



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 3, 2018
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: April 17, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6829-6869 Cambie Street

RECOMMENDATION

A. THAT the application by GBL Architects on behalf of Cambie Heights Homes Ltd., the registered owner, to rezone 6829-6869 Cambie Street [*Lots 28-30, Block 896, District Lot 526, Plan 10198; PIDs: 009-592-857, 009-592-865, and 009-592-881 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 2.53 and to increase the height from 10.7 m (35 ft.) to 21.0 m (69 ft.), to permit the development of a six-storey residential building and four two-storey townhouses, containing a total of 65 market residential units, be referred to a public hearing together with:

- (i) plans prepared by GBL Architects, received March 3, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

B. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- D. THAT 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 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.

REPORT SUMMARY

This report evaluates an application to rezone the site at 6829-6869 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 and four two-storey townhouses, containing 65 market residential units over two levels of underground parking. The site is located within the Langara Neighbourhood of the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intents of the *Cambie Corridor Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to public hearing, together with the recommendations of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to public hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions Through Rezoning (1999, last amended 2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning (2016)

- Greenest City Action Plan (2012, last amended 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Forest Strategy (2014)
- Renewable City Strategy (2015)

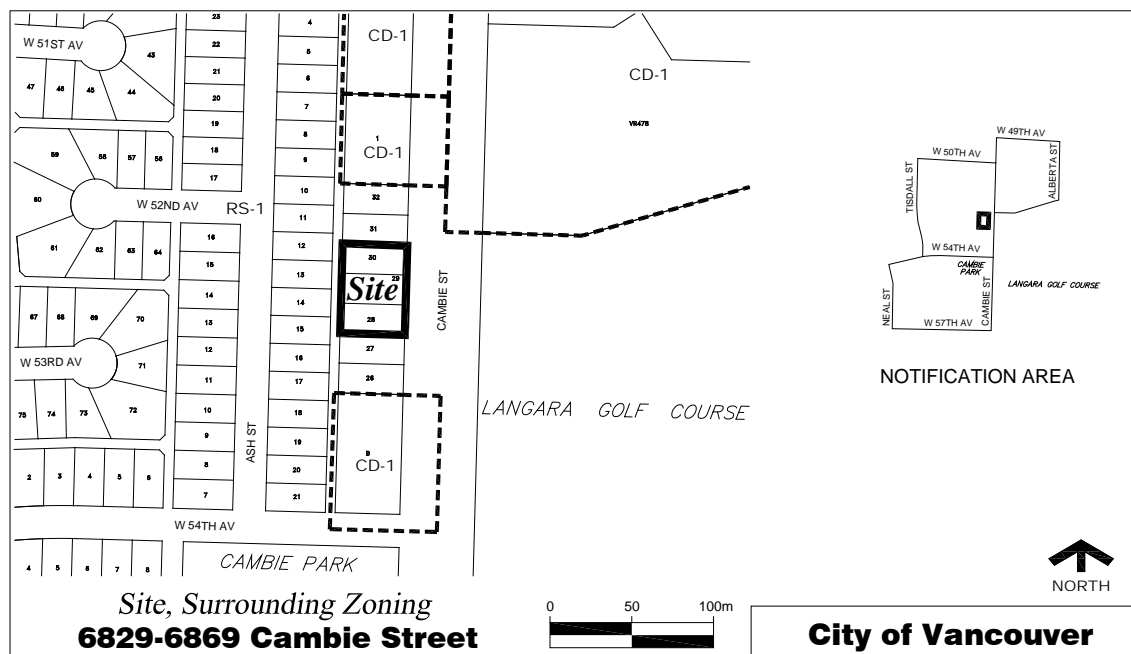
REPORT

Background/Context

1. Site and Context

This 2,172.7 sq. m (23,387 sq. ft.) site is located on the west side of Cambie Street, between 49th Avenue and 54th Avenue, across the street from Langara Golf Course (see Figure 1). The site consists of three lots and has 54.9 m (180 ft.) of frontage along Cambie Street and a site depth of 39.6 m (130 ft.). The site is comprised of three parcels, with two parcels to the north and two parcels to the south, between this proposal and two approved six-storey residential developments. The rezoning application includes information demonstrating that the remainder parcels could still be developed in the future under the *Cambie Corridor Plan*. To the west of the site are detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor Plan, currently underway. Directions in Phase 3 for this area are for ground-oriented forms of housing such as townhouses. The subject site is located on a major arterial within a short distance of the Canada Line’s Langara-49th Avenue Station.

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



2. Policy Context

Cambie Corridor Plan - In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the "Plan"). The subject site is located within the "Langara" neighbourhood. Section 4 of the Plan (the "Neighbourhoods" section) provides direction for development in each area of the corridor, including neighbourhood character, public realm, and urban design principles. In this part of the neighbourhood, the Plan strives to enhance the green park-like setting with mid-rise residential buildings and public realm improvements that respond to the golf course edge and nearby parks.

Subsection 4.5.3 of the Plan specifically supports residential buildings up to six storeys in height for this site, with setbacks above four storeys and townhouses along the lane. A density range of 1.5 to 2.0 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 39 of the 65 units be two- or three-bedroom units, achieving 60% of the total units as suitable for families.

Family Room: Housing Mix Policy for Rezoning Projects - In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, which updated family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. The application includes 49% two-bedrooms and 11% three-bedrooms, exceeding the *Family Room* policy unit mix. A condition of approval has been added in Appendix B to support maintaining this unit mix.

High Density Housing for Families with Children Guidelines - The intent of the guidelines is to address key issues of site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design, and amenity areas. The application proposes an indoor amenity space on the ground floor, connected to a shared outdoor amenity space with children's play area, adjacent to the central courtyard. A condition of approval has been added in Appendix B to enhance the usability of the children's play area.

Strategic Analysis

1. Proposal

The application proposes to rezone a site located at 6829-6869 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of one six-storey residential building fronting Cambie Street and four two-storey townhouses at the lane (see Figure 2 and 3).

In total, the application proposes 65 dwelling units (26 one-bedroom units [40%], 32 two-bedroom units [49%], and 7 three-bedroom units [11%]). A density of 2.53 FSR is proposed with a building height of 21.0 m (69 ft.). Two levels of underground parking are proposed to be

accessed from the lane with a total of 105 vehicle parking spaces and 89 bicycle storage spaces.

Figure 2 - Site Plan



Figure 3 - Perspective from Cambie Street looking west



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

The proposed buildings are generally consistent with the height, setbacks, massing, and form of development in the guidelines of the Cambie Corridor Plan. The townhouses on the lane follow the built form guidelines of the Plan in terms of height, building length, and setbacks. The primary six-storey building slightly exceeds the maximum building length of 150 ft. and a design development condition is included to reduce the building length and reduce the bulk of the building massing at the southeast corner.

The Urban Design Panel reviewed and supported this project on June 28, 2017 (see Appendix D). Staff conclude that the design responds well to the context and support this project, subject to the conditions outlined in Appendix B. Staff support the form of development, subject to the design development conditions included in Appendix B.

3. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking accessed from the lane. The applicant proposes 105 vehicle parking spaces and 89 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposal, provided that the applicant satisfies the rezoning conditions included in Appendix B. Site specific parking by-law amendments are included in Appendix C that would require one Class B loading space, and visitor parking spaces for the proposed development.

4. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (last amended by Council on April 28, 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, received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

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

5. Low Carbon Energy

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A 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) identifies the Cambie Corridor as a target area for NES development. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning provide for NES compatibility.

Based on the timing of application and location of the proposed development, conditions have been included in Appendix B that provide the applicant with the opportunity to demonstrate a greenhouse gas outcome equivalent to connecting to a low-carbon NES, in lieu of NES compatible design requirements.

PUBLIC INPUT

Public Notification

A rezoning information sign was installed on the site on May 12, 2017. A total of 813 notifications were distributed within the neighbouring area on or about June 7, 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).



June 22, 2017 Community Open House

A community open house was held from 5:00-7:00 pm on June 22, 2017, at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately four people attended the Open House.

Public Response

Two written responses were received regarding the rezoning application. Comments in support indicated support for the increase in housing and density along the Cambie Corridor. Comments with concerns indicated concern about the proposed architecture and design, and included suggestions regarding landscaping to increase permeability and enhance the pedestrian experience. Staff note that the Urban Design Panel supported the application, and conditions are included in Appendix B to further develop and improve the proposal and landscaping at the development permit stage.

Figure 4 - Public Notification Summary

Total notifications		813
Open House attendees		4
Comment sheets		1
Other feedback		1

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. The site is subject to the City-wide DCL rate, which is currently \$168.13 per sq. m (\$15.62 per sq. ft.). This rate is applied to the proposed 5,496.9 sq. m (59,168 sq. ft.) of floor area. On that basis, a DCL of approximately \$924,194 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 Program for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 m² (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

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 towards other public benefits.

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

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

provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered a cash CAC of \$2,608,097 using the target CAC rate of \$655.96 per sq. m (\$60.94 per sq. ft.) based on the net additional increase in floor area of 3,976 sq. m (42,797 sq. ft.). The application was received on March 3, 2017 and changes to the target CAC rate for this made on September 30, 2017 are not applicable to this application.

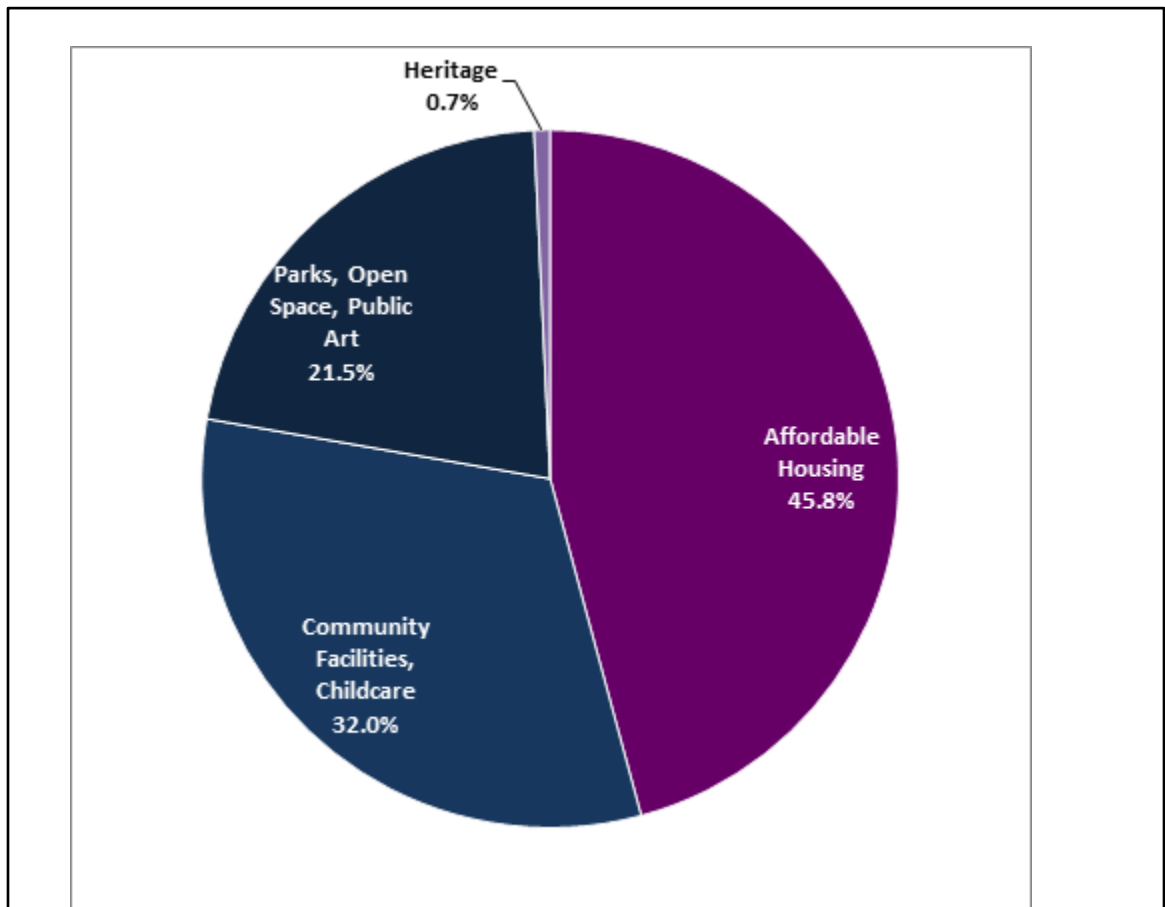
Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,304,048 (50%) to the Affordable Housing Reserve to increase affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,043,239 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$260,810 (10%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

Through February 2018, approximately \$304.5 million has been secured through approved rezonings under the *Cambie Corridor Plan*. These CACs have been allocated as per Figure 5 and Figure 6 respectively.

Figure 5 - Cambie Corridor CAC In-kind Allocations by Percentage

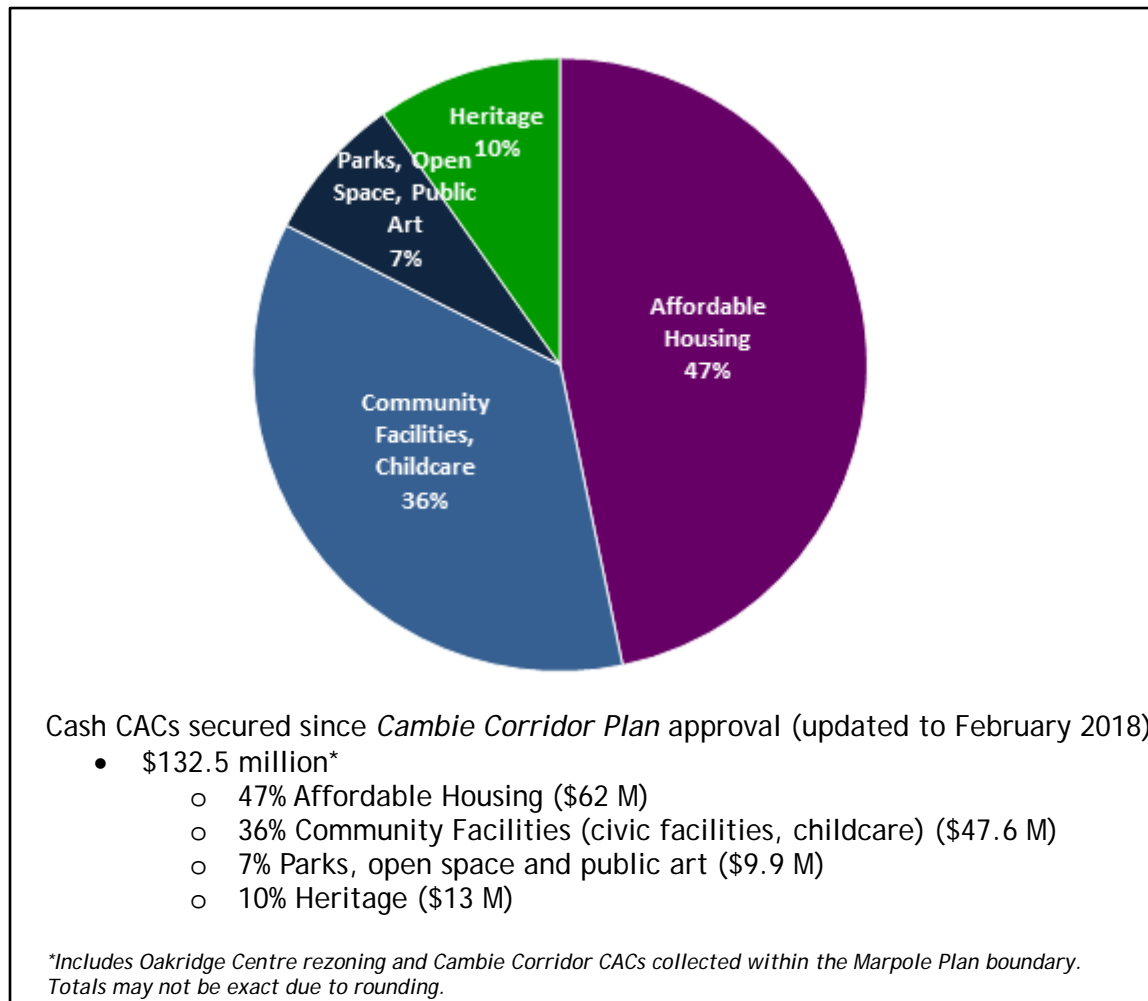


In-kind CACs secured since *Cambie Corridor Plan* approval (updated to February 2018)

- \$172.9 million*
 - 45.8% Affordable Housing (\$79.1 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 910 rental units approved through rezoning (various sites)
 - 32% 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)
 - 21.5% 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
 - 0.7% Heritage (\$1.3 M)
 - eg. Turner Dairy

**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 6 - Cambie Corridor CAC Cash Allocations by Percentage



FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,608,097 to be allocated as follows:

- \$1,304,048 (50%) to the Affordable Housing Reserve to increase affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,043,239 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$260,810 (10%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$924,194 in DCLs.

As noted in the Public Benefits section, there is no public art contribution associated with this rezoning.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, 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. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

6829-6869 Cambie Street
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 numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling uses, limited to Multiple Dwelling and Lock-off Units;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (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; of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units,
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 2,172.7 m² being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.53.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 21.0 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 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 licensed professional acoustical engineer 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 levels in decibels.

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

* * * * *

6829-6869 Cambie Street
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects, on behalf of Cambie Heights Homes Ltd. and stamped "Received Planning & Development Services, March 3, 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 by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce the building width to not exceed 150 ft.

Note to Applicant: This will require a reduction in the building of approximately 7 ft. to comply with the maximum building width cited in the Cambie Corridor Plan.

- 2. Design development to reduce the bulk and scale of the southeast corner of the building to provide building massing that is more in keeping with the form of development guidelines set out in the Cambie Corridor Plan.

Note to Applicant: A notable setback above the 4th storey is required; consequently, a reduction in massing is needed to meet this requirement of the Cambie Corridor Plan.

- 3. Design development to maintain the use of high quality materials at all stages of the approval process, including the development application stage.

- 4. Design development to ensure that fire access to the townhouses is compliant with building code.

Note to Applicant: The access to the rear buildings will need to be via exterior walkways, and the design of the walkways will need to be adjusted as required to comply with Article 3.2.5.5. of the Vancouver Building By-law, including considerations for travel distance, hard surface, lighting, and standpipe connections. Note that the proposed firefighter path of travel through the garbage area and loading dock is not considered compliant due to the potential for obstructions into the required path by vehicles and bins. Note also that

firefighter paths of travel must remain unencumbered by locked gates, etc. - this will need to be demonstrated at building permit application.

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.

Housing

6. Design development to meet the requirements 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 application currently exceeds the policy requirements, but further design development to meet the conditions of approval may result in a revision of the unit count and mix. Ensure the *Family Room* policy requirements are met at a minimum through the development permit stage.

Landscape Design

7. Design development to provide a more conservative tree removal strategy by enabling the safe retention and protection of minimum two trees: Trees #1, #2. Tree #1 should be explored for possibility of relocation and reintegration on site, while Tree #2 should be retained and protected in place.

Note to Applicant: It is expected that all developments will adhere to Council's approved Urban Forest Canopy Strategy, by retaining a maximum of viable trees while still allowing development. The two trees mentioned above are healthy and at the edges of the site. Coordination should take place between the architect and an ISA certified arborist with substantial experience in protecting trees on development sites. A revised Arborist Report should be provided to demonstrate safe tree retention and make recommendations for methods of protection during construction. It is understood that this may require revisions to the parkade.

8. Design development to enhance sustainability and maximize green space by deleting the water feature at the ground floor and replacing it with planted landscape.
9. Design development to demonstrate how substantial, robust planting will be established and maintained in the planters integrated into the south, west, and east building elevations.

Note to Applicant: As the planters are integral to the architectural expression, more information is required to demonstrate their viability, accessibility, and maintainability. Planters on the upper storeys are of particular concern, due to further challenges with wind exposure.

10. Design development to improve the outdoor amenity and expand programming by the following:
 - (i) Significantly increasing the amount of soft landscape;
 - (ii) Articulate with common uses such as children's play, urban agriculture, and passive seating opportunities; and
 - (iii) Include edible plants, in addition to urban agriculture.

Note to Applicant: Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

11. Design development to clearly integrate sustainable rainwater management features and strategies into the landscape plan.
12. Design development to mitigate privacy loss to adjacent properties at the north and south sideyards by the provision of more substantial buffering planting beds.
13. Provision of consent from the Park Board for proposed tree removal on City properties.

Note to Applicant: If consent is not received, then a revised form of development enabling tree retention will be required.

14. A full Landscape Plan for the proposed landscape is to be submitted. The Landscape Plan should be coordinated with the architectural Site Plan. 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 and should match the architectural site plan.
15. Section details at a minimum scale of 1/2"=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 should show dimensioned rootballs to confirm the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.
16. A high-efficiency automatic irrigation system to be provided for all planted areas.

17. 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.

18. Provision of high quality graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submission of colour plans only.
19. 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>.

Sustainability

20. 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.

21. Confirm that the building is on track to 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.

22. In lieu of the requirements outlined in Condition 21, 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

23. 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.
24. 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.
25. 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.
26. Delete specialty sidewalk treatments on public property and show standard broomed finish sidewalks between the property line and back of City sidewalk.
27. Provision of the required Class A bicycle spaces.
28. Please place the following statement on the landscape plan: *"This plan is "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."*
29. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
30. Provision of a 'stairs free' loading access route from the Class B loading space to the elevator core and note on plans.

Note to Applicant: A stair is shown in the loading corridor from elevation 224.38 ft. to 225.33 ft.

31. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
32. 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.

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, additional elevations within the parking levels and at all entrances.
 - (ii) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

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. 3.5 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement as follows:
 - a. 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.
 - b. 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.
 - c. Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns.
 - d. Dimension all columns encroaching into parking stalls.
 - e. Column encroachments into stalls must not exceed 0.15 m (6 inches).

Neighbourhood Energy Utility

34. 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.

35. 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 (the applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to NES compatibility).
 - (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.
36. In lieu of the requirements outlined in Condition #35, 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 Rezonings* (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.
37. An interconnected water service will be required for this site.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services

and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 28-30, Block 896, District Lot 526, Plan 10198 to create a single parcel.
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 new and separated storm and sanitary sewers in the lane west of Cambie Street, from the sites service connection point south to 54th Avenue, and then from the lane west of Cambie Street on 54th Avenue and connecting to the Metro Vancouver main on Cambie Street. The increased diameter of the sanitary and storm sewers is to be determined through the detailed design process. The sewer upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project, with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.
 - (iii) Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for the future construction of protected bike lanes on Cambie Street adjacent to the site, including any transition areas adjacent to 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. Curb ramps;
 - d. Improved street lighting;
 - e. Additional pedestrian-scale lighting; and

- f. A lighting study to determine the extent of upgraded street and pedestrian lighting, and 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.

- (iv) Provision of a minimum 1.83 m (6 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Cambie Street adjacent the site.
- (v) Provision of street trees adjacent the site where space permits.
- (vi) 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.

- (vii) 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.

Green Infrastructure

- 3. 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 Watercourse Bylaw. The plan shall achieve the following objectives:

- (i) Retain or infiltrate 50% of the six-month storm event volume (24 mm) onsite;
- (ii) Treat the six-month event (48 mm) onsite; and
- (iii) Maintain the pre-development 2014 IDF-5 year storm event rate. The pre-development estimate shall use the 2014 IDF curve whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure the ongoing operation of certain stormwater storage, rainwater management, and green infrastructure systems.

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 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.

Community Amenity Contribution

5. Pay to the City a Community Amenity Contribution of \$2,608,097, 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 \$2,608,097 is to be allocated as follows:

- (i) \$1,304,048 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- (ii) \$1,043,239 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area;
- (iii) \$260,810 (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.

* * * * *

6829-6869 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lots 28-30, Block 896, District Lot 526, Plan 10198; PIDs: 009-592-857, 009-592-865, and 009-592-881 respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
6829-6869 Cambie Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements, except that: (i) one Class B loading space must be provided, and; (ii) visitor parking spaces to be provided at a rate of 0.075 per dwelling unit.

* * * * *

6829-6869 Cambie Street ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on June 28, 2017. The application was supported with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

Introduction: Scott Erdman, Rezoning Planner, introduced the project as an application to rezone three parcels under the Cambie Corridor (CC) Plan. The site is located on the west side of Cambie, mid-block between 49th Avenue and 54th Avenue, across the street from Langara Golf Course. The site is close to Canada Line's Langara-49th Avenue Station. The site is currently zoned RS-1, each lot has a single family dwelling. The development leaves off two lots to the north and two lots to the south, between this proposal and two other approved developments, and the application includes information showing how the remainder parcels could be developed in the future.

Together, three parcels measure 180 ft. long and 130 ft. deep. The site area is approximately 23,400 sq. ft. The CC Plan anticipates 6-storey residential buildings in this location, with townhouses along the lane. Between 49th Avenue and 54th Avenue the CC Plan anticipates an FSR range of 1.5-2.0, with setbacks above four storeys, and an activated lane. Note that the Plan's FSR is an estimate (not a limit) and is based on intended urban design performance with respect to site, form, and neighbourhood context.

The proposal is to build a six-storey residential building, with 4 two-storey townhouses at the lane, for a total of 66 market units, at a density of 2.52. The setbacks at the front are 12 ft., at the rear 4 ft., and at the sides 9 ft. (north), and 15 ft. (south). The courtyard width is 24 ft. between principal structure and townhouses. Parking includes 103 underground spaces on two levels. There are 89 bicycle parking spaces proposed, with a building height of 69 ft.

In regards to the Green Buildings Policy for Rezonings, this application was submitted prior to the May 1 changes. This project is aiming to achieve LEED GOLD with 70.5 points (65 points needed for GOLD).

The Family Room Policy requires 35% units be two-bedroom or more (25% must be two-bed, 10% must be three-bed). This project includes 58% family units, 47% are two-bedrooms, 11% are three-bedrooms, which is well above Policy requirements. The Cambie Corridor Phase 3 anticipates townhouses behind this site.

Tim Potter, Development Planner, introduced the project located mid-block on Cambie Street between 50th Avenue and 54th Avenue, and subject to the Cambie Corridor Plan with three sites equalling 180 ft. of frontage.

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

1. Please comment on the building's form and massing as it relates to its context (present and future);

2. Does the panel have any advice in terms of sustainable design considerations?
3. Please comment on the success of the landscape design (roof terraces and public realm) and in particular, the relationship to Cambie Street. The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant noted the intention is to provide a variety of massing forms along Cambie Street. It is a combination of three sites. There is a unifying third plain. The entire face of the building is intended to be stepped back. The glazing ratios are as low as possible at 40%. There is solar shading and overhang proposed, as well as an amenity room proposed on the ground floor. There are urban agriculture plots designed on the south side. On the Cambie Street frontage there is stepped landscaping. In the courtyard there are large planter boxes proposed. There is a brick clad wall and screens proposed for privacy.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Ms. Gasiewicz and seconded by Ms. Anderson 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:

- Encourage further design development for the perception of 'bulk' in the massing, especially on the north side
- Consider design development of the main entry
- Pursue design development of façades to include solar devices appropriate to orientation
- Show design development of indoor and outdoor amenity spaces
- Consider provision of shade structures on the rooftop decks
- Consider mitigation of privacy issues on the north and south facades with respect to future development
- Consider privacy issues for the townhouses on the back side and solar gain on the west side

Related Commentary: The panel supported the project. The outdoor amenity could use more development. Mitigate for the difference in landscape height between L1 and Cambie Street. Add a shade structure on the top of the roof. Terracing should be introduced at the south end. The terracing should be accessible as well as the other entrances. The walls could use planters. Reward sustainable living, by making the sidewalks more bike and pedestrian friendly.

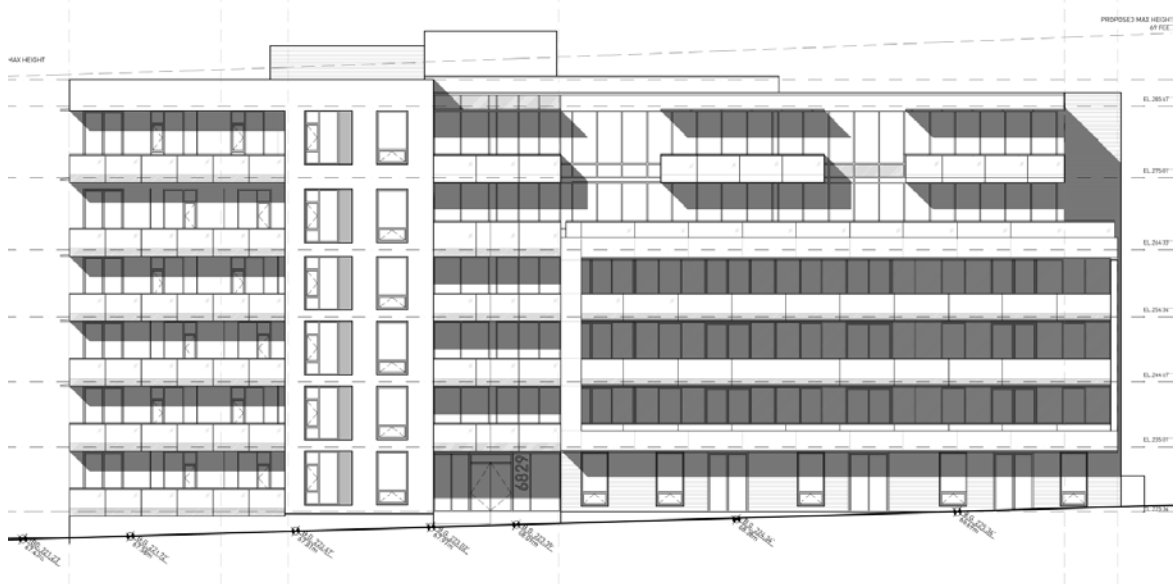
Applicant's Response: The applicant team really appreciated the comments from the panel.

6829-6869 Cambie Street FORM OF DEVELOPMENT

Site Plan



East Elevation



West Elevation (Main Building)



West Elevation (Laneway Homes)



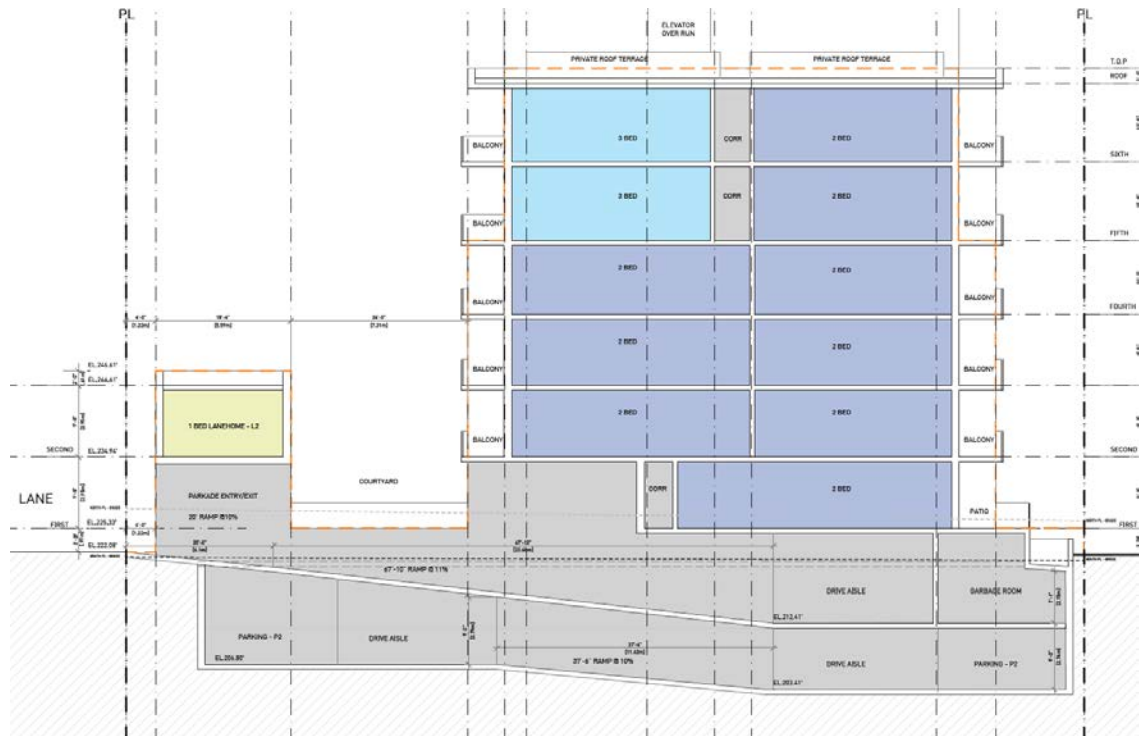
South Elevation



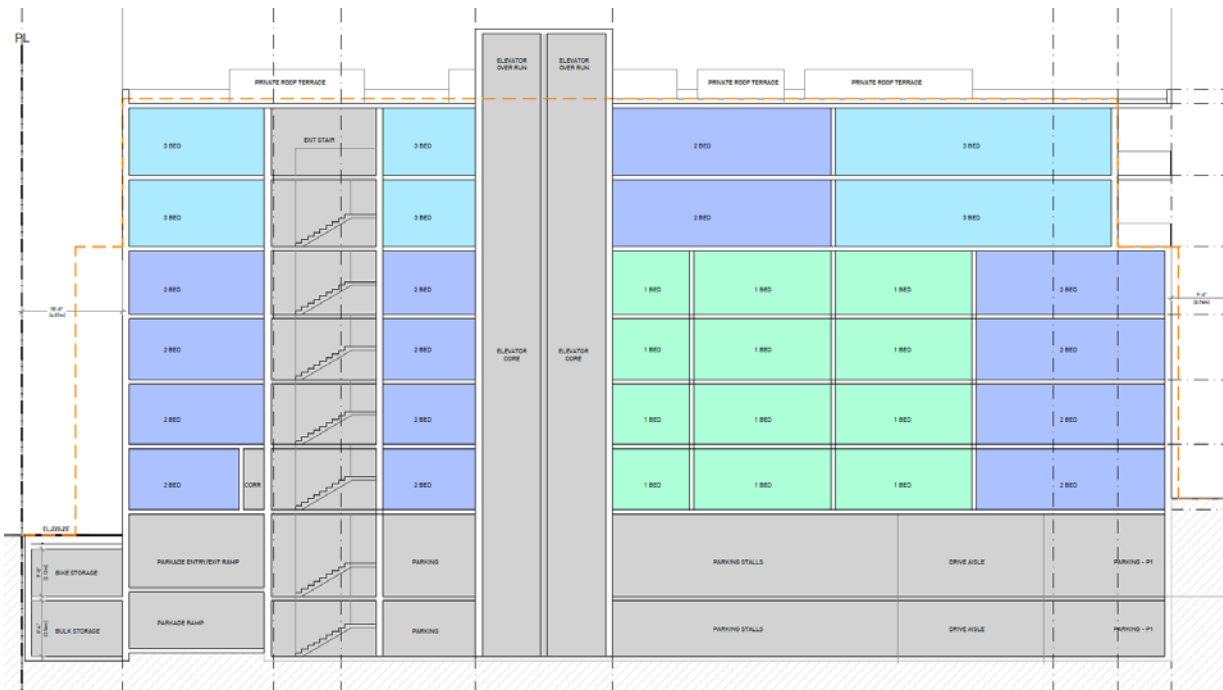
North Elevation



Section (East-West)



Section (North-South)



Perspective from Cambie Street



Perspective from Lane



Perspective from Lane



Aerial Perspective



* * * * *

6829-6869 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

One six-storey residential development and four two-storey townhouses containing a total of 65 dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (total site area = 2,172.7 sq. m (23,387 sq. ft.))	0.70	2.53
Buildable Floor Area (sq. ft.)	16,371	59,168
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	255,709	924,194
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		260,810
	Affordable Housing		1,304,048
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		1,043,239
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		255,709	3,532,291

* 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: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

6829-6869 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6829-6869 Cambie Street
Legal Descriptions	Lots 28-30, Block 896, District Lot 526, Plan 10198; PIDs: 009-592-857, 009-592-865, and 009-592-881 respectively
Developer	Cambie Heights Homes Ltd.
Architect	GBL Architects
Property Owners	Cambie Heights Homes Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	2,172.7 sq. m (23,387 sq. ft.)	2,172.7 sq. m (23,387 sq. ft.)
USES	One-Family (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	1,520.9 sq. m (16,371 sq. ft.)	5,496.9 sq. m (59,168 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.53 FSR
HEIGHT	10.7 m (35 ft.)	21.0 m (69 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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