59 people attended the Open House.

Public Response and Comments – The City received a total of seven responses to the application by email or comment form. Comments reflected positive general support for the project, including specific support for both the private childcare spaces and the inclusion of rental housing. There was also support for the design of the building, though a comment also expressed concern that the exterior design was not representing a church. There was also a comment seeking inclusion of a walkway along the southern side of the building.

Figure 5 - Notification and Public Response

Total notifications	1512
Open House attendees	59
Comment sheets	6
Other feedback	1

Staff note that the application meets the intent of the *Cambie Corridor Plan* design guidelines and that the building has received support from the Urban Design Panel. An interior walkway along the northern side of the site is part of the rezoning application and the *Cambie Corridor Plan* includes provision for additional public walkways farther south in this area.

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 engineering infrastructure. This site is subject to the City-wide DCL rate, which is currently \$149.73 per sq. m (\$13.91 per sq. ft.) for new commercial or residential floor space. DCLs are not applicable to the floor area attributed to the church use. Childcare floor area is charged \$10 per building permit. The total residential floor area is subject to the City-wide DCL rate for new residential space. On this basis, a DCL of approximately \$288,679 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. 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 Rezoning Developments* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits – Offered by the Applicant

Rental Housing – The applicant has proposed that 20 residential units be secured as for-profit affordable rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units.

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 the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution toward other public benefits.

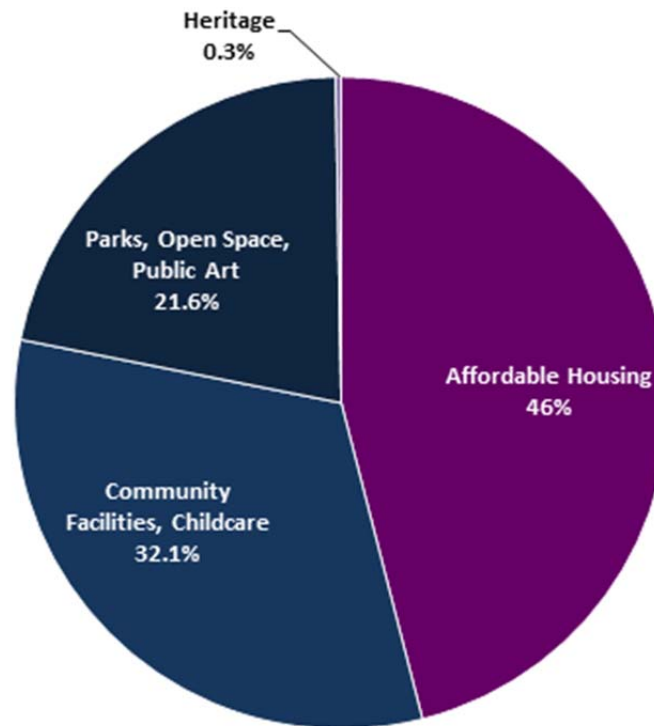
The main public benefit achieved for this application is for-profit affordable rental housing. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units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

Private Childcare – The applicant has proposed a 68-space private childcare facility to be owned and operated by the Chinese Presbyterian Church. The private childcare facility would include 40 spaces for half-day preschool, 16 spaces for full-day preschool, and 12 spaces for full-day toddler care. While the proposed childcare facility is privately owned and operated, additional childcare spaces help fill a need for additional childcare spaces within the Cambie Corridor area.

Through June 2017, approximately \$298.8 million has been secured through approved rezonings under the *Cambie Corridor Plan*. These CACs have been allocated as per Figures 6 and 7.

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

Figure 6 – Cambie Corridor CAC In-Kind Allocations by Percentage

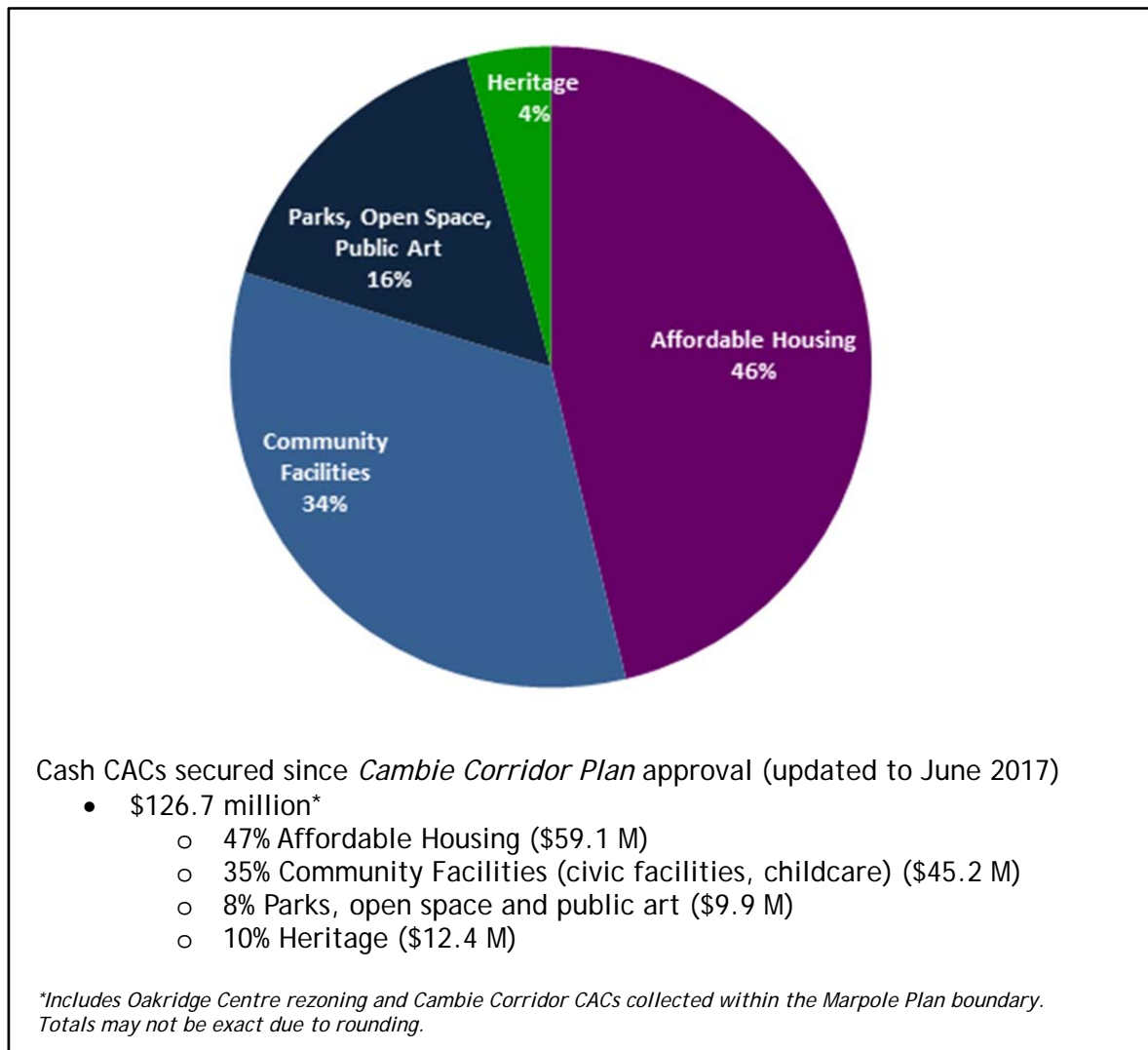


In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$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 7 – Cambie Corridor CAC Cash Allocations by Percentage



FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no cash CACs or public art contributions associated with this rezoning. The site is within the City-wide DCL district and it is anticipated the project will generate approximately \$288,679 in DCLs.

The 20 units of for-profit affordable rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, and the private childcare facility will be privately owned and operated.

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, along with the recommended conditions of approval, 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, and 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.

* * * * *

6137 Cambie Street (Chinese Presbyterian Church)
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 the 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) Dwelling Uses, limited to Dwelling units in conjunction with any of the uses listed in this By-law and Multiple Dwelling;
 - (b) Institutional Uses, limited to Child Day Care and Church;
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 35% 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 1207.7 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 3.08, except that the floor space ratio for non-residential uses must be at least 1.52.
- 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 space 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 floor area of all such exclusions must not exceed 12% of the residential 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 maximum 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:
 - (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area; and
 - (b) church storage area below base surface, up to a maximum of 42 sq. m.
- 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 25.6 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

* * * * *

**6137 Cambie Street (Chinese Presbyterian Church)
PROPOSED CONDITIONS OF APPROVAL**

Note: Recommended approval 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 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 GBL Architecture Inc. on behalf of the Chinese Presbyterian Church, and stamped "Received Planning and Development Services (Rezoning Centre), December 21, 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. Consideration to carry out further design development of the Cambie Street elevation to simplify the church expression and relate the placement of the external cross to internal church worship space.
- 2. Design development to enhance the open space on Cambie Street to support a greater degree of gathering and mingling albeit on a busy street.

Note to Applicant: This may entail re-examining the grading design and may also include the use of landscape solutions to provide pedestrian scale and shading.

- 3. Design development of the proposal to ensure the use of and retention of high quality, durable materials at any and all subsequent phases of the approval process, including for a development application and any future amendment(s).
- 4. The proposed unit mix, including 2 one-bedroom units (10%), 16 two-bedroom units (80%) and 2 three-bedroom units (10%), 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 35% of the dwelling units designed to be suitable for families with children.

- 5. 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)

6. Design development to respond to CPTED principles, having particular regard for the following:
 - (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

7. Design development to the integration of the architecture, grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (to exceed BCLNA Landscape Standard).

Note to Applicant: Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plan, soils should be contiguous, whenever possible. To accommodate trees in planters near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m deep).

8. Design development for the responsible protection of neighbouring trees and vegetation.

Note to Applicant: This will require further analysis in coordination with a certified arborist.

9. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: This includes the exploration of opportunities to screen the pad mounted transformer at the lane with a trellis and gates. Further coordination with BC Hydro will be necessary.

10. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to a standard Plant List. The Landscape Plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, and walls) the public realm treatment (to the curb) and all existing or

proposed street trees, adjoining landscaping/grades and public utilities such as lamp posts, hydro poles or fire hydrants.

11. Provision of an Arborist Report.

Note to Applicant: For Arborist Report requirements, refer to section 7.2 of the Protection of Trees By-law.

12. Provision of a Tree Plan.

Note to Applicant: Provide a Tree Plan that is separate from the Landscape Plan and consistent with the survey and Arborist Report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including off-site trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

13. Illustration of measures that support integrated rainwater management, including absorbent landscapes, soil volumes and detention technology.

Note to Applicant: A brief written rationale should also be provided to describe the rainwater management strategy.

14. Provision of large scale, dimensioned, landscape sections through planted areas.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

15. Provision of high-efficiency irrigation for all planted areas and individual hose bibs for all private patios of 9.29 sq. m (100 sq. ft.) or larger.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

Social Policy

16. Design development to ensure that the 68-space childcare (including 12 toddler spaces, 16 full-day preschool spaces and 40 part-time, part-day preschool spaces) is licensable by Community Care Facilities Licensing and meets the intent of the City's *Childcare Design Guidelines*.
17. Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator.

18. Design development of the outdoor childcare space should maximize solar access, ensure maximum visibility for supervision, and accommodate adequate storage on-site for program equipment and strollers (parent and program).

Sustainability

19. 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.

20. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezoning*s (as amended up to January 14, 2016), 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.

21. In lieu of the requirements outlined in Condition 20, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Engineering

22. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

23. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of a lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
24. First riser to be 1 ft. behind property line.
25. Delete specialty sidewalk treatments from public property and show standard broom finish sidewalks.
26. Provision of Class B bicycle parking spaces on the private property.
27. Provision of a landscape plan that reflects the off-site improvements sought by this rezoning.
28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.
 - (ii) Provision of a 6 ft. x 6 ft. corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
 - (iii) Provision of updated section drawings showing the overhead gates at the loading bay, main parkade ramp and the residential parking with the minimum vertical clearances at the gates shown on the drawings.

Note to Applicant: Consider provision of full-size parking spaces for daycare pick-up/drop-off stalls.
 - (iv) Modify column placement and stall widths to comply with the requirements of the Engineering Parking and Design Supplement.

Note to Applicant: Refer to the three parking spaces on the P1 and P2 parking levels at the southwest corner of the parkade. Parking spaces are to be centered on the 1 ft. columns with a maximum 6 in. encroachment into each parking stall and provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall. Small car single module stalls require 8 ft. 10 in. stall width.
 - (v) Design development to provide internal, stair-free loading access from the Class B loading bay to all uses.

- (vi) Modification of the loading bay design to include a standard loading bay throat width and direct loading access from the rear of the bay to the loading corridor to facilitate ease of loading and unloading.
- (vii) Provision of automatic door openers on the doors providing access to the bicycle room(s).
- (viii) Provision of an updated plan showing the access route for Class A bicycles to reach the outside. Confirm if the main parkade ramp or the elevator is to be used.

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 Services

1. Clearly show the two areas defined by Explanatory Plan 6647 (Right of Way Agreement 327984M - for utilities) on all pertinent application plans and either delete all structures proposed within the two right-of-way (ROW) areas or make arrangements with the utility companies and the City for possible cancellation of the ROW. Confirmation that poles can be relocated or guy wires eliminated and ROW cancelled will be required from all affected utilities including any City utilities that use the wood poles.
2. Provision of a Shared Use Loading Agreement between all uses on site for the Class B loading bay.
3. Provision of a Services Agreement to detail the on- 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 is provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, 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, project 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) Should removal or relocation of the wood poles in the lane result in the elimination of the existing lane lighting then replacement lighting to the satisfaction of the General Manager of Engineering Services will be required with all costs payable by the applicant.
- (iv) Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- (v) Provision of protected bike lanes on Cambie Street adjacent to the site including any transition areas adjacent the site to connect existing and new curb alignments. These improvements will generally include the following:
 - a. New concrete curb and gutter.
 - b. Raised protected bike lane.
 - c. New concrete sidewalk.
 - d. New curb ramps.
 - e. Improved street lighting to LED standards and additional pedestrian scale lighting, including adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (vi) Provision of a minimum 2.13 m (7 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Cambie Street adjacent the site.
- (vii) Removal of the existing driveway crossing on Cambie Street and construction of sidewalk, boulevard and curb and gutter.

- (viii) Upgrading of the existing pedestrian signal at the intersection of Cambie Street and 45th Avenue to include an audible to accessible pedestrian signal and LED intersection lighting.
 - (ix) Provision of street trees where space permits.
- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with the all the electrical plant, which include but are not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

- 5. 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 for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or the life of the building, subject to the following additional conditions:
 - (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;
 - (iii) That none of such units will be rented for less than one month at a time;
 - (iv) 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 the City, by by-law, enacted pursuant to section 565.2 of the *Vancouver Charter*.

Environmental Contamination

6. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services 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 this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued 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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such 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.

* * * * *

6137 Cambie Street (Chinese Presbyterian Church)
CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE ZONING & DEVELOPMENT BY-LAW REGARDING CD-1 BY-LAWS
NO. 3907, NO. 5258, NO. 8016 AND NO. 8044

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. Council repeals By-laws No. 3907 and No. 5258.
2. Council amends Section 1 of By-law No. 8016 and substitutes:

"Zoning District Plan Amendment

- 1.1 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-486(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575 as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.
 - 1.2 The description of the area shown within the heavy black outline on Schedule A is CD-1 (388)."
3. Council amends Section 1 of By-law No. 8044 and substitutes:

"Zoning District Plan Amendment

- 1.1 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-486(c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575 as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575."

**DRAFT CONSEQUENTIAL CD-1 BY-LAW FOR 6161 CAMBIE STREET AND NORTHERN PORTION
OF 6261 CAMBIE STREET (FORMERLY 6137 CAMBIE STREET)**

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 the 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 (12).
- 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 (12), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Child Day Care Facility;
 - (b) Church;
 - (c) Institutional Use of a religious, philanthropic or charitable character (including the Alliance Francaise and the YWCA);
 - (d) Parking Area ancillary to a principal use on an adjacent site; and
 - (e) Accessory uses customarily ancillary to the uses permitted in this section.

Floor Space Ratio

- 3.1 The maximum floor space ratio must not exceed the floor space ratio of the buildings on the site as of *[date of enactment]*.

- 3.2 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 3.3 Computation of floor area must exclude:
- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total of 8% of the permitted floor area;
 - (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer; and
 - (c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.

Height

4. Building height must not exceed the height of the buildings existing on the site as of [*date of enactment*].

Off-street Parking and Loading

5. Parking, loading and bicycle spaces existing on the site as of [*date of enactment*] must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law."

* * * * *

**6137 Cambie Street (Chinese Presbyterian Church)
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on April 5, 2017. The application was supported with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

Introduction: Rezoning Planner, Zak Bennett, introduced the project for a single lot along the west side of Cambie Street between 45th and 49th Avenues.

The site is presently zoned CD-1 (12), a zone shared with the southerly neighbours, and currently developed with the two-storey Chinese Presbyterian Church. The site is approximately:

- 13,000 square feet,
- with 100 feet of frontage along Cambie St and a site depth of 130 feet
- An FSR of 3.08 is proposed.

Across the lane and across Cambie Street, zoning of sites is mixed between RT-1 and CD-1. Sites across the lane can be considered under the Oakridge Langara Policy Statement (OLPS) for townhouses up to 1.2 FSR. These sites are also included in Cambie Corridor Phase 3 (CC3) planning. Staff noted that CC3 policy planning is still underway and final directions have not yet been determined. Sites north and south along Cambie can be considered for rezoning of six to eight storeys, with consideration for retail or choice of use at grade. The site is one block from Oakridge Centre, a designated municipal town centre for the region. Three rezoning applications in the same policy area have been approved ranging between 2.9 to 3.29 FSR.

The proposal is for a 7-storey mixed-use building over two levels of underground parking. The building program includes a replacement space for the Chinese Presbyterian Church on levels 1 and 2, 68 private daycare spaces on levels 2 and 3, and 20 secured market rental units on floors 4-7.

The proposal is being considered under the Cambie Corridor Plan which anticipates 6-8 storey mixed-use buildings between 45th and 48th Avenues and an estimated FSR range of 2.25-3.25. Parking includes: 56 parking stalls, 31 bicycle parking spots. The building is 83 feet with 68 childcare spaces (a 40 half day preschool, a 16 full day preschool, and a 12 full day toddler spaces).

Tim Potter introduced the project as immediately south of the St. John's Ambulance site. The proposed density is 3.08 FSR. The rezoning application is for a mixed-use building including:

- a) Church Space;
- b) Daycare Space; and
- c) Secured rental units.

Mr. Potter sought the advice from the Panel as follows: In addition to any comment on the overall form of development proposed for this Rezoning application, the Panel's advice is sought on the following questions:

1. Please comment on the following aspects of the building design:
 - a. The success of the overall massing and form of development;
 - b. The relationship and interface to Cambie Street;
2. Please comment on success of the expression of the church in terms of relating the interior worship space to outside expression.
3. Please comment on the overall success of the Landscape design of the following:
 - a. street edges;
 - b. roof terraces, and play areas.
4. Is the overall density, height and form of development supportable?

Mr. Potter took questions from the Panel.

Applicant's Introductory Comments: The applicant team noted that the project design is centered around the church with the housing as a secondary component. The church functions occur on the first three floors. The second and third floor has space for 68 childcare spaces programmed in. The remaining floors have 20 units of rental housing under the Rental 100 Policy. The proposed height of seven stories and a density of 3.08 is within CC built form guidelines.

The church expression from the street is intended to be large "porch" serving as a 'landing space' for the large church. The church is also expressed nicely on the lane edge. The residential entrance is subordinate to the church entrance. The residential and church uses share the lobby. At the front columns there is painted concrete. At the top there are steps at the balconies to reflect on the church steeple.

Because of the proximity of the building to the property line, the applicant has proposed greening the back boulevard to provide some buffer to the social space. There are steps and seat walls to provide a spot for people to sit and engage. Along the lane planters are provided to green the edge and provide a welcoming frontage to the lane. The rooftop designs at level 2 and 3 are largely derived from childcare requirements. On the upper-most roof there is common outdoor space for the residents including urban agriculture and an outdoor lounge area. There is extensive green roof to achieve sustainability initiatives such as storm water management.

The applicant team took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Cheng and seconded by Mr. Wen, and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City staff:

- The front porch will need improvement; specifically, to make it more urban by refining the landscaping;
- The church expression could be bolder;

- The internal issues and entries could be further refined in the design development work; and
- The Cambie side of the building expression could use more work.

Related Commentary: The panel supported the overall density, expression and uses of the project. The church is urban and the building stands out from the guidelines. The roof terraces are well handled. The windows could be moved up or introduce signage and art to mark that it is a church. Another panel member stated the church seems compressed by the residences above. Emphasize the upward expression of the church more. The volume could be higher for a 'sacred sense of arrival into the space'. The expression of the church has major internal circulation issues, according to some panel members. The elevator should not be shared, according to one panel member.

The front porch needs more hardscaping and should better address spillover crowds, embracing a 'front porch' role. More refinement is needed with uses – such as the entrance and exit pathways to move in and move out children, church attendees and employees, to make it clearer and less confusing. The outdoor spaces should be retained. There is interesting opportunities for exposed structure in the internal church space.

Applicant's Response: The applicant team thanked the panel for their comments.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on February 15, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).





March 14, 2017 Community Open House

A community open house was held from 5:00-7:00 pm on March 14, 2017, at the Chinese Presbyterian Church, 6137 Cambie Street. A total of 1512 notifications were distributed within the neighbouring area on or about March 2, 2017. Staff, the applicant team, and a total of approximately 59 people attended the Open House.

Public Response

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

- In response to the March 14, 2017 open house, a total of 6 comment sheets were received from the public.
- A total of 7 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 1512
Open House attendees	 59
Comment sheets	 6
Other feedback	 1

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

General Support

There was a strong expression of support for the project.

Design of Building

Overall design was supported.

Building Uses

There was positive and general support for the daycare and the inclusion of rental housing.

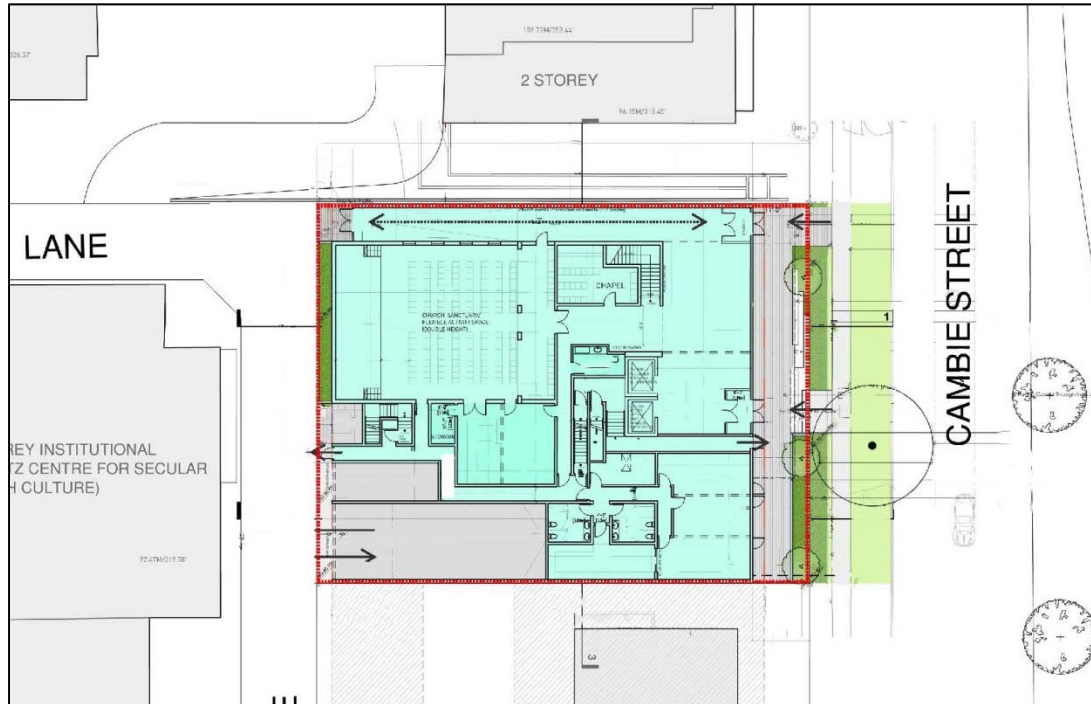
The following miscellaneous comments were received from the public:

- Southside of the building should include a walkway.
- Concern about the exterior design not representing a church.

* * * * *

6137 Cambie Street (Chinese Presbyterian Church)
FORM OF DEVELOPMENT

Site Plan



East Elevation



North Elevation



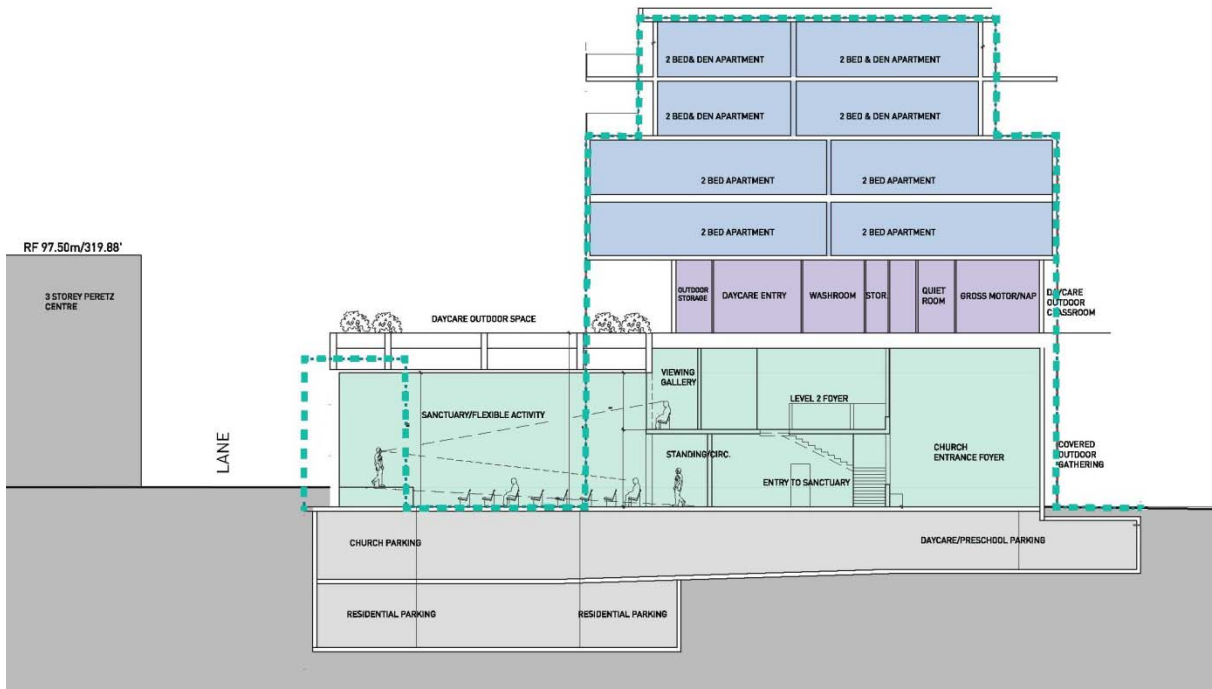
South Elevation



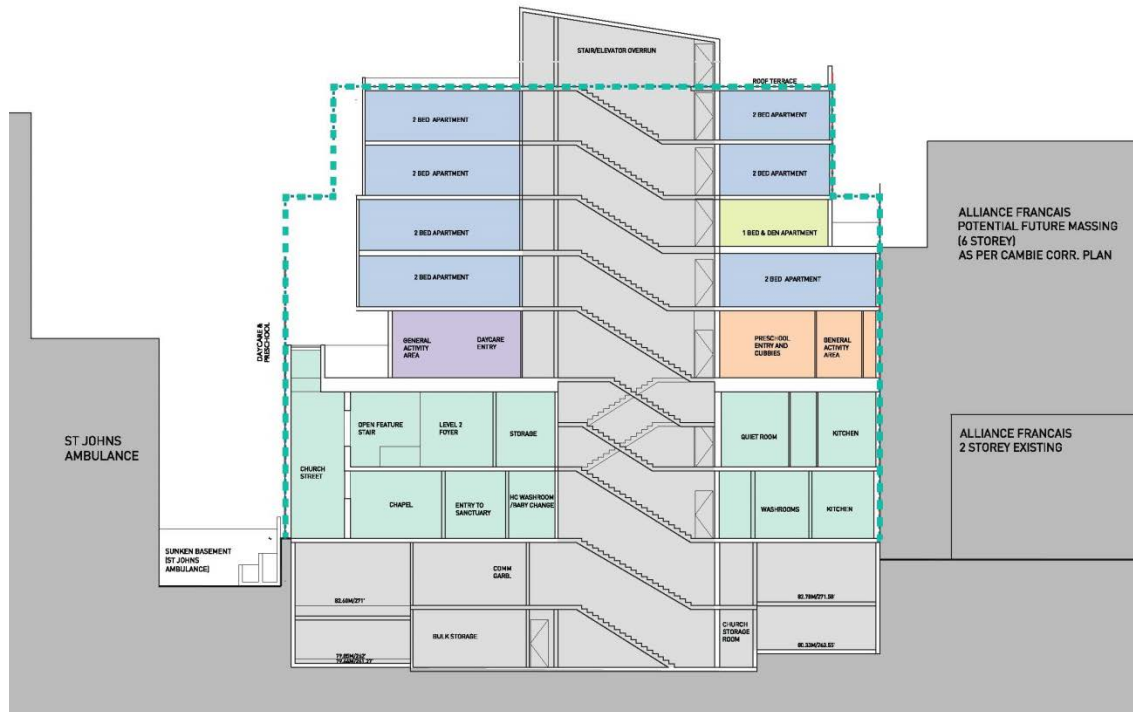
West Elevation



Section (East-West)



Section (North-South)



Perspective (from Cambie Street)



Perspective (aerial view from the lane)



* * * * *

6137 Cambie Street (Chinese Presbyterian Church)
PUBLIC BENEFITS SUMMARY

Project Summary:

Seven-storey mixed-use development with church replacement space, private childcare and 20 for-profit affordable rental units.

Public Benefit Summary:

The proposal would provide 20 for-profit affordable market rental units and a 68-space private childcare facility to be owned by Chinese Presbyterian Church and to be secured for 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (12)	New CD-1
FSR (site area = 1,207.7 sq. m / 13,000 sq. ft.)	0.635	3.08
Floor Area (sq. ft.)	8,255	40,039
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	26,665	288,679
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		
	Affordable Housing		**
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		**
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		26,665	288,679

****Other Benefits (non-quantified components):**

20 units of for-profit affordable rental housing secured for the longer of 60 years or the life of the building

68 private childcare spaces 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%).

6137 Cambie Street (Chinese Presbyterian Church)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6137 Cambie Street
Legal Descriptions	PID: 009-300-970; Lot 2 of Lot B, Block 1008, District Lot 526, Plan 10803
Developer	Chinese Presbyterian Church
Architect	GBL Architecture Inc.
Property Owners	Trustees of the Chinese Presbyterian Church

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	CD-1 (12)	New CD-1
SITE AREA	1,207.7 sq. m (13,000 sq. ft.)	1207.7 sq. m (13,000 sq. ft.)
USES	Mixed-use	Mixed-use
FLOOR AREA	766.9 sq. m (8,255 sq. ft.)	3719.7 sq. m (40,039 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.635 FSR	3.08 FSR
HEIGHT	9.14 m (30 ft.)	25.6 m (84 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law