

SUMMARY AND RECOMMENDATION

7. REZONING: 5110 Cambie Street

Summary: To rezone 5110 Cambie Street 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 12 dwelling units. A height of 20.1 metres (66 feet) and a floor space ratio (FSR) of 2.40 are proposed.

Applicant: Billard Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 17, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Billard Architecture Inc. on behalf of 1063570 B.C. Ltd., the registered owners, to rezone 5110 Cambie Street [*PID 010-152-288; Lot 12, Block 840, District Lot 526, Plan 8324*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.40 and the height from 10.7 m (35 ft.) to 20.1 m (66 ft.) to permit the development of a six-storey residential building, containing a total of 12 dwelling units, generally as presented in Appendix A of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 5110 Cambie Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by Billard Architecture Inc., on behalf of 1063570 B.C. Ltd., and stamped October 19, 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 improve the massing, as follows:
- (i) Provide an increased setback of 9.5 ft. at the south (interior) property line for the east and west ends of the building (ie. Gridline B to D, and K to N).

- (ii) Lower the building height by 2 ft.

Note to Applicant: This may be achieved by lowering the main floor elevation and/or by reducing floor-to-floor heights.

- (iii) Confirm that the parking ramp entry has sufficient headroom, accounting for structure and required clearance for disability vehicles.

Note to Applicant: Should the parking ramp require further height, a portion of the main floorplan will be impacted and floor space may be reduced. The main floor elevation should not be raised.

- 2. Design development to improve the interface to the public realm, as follows:

- (i) Provide a more neighbourly, inviting and “public” character for the mini-park.
- (ii) Delete the raised walkway and retaining wall in the interior side yard, and internalize the stair into the building.
- (iii) Provide a minimum 3 ft. landscape buffer in front of the retaining walls for the raised private patios, along the west and north property lines.
- (iv) Add a landscape buffer between the private patio for unit TH-5 and the principle building entry.
- (v) Add a landscape buffer with a protective curb (i.e. 8” height) or a planter along the lane edge (Refer to Landscape Condition 19).
- (vi) Relocate the pad-mounted transformer to be adjacent to the parkade entry.

Note to Applicant: The PMT size and location must adhere to BC Hydro requirements.

- 3. Design development to improve the building elevations, as follows:

- (i) Add windows to the south elevation (interior side yard), particularly at the exit stairs, to present a more neighbourly interface to the adjacent building.
- (ii) Add windows to the east elevation at Level 1 to animate the lane.
- (iii) Improve the visibility of the entries to the ground-oriented units.

Note to Applicant: This can be achieved by adding canopies and/or sidelites, a change in exterior cladding, or feature lighting.

4. Design development to improve the sustainable design of the building envelope, as follows:
 - (i) Consider relocating and refining the angle of the vertical fins (currently proposed on the west elevation) to improve passive solar protection.
 - (ii) Consider increasing the wall to window ratio, particularly on the west and north elevations.
 - (iii) Consider solar shading for units (i.e. TH-5) and for bedrooms (i.e. CD-2, CD-4, CD-6) with unprotected south-west exposure.

5. Design development to improve the livability of the dwelling units, as follows:

- (i) Improve the privacy for street-fronting bedrooms, particularly at lower levels.

Note to Applicant: This can be achieved by raising the window sills to 3 ft. or by using frosted glazing or metal screens for the balcony railings.

- (ii) Provide sufficient living/dining space relative to the number of bedrooms in each unit.

Note to Applicant: The living/dining space for units CD-1, CD-5 and CD-6 is insufficient for the anticipated household size (i.e. the living space for CD-5 is only 7 ft. deep). For three-bedroom units, provide furniture layouts to illustrate living and dining areas to comfortably accommodate six people.)

- (iii) Delete internalized habitable rooms (ie. "dens" without exterior windows).
- (iv) Provide bulk storage for every unit, either in-suite or in the parkade, per the Bulk Storage bulletin.

Note to Applicant: Storage rooms accessed from common corridors will count in FSR.

- (v) Improve the private and shared outdoor spaces, by:
 - a. Increasing balconies to minimum 5 ft. clear;
 - b. Providing a larger common roof deck above Level 6; and

- c. Providing opportunities for childrens' play.

Note to Applicant: The proposed private roof deck at Level 6 should be deleted. To reduce massing the common roof deck should be accessed by the elevator core and one exit stair.

- 6. Design development to the architectural detailing and materials, as follows:

- (i) Provide a refined colour and material palette, taking neighbouring views into consideration.

Note to Applicant: The large unbroken areas of exterior wall that are coloured in solid red or black should be reconsidered, particularly where they will constitute the primary view from windows in the adjacent development. Consider using exterior cladding materials with texture and visual interest at the pedestrian scale.

- (ii) Provide durable materials for exterior cladding and surfaces, with special consideration to colour fastness.

Note to Applicant: The red colour proposed for the metal cladding and multiple hard surfaces of the plaza may be difficult to achieve and maintain.

- 7. The proposed unit mix, including one two-bedroom unit (8%) and 11 three-bedroom units (92%), 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.

- 8. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at

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

Crime Prevention through Environmental Design (CPTED)

9. 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

10. 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.
11. 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 must confirm depth of proposed planting on structures deep enough to accommodate rootballs of proposed trees well into the future, with dimensions which exceed BCSLA standard.
12. Provide sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.
13. 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.
14. New proposed street trees should be coordinated with the Park Board and Engineering, confirmed on the Plant List and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
15. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.

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

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

17. Design development to the mini-park at the northwest corner to present a friendlier, more comfortable and inviting space. This may be achieved by the following:

- (i) Deleting the access ramp and allow the space itself to function as access ramp to the front entry. This would eliminate the hard edges of the ramp curb;
- (ii) Providing a more articulated paving, integrated with public art which contributes to the public realm, with more friendly, inviting colours and textures;
- (iii) Activating with additional, colourful, diverse planting beds; and
- (iv) Providing a trellis with vines over benches adjacent to building.

18. Design development to enable the protection of the adjacent property 3 ft. diameter conifer, being retained by the adjacent development, allowing a clear root zone protection area of minimum 18 ft. from the trunk of the tree.

Note to Applicant: This will likely require a revised parkade setback from the property line. A revised Arborist Report is required to provide methods of protection for the tree, in coordination with the representative arborist for the adjacent development. A Letter of Assurance for arborist supervision should also be provided, signed and dated by arborist, owner and contractor, detailing activities that will need to be supervised and the terms for advance notice for arborist attendance.

19. 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.

20. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards.

21. Provision of improved sustainability by the provision 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.

Sustainability

22. 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.

23. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezoning* (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.

24. In lieu of the requirements outlined in Condition 23, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (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

25. 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.
26. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
27. 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 & 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.
28. First risers to be setback 1 ft. from the property lines.
29. Clearly show property lines on all plans.
30. Clearly show City building grades on the plans and provide design grades on both sides of all entries at the property lines clearly indicating that the entries meet City building grades.
31. Confirmation that the space allocated for the PMT is adequate and meets BC Hydro standards.
32. Provision of a Landscape Plan that reflects the off-site improvements sought for this site.
33. 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.

Note to Applicant: Where there is a curved ramp, provide grades 2 ft. from the wall on the inside radius (Section I.A). The slope and length of the ramp sections must be shown on the submitted drawings.

- (ii) Ramps which have a 15% slope and are exposed to the weather must be heated and note on plans.
- (iii) Provision of the minimum vertical clearance for the main ramp and security gates.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 2.1 m is noted on drawing A1.04.

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

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (v) Provision of column placement within the parking level to comply with the requirements of the Engineering Parking and Loading Design Supplement. A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft.
- (vi) Dimension all columns encroaching into parking stalls.
- (vii) Provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

Technical Analysis

- 34. Confirmation that the exiting requirements have been met per the Vancouver Building By-law.

Note to Applicant: A building code consultant is suggested to review the requirements of the VBBL with respect to, but not limited to, exiting and accessibility.

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. Provision of a statutory right-of-way (SRW) for public use of the mini-park located on private property (at the corner of 35th Avenue and Cambie Street).
2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, 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 a stormwater management plan that controls site flows equivalent to a 60% impervious site at the 1 in 5 return period storm. Provision of a report or management plan by a registered professional demonstrating that post development stormwater runoff flowrate will meet the above noted requirement. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
 - (iii) Provision of a corner bulge on 35th Avenue and Cambie Street adjacent the site. Work to include upgrading the curb return and curb ramps at the 35th Avenue and Cambie Street corner and the design is to include rainwater management design features.

- (iv) Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for the future construction of protected bike lanes and infrastructure improvements on Cambie Street adjacent to the site. Improvements will generally include the following:
 - a. New concrete curb and gutter;
 - b. Raised protected bike lane;
 - c. Concrete sidewalk;
 - d. Curb ramps where necessary;
 - e. Upgraded street lighting to LED standard;
 - f. Pedestrian scale lighting; and
 - g. 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.

- (v) Provision of a minimum 2.13 m (7 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on 35th Avenue and Cambie Street adjacent the site.
- (vi) Provision of street trees adjacent the site where space permits.

- 3. 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 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. In addition, 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 B.C. 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.

Environmental Contamination

4. 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 the 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 provided to the City.

Community Amenity Contribution

5. Pay to the City a Community Amenity Contribution of \$814,637, 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 \$814,637 is to be allocated as follows:
 - (i) \$407,318 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$325,855 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area; and
 - (iii) \$81,464 (10%) to the Heritage Conservation Reserve to enable 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.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval, the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 5110 Cambie Street".
- C. THAT A and 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 risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - 5110 Cambie St]