

SUMMARY AND RECOMMENDATION

1. REZONING: 5130-5170 Cambie Street

Summary: To rezone 5130-5170 Cambie Street from RS-1 (One-Family Dwelling) District to a CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with 65 market residential units. A height of 20.1 metres (66 feet) and a floor space ratio (FSR) of 2.44 are proposed.

Applicant: GBL Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of February 20, 2018.

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 GBL Architects, on behalf of Jia Wei You (Lot 13), Yuk Ming Tsoi (Lot 14) and Jia Xin You (Lot 15), the registered owners, to rezone 5130-5170 Cambie Street [*Lots 13, 14 and 15, all of Block 840, District Lot 526, Plan 8324; PIDs 010-152-296, 010-152-318, and 010-152-326 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.44 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 65 market residential units, generally as presented in Appendix A of the Policy Report dated January 23, 2018, entitled "CD-1 Rezoning: 5130-5170 Cambie Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects, on behalf of the registered owners, and stamped "Received Planning & Development Services (Rezoning Centre), April 20, 2017", 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 of by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to the open space at the south side of the building to enhance the character as a landscaped amenity.

Note to Applicant: Additional trees and soft landscaping should be provided at the entry to the pedestrian path to enhance the character of the open space as a green amenity for both pedestrians and residents. The private patio for the ground floor unit at the southwest corner should be reoriented to face Cambie Street to provide space for additional landscaping. Refer also to Condition 6.

2. Design development to provide a green roof in keeping with the expectations of the Planning By-Law Administration *Bulletin Roof-mounted Energy Technologies and Green Roofs*.

Note to Applicant: A substantial portion of the roof is to be a green roof (minimum of 25% of the roof area for an intensive green roof or 50% for an extensive green roof).

3. Provide high quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the finishes shown.

Housing

4. Design development to meet the requirement in the *Family Room: Housing Mix Policy for Rezoning Projects (2016)* which requires at least 10% of the total dwelling units be three-bedroom units and at least 25% of the total dwelling units must be two-bedroom units.

Note to Applicant: The current housing mix of 6% three-bedroom units does not meet the *Family Room: Housing Mix Policy for Rezoning Projects (2016)*. The unit mix will need to be adjusted to ensure the project meets the minimum of 10% three-bedroom units and minimum of 25% two-bedroom units.

Crime Prevention through Environmental Design (CPTED)

5. 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

6. Design development to improve the pedestrian crossing at the northern property line in the following subject areas:
 - (i) Public Expression: Delete the portions of the private open space that are north of the northwest corner's units; this includes the ground floor patio and the decks on the 2nd, 3rd and 4th floors. This space is to be used for landscaping and/or hardscaping that will continue west adjoining to the Cambie Street sidewalk.
 - (ii) Public Expression: The entrances to this pedestrian crossing from the public sidewalk/lane should flare out to a wider width than the middle of the pedestrian crossing.
 - (iii) Denoting the walkway entrance: Provide one 'Part 1' tree and one 'Part 2' tree, as per Schedule D of the Protection of Trees By-law, in the southern portion of the front-yard that denotes the entrance to the pedestrian crossing.
 - (iv) Programming: Provide a minimum of three passive seating nodes providing opportunities for social contact. These nodes should be designed to facilitate 3-4 people and have more than one type of seating.
 - (v) Activating the edges: Entrances and windows along the northern façade of the ground floor should be augmented with landscaping that enhances the indoor/outdoor relationship.

Note to Applicant: The pedestrian crossing from the Cambie Street sidewalk should be expressed as a welcoming public thoroughfare. This thoroughfare should maximize views towards Queen Elizabeth Park and be bordered with a façade that has entrances to and visual connections to communal space. Lastly, this pedestrian linkage should be programmed to allow for informal gatherings that foster community. Refer also to Condition 1 and the *Cambie Corridor Plan*.

7. Design development to ensure that the northern portion of the front-yard can facilitate two 'Part 1' trees and two 'Part 2' trees, as per Schedule D of the Protection of Trees By-law.

Note to Applicant: To ensure that these trees will not cause future problems with the proposed development, the underground parking structure must not protrude past the building envelope within 15 ft. from the proposed trees. This may require the underground garage to be reconfigured/parking spaces to be deleted. Note that only 65 parking spaces are required and 90 have been proposed.

8. Design development to delete water features.

Note to Applicant: Water features should be replaced with landscaping.

Water features are not supported as they are in conflict with the principles of the City of Vancouver's *Green Infrastructure Strategy*.

9. Design development to ensure that all proposed landscaping in common areas is planted at grade and not in raised planters.

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

10. 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.

11. Incorporation of aspects of *Vancouver's Bird Friendly Design Guidelines*.

Note to Applicant: This project has an opportunity create a park-like ambiance by attracting birds. The use of Sword Ferns may be considered as they provide habitat for ground nesting birds like the Spotted Towhee. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

12. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

13. Section details at a minimum scale of 1/4"=1'-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 is deep enough to accommodate rootballs of proposed trees well into the future, with dimensions which exceed BCSLA standard.

14. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

15. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
16. New proposed street trees should be 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.
17. 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.
18. A Landscape Lighting Plan to be provided for security purposes.

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

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 Rezonings* (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 Rezonings* 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. 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.
24. 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.

Note to Applicant: 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. Design development to provide visitor parking spaces in the parkade as per Section 4 (4.5A.1) of the Parking By-law.

25. 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 the 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.
26. Provision of a landscape plan that reflects the off-site improvements sought for this rezoning, including the following statement to be placed on the landscape plan:

"The landscape plan is to be noted as 'NOT FOR CONSTRUCTION' and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public

property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

27. Delete feature paving that extends over the property line and show standard broomed finished concrete sidewalk.
28. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
29. Provision of a 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.

30. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Show all columns and note the column dimensions on drawings.
 - (ii) All parking spaces to be numbered, dimensioned, and labelled on drawings.
 - (iii) Provide a 10 ft. x 10 ft. corner cut at the bottom of the main access ramp to improve visibility for two-way vehicle movement.
 - (iv) Provide 6.6 m (21.66 ft.) maneuvering aisle width or provide 2.74 m (9 ft.) stall widths.

Note to Applicant: Provide additional stall width for stalls adjacent to walls and dimension on drawings.

- (v) Provide design grades clearly showing the slopes and cross-fall within the parkade.
- (vi) Provision of 2.3 m of vertical clearance throughout the parkade including at any security gate. Clearly indicate minimum clearance at the security gate.
- (vii) The proposed knockout panel is shown in the incorrect location. Correct location to be shown on drawings (north property line of the site).
- (viii) Design development to improve sight-line visibility at the lane driveway.
- (ix) Provision of stair-free access between the lane and the bicycle parking. Clearly show the route on the plans.

Neighbourhood Energy Utility

31. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
32. Design of the development must provide for Neighbourhood Energy System (NES) compatibility and shall adhere to the following requirements:

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

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to NES compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. At building permit stage, the applicant will be required to submit final detailed drawings and a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied.

- (ii) Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
 - (iii) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated NES, as outlined in the *Neighbourhood Energy Connectivity Standards Design Guidelines*, at development permit.
 - (iv) Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
33. In lieu of the requirements outlined in Condition 32, the applicant may choose, at time of Development Permit, to meet a greenhouse gas outcome equivalent to connecting to a low-carbon neighbourhood energy system. This equivalence must be demonstrated to the

satisfaction of the Director of Planning, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas scenario, achieving the GHG limits of the *Green Buildings Policy for Rezoning*s (amended February 2017), or a Certified Passive House.

Note to Applicant: If following the greenhouse gas outcome equivalency option, the applicant will be required at each stage of permit to submit energy model results, for review by Sustainability, demonstrating that the development is on track to achieve the above requirements and what must be submitted.

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, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 13, 14 and 15, all of Block 840, District Lot 526, Plan 8324 to create a single parcel.
2. Provision of a surface statutory right-of-way over the south 1.22 m of the site to serve as a pedestrian connection between Cambie Street and the lane east of Cambie Street. The right-of-way is to accommodate any portion of the below grade parkade located within the right-of-way and is to be free and clear of structure, door swings and encroachments into the right-of-way at and above grade.

Note to Applicant: The pathway is to match the adjacent site to the south in grade/elevation and surface treatments and is to provide pedestrian scale lighting.

3. Provision of a knockout panel and easement agreement in favour of the adjacent property at 5110 Cambie Street (Lot 12, Block 840, District Lot 526, Plan 8324) on terms and conditions satisfactory to the Director of Legal Services to secure access to underground parking by and to any future development on the adjacent property.

Note to Applicant: Page A-1.02 incorrectly indicates the location of the knockout panel to be at the south property line, rather than the north.

4. 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 separated and upgraded sewers on L/E Cambie Street, from 35th Avenue to maintenance hole fronting 5170 Cambie Street: (Approximately 90 m). The estimated sewer diameters are: 525 mm Storm and 250 mm Sanitary, subject to a final design review and acceptance by the City.
- (ii) Provision of a stormwater and rainwater management plan that meets the objectives of the *Citywide Integrated Rainwater Management Plan* and complies with the Sewer and Water Course By-law. The plan shall achieve the following objectives:
 - a. Retain or infiltrate the 6-month storm event volume (24 mm) onsite;
 - b. Treat the 2-year event (48 mm) onsite;
 - c. Maintain the pre-development 10 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change;
 - d. Meet the January 1, 2018, Vancouver building code plumbing fixture rates; and
 - e. Development to be serviced by the new upgraded sewers on L/E Cambie.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

- (iii) The following water system upgrades are required to service the site:
 - a. On Cambie Street, 33rd to 37th Avenues - Upgrade to 200mm (approx. 200m); and
 - b. On 35th Avenue, L/E Cambie to Cambie - Upgrade to 200mm (approx. 40m).

Note to Applicant: The above noted upgrades are part of the City-wide DCL project list. As such, the required upgrades will be funded by City-wide DCLs and be designed and constructed by the City of Vancouver. The Developer shall submit confirmed fire flows and domestic flows to the Waterworks Branch to confirm this analysis.

- (iv) 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.

- (v) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (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 to the site. Note that the sidewalk may have to bend slightly to provide clearance to existing trees.
- (vii) Provision of a cash contribution of \$300,000 for installation of a traffic signal at Cambie Street and 35th Avenue.
- (viii) Provision of speed humps in the lane east of Cambie Street between 35th and 37th Avenue.
- (ix) 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;
- g. Adjustment to all existing infrastructure to accommodate the proposed street improvements; and
- h. Street trees adjacent the site where space permits.

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

Environmental Contamination

5. 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 (CAC)

6. Pay to the City the Community Amenity Contribution of \$2,747,882 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 \$2,747,882 is to be allocated as follows:

- (i) \$1,373,941 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- (ii) \$1,099,153 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area; and
- (iii) \$274,788 (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 the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated January 23, 2018 entitled "CD-1 Rezoning: 5130-5170 Cambie Street".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated January 23, 2018 entitled "CD-1 Rezoning: 5130-5170 Cambie Street".
- D. THAT A to 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 the expenditure of funds or incurring of costs is at the sole 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;
 - (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 - 5130-5170 Cambie St]