



POLICY REPORT

Report Date: September 17, 2019
Contact: Karen Hoesé
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RTS No.: 13406
VanRIMS No.: 08-2000-20
Meeting Date: October 1, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 620-644 King Edward Avenue and 4111 Ash Street

RECOMMENDATION

- A. THAT the application by W.T. Leung Architects Inc., on behalf of Western King Edward Holdings Ltd., the registered owner, to rezone 620-644 King Edward Avenue and 4111 Ash Street [*Lots 5 to 8, Block 679, District Lot 526, Plan 2976; PIDs: 013-272-411, 013-272-420, 013-272-438 and 011-051-558 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 1.82 and the building height from 10.7 m (35 ft.) to 13.95 m (45.8 ft.) to permit the development of two four-storey residential buildings with 57 strata residential units in total, including townhouses at the lane, be referred to a Public Hearing together with:
- (i) plans prepared by W.T. Leung Architects Inc., received June 21, 2019;
 - (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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 620-644 King Edward Avenue and 4111 Ash Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two four-storey residential buildings at the street and one three-storey townhouse building at the lane, with a total of 57 strata residential units all over two levels of underground parking. A height of 13.95 m (45.8 ft.) and a density of 1.82 FSR are proposed under the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intent 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 recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)*
- *RS-1 District Schedule*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Zero Emissions Building Plan (2016)*
- *Urban Forest Strategy (2014)*

- *Tenant Relocation and Protection Policy (2015, last amended 2019)*

REPORT

Background/Context

1. Site and Context

The site is located at the southwest corner of King Edward Avenue and Ash Street, with a frontage of approximately 61 m (200 ft.) along King Edward Avenue and approximately 46 m (150 ft.) along Ash Street. It is comprised of four adjacent RS-1 zoned lots totalling approximately 2,787 sq. m (30,000 sq. ft.) in size and currently developed with four single-family houses (see Figure 1).

The four single-family houses on site were constructed between 1941 and 2010 and do not have heritage designations.

Across the lane to the south, the sites are zoned RM-8A which allows for three-storey townhouses with a density of up to 1.2 FSR. Directly to the east across Ash Street, at 582-588 West King Edward Avenue, is a rezoning application for a four-storey residential building with a two-and-a-half-storey townhouse building at the lane. Along King Edward Avenue are various mid-rise residential development approved through rezoning under the *Cambie Corridor Plan*.

The site is located on a major arterial with regular bus service and is within two blocks of the King Edward Canada Line station.

Figure 1: Location Map - Site and Context



2. Policy Context

Cambie Corridor Plan (the “Plan”) – The subject site is located within the Queen Elizabeth neighbourhood of the Plan. Subsection 4.2.3 of the Plan supports residential buildings up to four

storeys in height for this site. A density range of 1.25-1.75 FSR is suggested in the Plan. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

Strategic Analysis

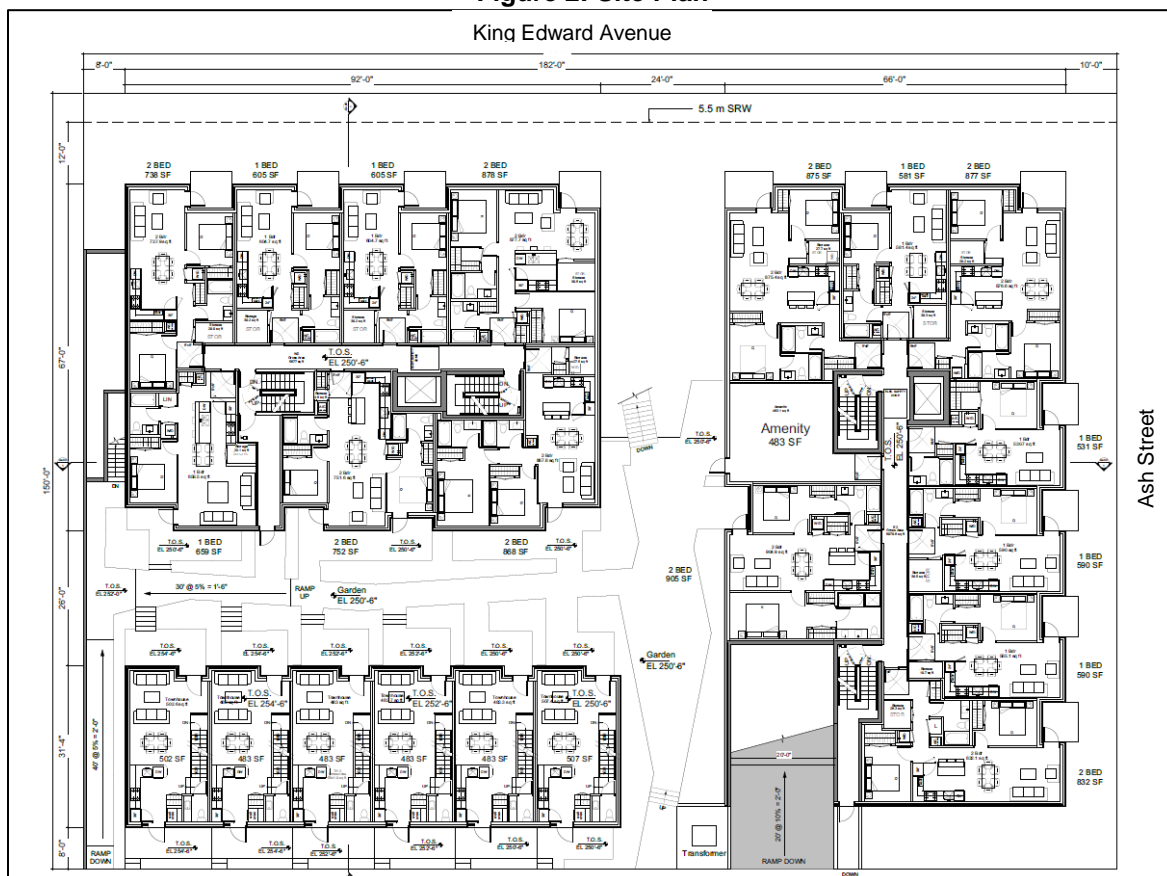
1. Proposal

The original application was submitted on December 21, 2018. A revised application was submitted on June 21, 2019, with minor changes in height and density which are a result of further design development to improve unit functionality and interior circulation. The revised application is the subject of this report.

The revised application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of two four-storey residential buildings, with one three-storey townhouse building at the lane (see Figure 2). Ground level units fronting King Edward Avenue and Ash Street can be accessed directly from the streets. A shared outdoor amenity area is located at ground level in the courtyard between the buildings, facing south, and includes a children's play area.

A density of 1.82 FSR is proposed with a building height of 13.95 m (45.8 ft.). Two levels of underground parking are proposed to be accessed from the lane.

Figure 2: Site Plan



2. Land Use

The Plan anticipates residential uses in this area and the proposal is consistent with the Plan.

3. Height, Density, and Form of Development (refer to drawings in Appendix E and statistics in Appendix H)

Density — The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance. The application proposes a density of 1.82 FSR, which is above the suggested range of up to 1.75 FSR in the Plan for this area. For this location on the south side of King Edward Avenue, the majority of shadowing would fall on the arterial roadway at standard shadow study times, where impact is minimal. In light of the overall urban design performance analysis above, staff have determined that the proposed density is appropriate for the site.

Height — Following the principles of the Plan, this site is within an area that anticipates four-storey residential buildings along King Edward Avenue, with townhouse buildings at the lane and an internal courtyard separating the buildings. The proposed application is comprised of three residential buildings, with a maximum height of 13.95 m (45.8 ft.). Two four-storey buildings are proposed facing West King Edward Avenue and Ash Street, respectively, and a three-storey townhouse building is located at the lane. The proposed height and form of development is generally consistent with the expectations set out in the Plan.

Massing and Setbacks — Given the 61 m (200 ft.) frontage along King Edward Avenue, the massing has been broken into two buildings to allow a more compatible scale of development, as well as to respond to the sloped topography. Ground oriented units have entries and patios to activate the street and lane. Shoulder setbacks are provided to present a three-storey streetwall facing King Edward Avenue and Ash Street and a two-storey streetwall facing the lane.

Courtyard — As required in the Plan, the courtyard needs to be large enough to ensure the livability of all units, and the south building massing should strive to maximize the sunlight access to the courtyard. The amenity room is located facing the courtyard with direct access to the children's outdoor play area and outdoor amenity space.

Urban Design Panel Review — The Panel reviewed this application on June 12, 2019 and supported the proposal, including the height and density. The Panel particularly noted support for the landscape treatment, especially the meandering courtyard pathway. The Panel commented that the resilient play surface could be extended beyond the outdoor play area and noted that the building character could be improved upon with materiality, detailing, colour, and texture at the development permit stage. Additionally, the inclusion of a rooftop amenity and green roof would be a welcome addition to the project. For detailed panel comments, please refer to Appendix D.

Staff are supportive of the application and note the height and density as appropriate, subject to the design development conditions outlined in Appendix B. The conditions include refinements to building elevations and response to sloped site condition.

Figure 3: Perspective view from the southwest

4. Housing

Existing Tenants – The newly amended *Tenant Relocation and Protection Policy* (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City’s Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of four RS-1 lots containing secondary rental units, the updated TRP Policy applies.

Four houses, containing a total of four rental units, are currently occupied with tenants who are aware of the rezoning application. Out of the four tenancies, two are eligible for provision under the TRP Policy, including relocation assistance and monetary compensation calculated based on length of the tenancy. The Tenant Relocation Plan for the two eligible tenants will be required as a condition of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report required prior to issuance of an Occupancy Permit (see Appendix B).

All tenancies are protected under the *BC Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Housing Unit Mix – The application includes 57 strata residential units (21 one-bedroom units [37%], 1 one-bedroom plus den [2%], 26 two-bedroom units [46%], and 3 three-bedroom units [5%] and 6 townhouses [11%]).

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. The application proposes a total of 69 vehicle parking spaces for the 57 dwelling units, including 4 accessible and 6 visitor spaces and 127 Class A bicycle spaces and 6 Class B bicycle spaces, which meet the requirements of the Vancouver Parking By-law. Provision of one Class A loading bay is required, as none are currently proposed.

Engineering conditions of approval are set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s (amended May 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy.

This applicant has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the application will be required to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permits to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A 'by-law sized tree' has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are a total of eight trees that are protected under the *Protection of Trees By-law*, four on site and four on City streets. All four street trees are retained and protected. Retention of one tree will be required on site and to ensure its protection during the construction phase. Twenty-two substantial trees are proposed to be planted around the site periphery and seventeen trees in internal courtyard and private patios to provide screening and privacy, for a total of thirty-nine new trees on site.

Landscape conditions are set out in Appendix B.

PUBLIC INPUT

Public Notification

A rezoning information sign was installed on the site on March 4, 2019. A community open house was held on May 27, 2019. A total of 992 notifications were distributed within the neighbouring area on or about May 13, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Public Response – A community open house was held on May 27, 2019, at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 28 people attended the open house.

There was support for the building design with specific support for amenities such as the rooftop garden space. The proposed building height was considered appropriate. There was a general concern about housing affordability and the provision of affordable housing options in the city more broadly. Some respondents expressed a desire for townhouse designated areas to the south of this site to be up-zoned to the same density as this proposal to allow for 4 storey apartments instead of townhouse forms.

Figure 4: Public Notification and Responses

Total notifications	992
Open House attendees	28
Open House comment sheets	4
Online/other feedback	0

Note: Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Staff response – While the commentary on housing tenures and forms were not directly related to this application, staff provide the following responses based on directions from the *Cambie Corridor Plan*.

Housing Affordability – To address the demand for ownership housing options in new forms, the Plan enables a significant number of new ground-oriented townhouses and new apartments. These new housing forms contribute to the diversity of the overall housing stock and provide the opportunity for additional secondary rental options through lock-off suites. The community amenity contributions generated from this development will be used to fund the *Cambie Corridor*

Public Benefits Strategy which includes provision for funding towards affordable housing options elsewhere in the Corridor.

Additional Density for Townhouse Sites – One of the main objectives of Phase 3 of the Plan is to provide a built form transition from the height and density established in Phase 2 for sites closer to the Canada Line Station and to open areas for new townhouse development throughout the neighbourhood. The city is deficient in its targets for townhouse and row house housing types across the city. The townhouse areas designated under Phase 3 will greatly add to this type of housing stock and are not considered for additional height or density at this time.

PUBLIC BENEFITS

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 5,070 sq. m (54,577 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,542,243 would be anticipated from this development.

DCLs are payable at building permit issuance and their rates are subject to Council approval of 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 twelve 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 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits Offered by the Applicant

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 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 \$2,417,225 based on the net additional increase in floor area of 3,119 sq. m (33,577 sq. ft.) and the target CAC rate of \$775 per sq. m (\$72 per sq. ft.) in effect at the time of the application.

Cambie Corridor Public Benefits Strategy (PBS) – It is recommended that the cash component of the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated to support delivery of the Cambie Corridor PBS, approved on May 1, 2018. The PBS identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *Increase affordable housing supply* – 550 social housing, 190 below market rental and 1,500 secured market rental units.
- *New childcare facilities* – Up to 360 additional spaces for 0-4 year olds, and 195 out-of-school care spaces.
- *New and upgraded community and civic facilities* – New Oakridge civic centre, Hillcrest Community Centre fitness centre expansion, youth hub, land acquisition for new fire hall.
- *New and upgraded parks and open spaces* – New Fraser River Park and parks on major project sites, upgrades to existing parks, six new plazas or open spaces.
- *Transportation improvements* – Complete Street designs on Cambie Street and other arterials, “car-light” Heather Street between 37th Avenue and 41st Avenue.
- *Heritage* – Allocate 5% of cash CAC revenues to support funding for the conservation of heritage resources City-wide, and Cambie Corridor on-site conservation.

Through mid-2019, approximately \$317.8 million in CACs (both cash and in-kind) have been secured through approved rezonings under the *Cambie Corridor Plan*. See Appendix F for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking and Appendix G for a summary of all of the public benefits for this application.

Financial Implications

Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,542,243 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,417,225, to be allocated towards the Cambie Corridor Public Benefits Strategy.

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

CONCLUSION

Staff conclude 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 regards to land use, density, height and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

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**620-644 King Edward Avenue and 4111 Ash Street
DRAFT BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. 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
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 5.1 Computation of floor area must assume that the site area is 2,787 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 1.82.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 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 floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 13.95 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.

- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 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 ().
- 7.6 A habitable room referred to in Section 7.1 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 m².

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a registered 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

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620-644 King Edward Avenue and 4111 Ash Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by W. T. Leung Architects Inc., received June 21, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 better respond to sloped site condition, as follows:

- (a) Provide a more welcoming and gradual ascent to the outdoor courtyards from West King Edward Avenue

Note to Applicant: The exterior stair configuration can present a more playful and inviting configuration as a defining and notable feature of the development. Seating can be integrated with the steps as part of the building entries.)

- (b) Improve livability of rear, corner unit located below street level.)

Note to Applicant: Units should not be less than 0.9 m (3 ft.) below surrounding grade. Grading of the site at the lane interface should avoid depressed conditions.

2. Design development of the building elevations, as follows:

- (a) Provide a more prominent architectural expression for the main residential entry.

Note to Applicant: This may be achieved by providing entry canopies. Planting, lighting and exterior furniture should also be considered.

- (b) Enhance the character of the four storey buildings through detailing and specification of materials, railing, colour and patterns.

- (c) Differentiate the expression of the four storey buildings to enhance a sense of identity for the building residents.

- (d) Setback rooftop railing a minimum 1.2 m (4 ft.) from the exterior building face and to limit to private outdoor space surround only.

- (e) Provide further information on the building materials, as follows:
 - i. material/finish of soffits
 - ii. material of balcony guardrails
- 3. Design development to provide a green roof in keeping with the City of Vancouver's Green Infrastructure Strategy. See landscape condition 9(a).

Note to Applicant: An amenity room with a shared outdoor space is encouraged at the roof level. For green roof please refer to *Roof-mounted Energy Technologies and Green Roofs-Discretionary Height Increases Bulletin*:
<https://bylaws.vancouver.ca/bulletin/R007.pdf>

- 4. Identification on the architectural drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Crime Prevention through Environmental Design (CPTED)

- 5. Design development to respond to CPTED principles, having particular regard for:
 - (a) Theft in the underground parking;
 - (b) Residential break and enter;
 - (c) Mail theft; and
 - (d) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

- 6. Design development to explore the possibility of retention and protection of Tree #003.

Note to Applicant: This tree retention could be incorporated into the courtyard entry design and become a significant entry feature. Enabling the existing retaining wall(s) to remain in place undisturbed would be required for this tree retention. Grading analysis and further arborist recommendations should be provided, in a revised report. Revisions to the parkade would be required (refer also to condition 7 below).

- 7. Design development to announce the courtyard entry by the articulation with identifiable features, such as entry trellis, signage and significantly more soft landscape consisting of colourful, friendly plant material and significant trees (refer to condition 6 above and Urban Design condition 2a).
- 8. Design development to align and improve visual connection of the common outdoor amenity space with the children's play area (refer to Urban Design condition 1a).
- 9. Design development to improve the sustainability strategy, by the following:

- (a) Provide intensive and extensive green roofs on all available flat rooftops, to be commonly accessible and usable providing open spaces with improved solar orientation; (Refer to Urban Design condition #1.3)
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually;
 - (e) accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
 - (f) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots; and
 - (g) Replace water feature in courtyard with more sustainable soft landscape.
10. Design development to expand programming to include Urban Agriculture plots in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation (see also landscape condition 9(a) above);
- 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. and be wheelchair accessible.
11. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.
- Note to applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.
12. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
13. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) maximize natural landscape best management practises;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) use permeable paving;

- (f) employ treatment chain systems (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

Note to applicant: Refer to the City of Vancouver *Integrated Rainwater Management Plan* (IRMP), Vol. 1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

14. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to applicant: *72the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

15. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
16. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

Provision requirements at the time of Development Permit application:

17. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at 1/8":1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing / proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

18. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent

building, such as residential units or amenity rooms.

19. Provision of a "Tree Management Plan.

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal / protection related matters.

20. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

21. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

22. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

Note to applicant: on the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

23. Provision of an outdoor Lighting Plan.

Sustainability

24. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), 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>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most

recent bulletin Green Buildings Policy for Rezonings – Process and Requirements (amended April 28, 2017 or later).

Engineering

25. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
26. 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.
27. 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.
28. Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

- (a) Provision of one Class A loading bay is required.

Note to Applicant: Refer to the City of Vancouver website for changes made to the Parking Bylaw that came into effect January 1st of 2019. The new Bylaw requirements will be applied to the Development Permit.

29. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
 - (b) Design development to accommodate the required Class A bicycle parking as per by-law.

Note to Applicant: Class A bicycle parking lower than the first complete level of parking will require a designated bicycle elevator.

30. Design development to modify the grades on the main parkade ramp.

- (a) Ramp slopes must not exceed 10% for the first 6 m (20 ft.) from the (property line/back of sidewalk).
- (b) Ramp slopes must not exceed 12.5% after the first 6 m (20 ft.) from the (property line/back of sidewalk). 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m (13 ft.) in length.

Note to Applicant: Using design elevations provided the main ramp slope calculates to approximately 15%.

31. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) Improved two way flow for vehicles on the ramp.
- (b) Provision of a corner cut on the main parkade ramp to improve two way flow.
- (c) Provision of secure residential parking as per by-law.

Note to Applicant: The residential parking including residential accessible parking should be located behind a secure overhead gate separate from the visitor spaces.

- (d) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (e) All types of parking and loading spaces individually numbered, and labelled on the drawings.
- (f) Dimension of column encroachments into parking stalls.
- (g) Show all columns in the parking layouts.
- (h) Dimensions for typical parking spaces.
- (i) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (j) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (k) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (l) Areas of minimum vertical clearances labelled on parking levels.
- (m) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the

ramped sections at all breakpoints to be shown on the submitted drawings.

- (n) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (o) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (p) The location of all poles and guy wires to be shown on the site plan.
32. Submission of a revised hydrogeological report will be required for approval by the City prior to development permit issuance. The following must be addressed in this final report:
- (a) Provide the excavation depth, foundation depth, and water table(s) in both metres below ground surface as well as geodetic elevations.
 - (b) Provide the dimensions of the site in metres.
 - (c) Discuss the proximity of the excavation to the underlying Quadra Sands aquifer.
 - (d) Provide profile or cross-section schematic of wells/test hole locations and screens, interpreted site stratigraphy, topography, water table(s), planned excavation depth, depth of proposed foundation drainage (if applicable), etc.
 - (e) Estimate the anticipated construction and permanent groundwater discharge rates and demonstrate how the proposed plan meets conditions of the *Groundwater Management Bulletin*.
 - (f) In the Impact Assessment section, please address the potential risks in more detail, including to nearby wells, contamination, water quality, and subsidence.
 - (g) Per the preliminary study provided, provide 3 uninterrupted months of water table monitoring data during the yearly high groundwater table. Additionally, provide hydraulic testing and results if required.
 - (h) Provide measurements or estimates of the hydraulic conductivity.
 - (i) Describe proposed construction dewatering method.
33. Provide a plan for monitoring and reporting on the flow discharged to the sewer during the dewatering period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to utilities.servicing@vancouver.ca
34. 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.”*

Green Infrastructure

Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the '*Green Buildings Policy for Rezoning*' and detailed fully in the '*Rainwater Management Bulletin*'. The applicant should work to address the following for Development Permit submission:

35. As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site.
 - (a) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - i. Buildings, patios and walkway locations.
 - ii. Underground parking extents.
 - iii. Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system.
 - iv. All routing of water throughout the site.
 - v. Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
 - (b) Provide a servicing plan which includes all routing of water into the proposed systems and out to the municipal system.

Note to applicant: Staff note the construction is "expected to be wood frame" and the applicant has cited this as an exemption from providing a green roof. There are several examples of wood frame constructions in Canada and the United States that have a green roof. With a retrofit, there may be a justification to not provide a green roof on a wood frame construction; however, for a new build, proper structural design can be provided to support a green roof. The applicant is encouraged to consider an "extensive" green roof, which has minimal weight requirements and in some case may not require additional structural considerations. If the applicant wishes to be exempt from this Tier 1 practice, a memorandum or technical letter prepared by a qualified structural engineer will be required to prove a green roof is not feasible for this project.

36. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.

- (a) The 5 year, 10 minute time of concentration was used for this calculation. As this development is in an area requiring sewer upgrades the 10 year, 5 minute time of concentration should be used instead.
37. As per the water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- Staff note that a treatment manhole is listed to meet this requirement. For proprietary treatment devices:
- (a) Provide product information for all treatment practices.
 - (b) Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
38. Provided detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.
39. Provided detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.
40. Prior to Development Permit issuance, an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), must be submitted to the satisfaction of the Integrated Water Management Branch and will included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details.

The O&M Manual shall include, but not be limited to the following components:

- (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established).
- (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system.
- (c) Fact sheets (or similar reference material), for proposed plantings.
- (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
- (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 5 to 8, Block 679, DL 526, Plan 2976 to create a single parcel and subdivision of that site to result in the dedication for road purposes of that portion of the site lying north of a line measured 5.5 m (18 ft.) parallel to and southerly from the back of the current city curb.

All portions of the building above and below grade are to be deleted from the dedication area.

2. Release of Covenant BA514403 (secondary suite) prior to building occupancy.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of adequate water service to meet the fire flow demands of the project.
 - (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Williams Engineering Canada Inc. dated November 20, 2018, no water main upgrades are required to service the development.
 - (ii) 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.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 620-644 W King Edward Avenue & 4111 Ash Street will require the following in order to maintain acceptable SAN and STM sewer flow conditions:

- (i) Separate existing 200mm COMB on W King Edward Avenue from 644 King Edward Avenue (MH__FJCS7F) to Ash Street (MH __FNI5R2):
- Construct 70m of 300mm STM on W King Edward Avenue from 644 King Edward Avenue (MH__FJCS7F) to Ash Street (MH __FNI5R2).
 - Construct 70m of 200mm SAN on W King Edward Avenue from 644 King Edward Avenue (MH__FJCS7F) to Ash Street (MH __FNI5R1).

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to applicant: The Willow Street Trunk requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded trunk for Year 2-3 of the DCL program (Approximately 2020-2021) to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the trunk delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

The Sewer servicing plan the Cambie Corridor Plan has not yet been completed. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

- (ii) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (iii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including any necessary upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
- (iv) Development to be serviced to the 200mm COMB on W King Edward Avenue. Storm servicing for the development to be connected to the 1200mm COMB on W King Edward Avenue.

- (c) 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.

- (d) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, Ash Street / W King Edward Avenue intersection lighting to current COV standards and IESNA recommendation.
- (e) Provision for the future construction of protected bike lanes on W King Edward Ave adjacent to the site including any transition areas adjacent the site to connect existing and new curb alignments. These improvements will generally include the following:
 - i. New concrete curb and gutter, with additional 50mm concrete gutter thickness on W King Edward Avenue.
 - ii. New concrete sidewalk.
 - iii. Raised protected bike lane.
 - iv. Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
 - v. All road reconstruction on W King Edward Avenue with CoV arterial specification or match existing to the satisfaction of the City Engineer.
 - vi. All utility cuts along W King Edward Avenue are to be restored to CoV arterial bus route specification and Ash Street to be restored to CoV higher zoned residential specification, or match existing to the satisfaction of the City Engineer.

Note to applicant: CoV issued Building Grades may be subject to review based on approved Geometric Drawings.

- (f) Provision of traffic calming measures on Ash Street with an estimated cost of \$100,000.
- (g) Provision of 50mm mill and overlay on Ash Street from west gutter line to centerline Ash Street.
- (h) Provision of new concrete curb and gutter on Ash Street adjacent the site.

- (i) Provision of 2.14 m (7'-0") light broom finish saw cut concrete sidewalk on the Ash Street frontage. Maintain or increase the existing front boulevard width as required to accommodate the existing street trees.
- (j) Provision for full width asphalt lane paving south of W King Edward Avenue, along property extent, as per City of Vancouver Streets Restoration Manual Centre Valley Higher Zoned Lane specification.
- (k) Provision of speed humps in the lane south of the 600 block of W King Edward Avenue, between Heather Street and Ash Street.
- (l) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (n) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- (o) 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.

Note to Applicant: The Services Agreement may require provision of funding to the City for the services or a component thereof.

- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with 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.

Sustainability

- 5. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Green Infrastructure

6. Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the rainwater management and green infrastructure systems.

Note to Applicant: Legal arrangements, including, but not limited to, a Section 219 Covenant and Statutory Right of Way, may be required to ensure proper construction and on-going operation of certain rainwater storage, rainwater management and green infrastructure systems.

Environmental Contamination

7. As applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) 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
 - (c) 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.

Housing

8. Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

- (c) Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Community Amenity Contribution

9. Pay to the City the cash Community Amenity Contribution of \$2,417,225 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. 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.

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.

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**620-644 King Edward Avenue and 4111 Ash 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 5, 6, 7 and 8, Block 679, District Lot 526, Plan 2976; PIDs: 013-272-411, 013-272-420, 013-272-438, and 011-051-558* respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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**620-644 King Edward Avenue and 4111 Ash Street
ADDITIONAL INFORMATION**

Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on June 12, 2019. The application was supported with recommendations.

EVALUATION: SUPPORT with RECOMMENDATIONS

Introduction: Rezoning Planner, Tess Munro, began by noting that the site is a 4-lot assembly currently zoned RS-1 and occupied by single-family houses. The site is located on the south side of West King Edward Ave between Ash and Heather Streets. The project is considered under the Cambie Corridor Plan - Phase 3. The Plan anticipates residential buildings in this location, up to 4-storeys, with townhouses or active uses at the rear lane.

The applicant is proposing two 4-storey residential buildings with 3 storeys townhouses at the lane, which generally meets the policy intent for this area. Also included in the proposal are 57 strata units with a proposed density of 1.79 FSR.

Development Planner, Susan Chang, noted that the site measures approximately 200 ft. x150 ft. with a crossfall of about 20 ft. from the South West to North East corner (West King Edward Avenue and Ash Street intersection) and 5.5 m SRW required along King Edward Avenue. Given the significant frontages, two buildings are proposed with townhouses at the lane. The main floors of both street facing buildings step down towards the corner in response to the sloped topography. Main floor height ranges from 1 to 3.5 ft. above grade. Upper floors are stepped back at the fourth storey and entry doors are provided at ground level facing the street and lane consistent with the built form guidelines of the Plan. Amenity room is located at the second level with the outdoor space and children's play area. Main entry to both buildings and access to the site is located on West King Edward Avenue.

Advice from the Panel is sought on the following:

1. Does the panel support the overall height, and density relative to the Cambie Corridor Plan?
2. Proposal's response to the sloped site condition at the site edges and outdoor space?
3. Preliminary advice on architectural expression and landscape design leading to Development Application?

The planning team then took questions from the panel.

Applicant's Introductory Comments: This project is on a sloped corner lot that allows for two distinct building forms. The existing houses are raised on podiums with retaining walls at the street interface. The proposed buildings are lowered to allow a more friendly interface. The transition to the west neighbor can be modified once the property develops. Cedar is proposed at the soffits to add warmth to the proposal.

In terms of landscape treatment, the team responded to the grade challenges with a series of raised planters. Hedges are proposed against retaining walls as a privacy buffer.

The applicant team proposes mechanical VRF systems, condenser boilers, heat ventilation, triple glazed windows, and low window to wall ratio to meet energy requirements.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Ms. Stamp and seconded by Ms. Besharat 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:

- Consider architectural elements such as a canopy, signage, or trellis to announce the project entry.
- Provide weather protection at entries.
- Consider the detailing of the project including use of materials, railing, color and patterns.
- Consider differentiation of the building along King Edward Avenue in terms of materials and patterns.
- Consider design develop of the grades in depressed area in the rear.
- Consider the livability of the units in terms of grading.
- Consider roof materials and detailing of guardrails including step back of the railing by 4 feet.
- Consider a common indoor and outdoor roof amenities for the overall project.
- Consider green roofs.
- Considering notching the parking garage to provide sufficient area for planting.

Related Commentary:

There was uniform support for this application in general, with panel members supporting the proposed height and density. Panel members supported the landscape treatment, especially the meandering courtyard pathway. Panel members recommended that the resilient play surface could be extended beyond the outdoor play area.

Most panel members recommended that the building character could be improved upon with materiality, detailing, colour, and texture. Some panel members expressed a concern that colour scheme may be too stark and that the color palette for the project be reviewed.

Panel members recommended the installation of green roofs to mitigate the hot temperatures in the summer in addition to the rooftop amenity room and outdoor space for the entire project.

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

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620-644 King Edward Avenue and 4111 Ash Street
FORM OF DEVELOPMENT

Perspective Southwest



Perspective Southeast



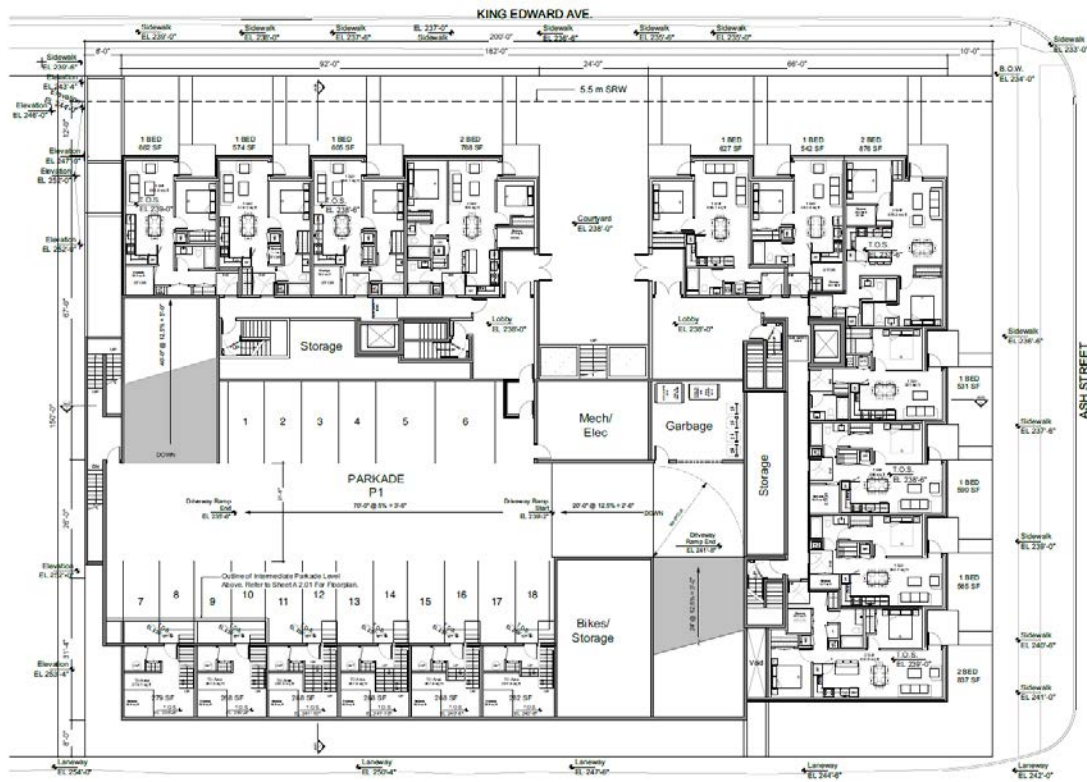
Perspective Northwest



Perspective Northeast



First Floor Plan



Second Floor Plan



Third Floor Plan



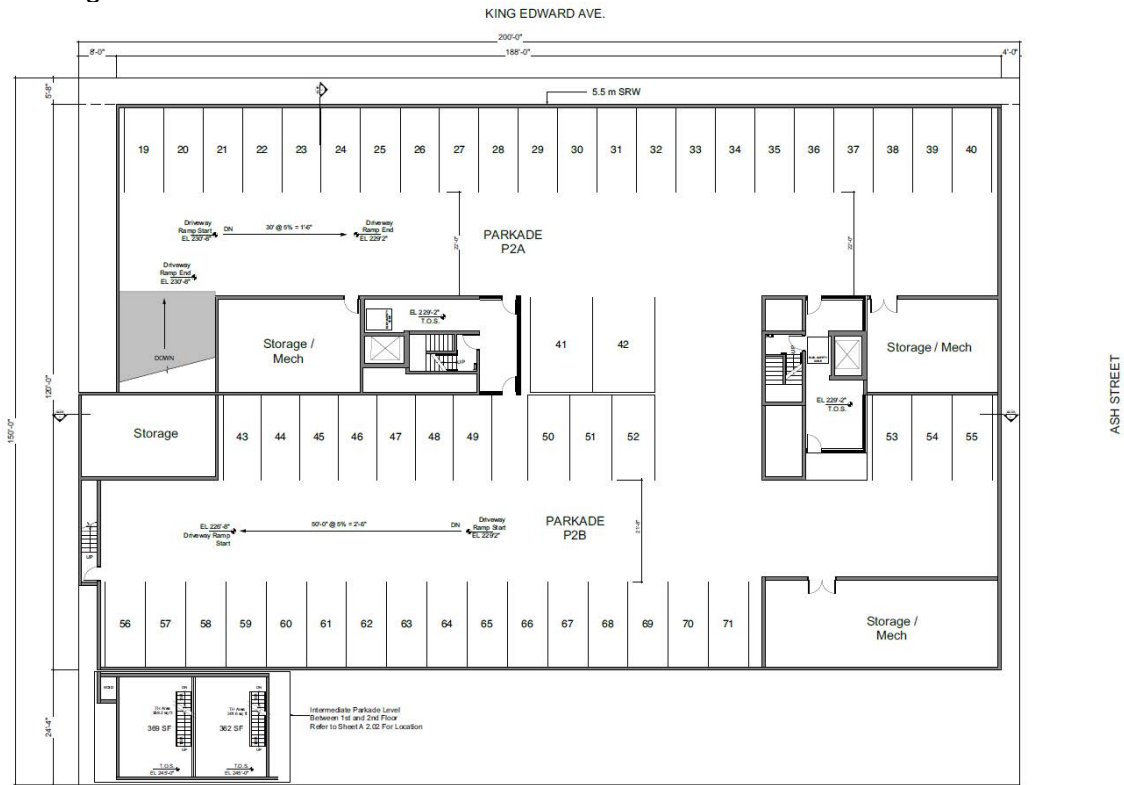
Fourth Floor Plan



Roof Plan



Parking Plan



North Elevation (King Edward Street)



East Elevation (Ash Street)



South Elevation (Lane)



West Elevation



North Courtyard Elevation



East Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation

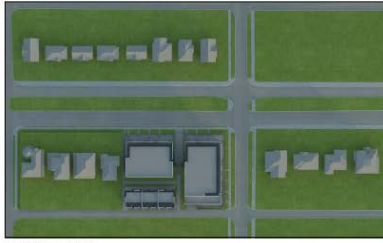


Sections





Shadow Study



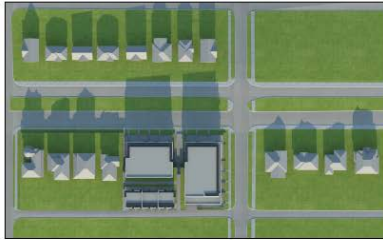
DEC. 21 - 9 AM



MAR / SEPT. 21 - 9 AM



JUNE 21 - 9 AM



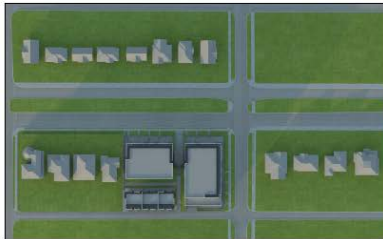
DEC. 21 - 12 PM



MAR / SEPT. 21 - 12 PM



JUNE 21 - 12 PM



DEC. 21 - 3 PM



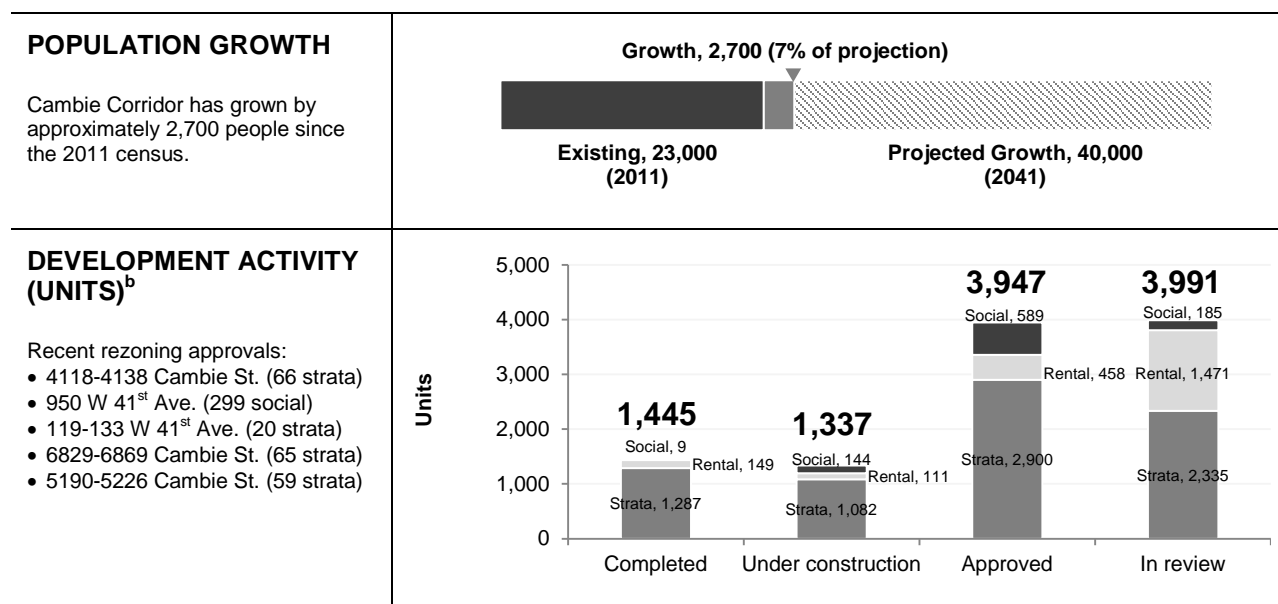
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JUNE 21 - 3 PM

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PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave^a
Updated Mid-Year 2019



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits (+) ^c	Completed (●) or In Progress (○)	% ^d
Housing ^b	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> • 9 social housing units • 149 secured market rental units ○ 144 social housing units ○ 111 secured market rental units 	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> • Restoration of outdoor play area at 8 Oaks Acorn childcare 	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St. and major streets + "Car-light" greenway on Heather St.	<ul style="list-style-type: none"> • Traffic calming • 45th Avenue Bikeway 	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> • Public art from rezonings 	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> • Heritage conservation (James Residence and Wong Residence) ○ 5% allocation from cash community amenity contributions in Cambie Corridor 	5%
Social Facilities	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> • Upgrades to Riley Park and Hillcrest Park • Lillian To Park • Playground renewal at Douglas Park • Plaza at Cambie St. and W. 29th Ave 	5%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments and simplified rezonings to RM-8A and RM-8AN) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a The Cambie Corridor Plan was a three-phase plan with its final phase approved in 2018. Phase 2 of the Cambie Corridor Plan was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; and land acquisition toward Marpole Civic Centre.

^b Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^c See chapter 13 of the [Cambie Corridor Plan](#) for detailed information about the City’s commitments to deliver public benefits along the Cambie Corridor.

^d Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the [Cambie Corridor Plan](#).

**620-644 King Edward Avenue and 4111 Ash Street
PUBLIC BENEFITS SUMMARY**

Project Summary

4-storey residential buildings facing the street and 3-storey townhouse building facing the lane, containing 57 strata residential units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the Cambie Corridor Public Benefit Strategy.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,787 sq. m / 30,000 sq. ft.)	0.70	1.82
Buildable Floor Space (sq. ft.)	21,000	54,577
Land Use	Single-Family Residential	Multi-Family Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$991,591
City-wide Utilities DCL ¹	\$550,652
Community Amenity Contribution	\$2,417,225
TOTAL VALUE OF PUBLIC BENEFITS	\$3,959,468

¹ Based on rates in effect as at September 30, 2019; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

620-644 King Edward Avenue and 4111 Ash Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
620 West King Edward Avenue	013-272-411	Lot 5, Block 679, District Lot 526, Plan 2976
632 West King Edward Avenue	013-272-420	Lot 6, Block 679, District Lot 526, Plan 2976
644 West King Edward Avenue	013-272-438	Lot 7, Block 679, District Lot 526, Plan 2976
4111 Ash Street	011-051-558	Lot 8, Block 679, District Lot 526, Plan 2976

Applicant Information

Architect	W. T. Leung Architects Inc.
Developer/Property Owner	Western King Edward Holding Ltd. and 1076322 B.C. Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Required
Zoning	RS-1	CD-1	
Site Area	2,787 sq. m (30,000 sq. ft.)	2,787 sq. m (30,000 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.70	1.82	
Maximum Height	10.7 m (35 ft.)	13.95 m (45.8 ft.)	
Floor Area	1,950.9 sq. m (21,000 sq. ft.)	5,070 sq. m (54,577 sq. ft.)	
Residential Units	-	Total: 57 strata units One-bedrooms: 21 One-bedroom plus den: 1 Two-bedrooms: 26 Three-bedrooms: 3 Townhouses: 6	
Parking and Bicycle Spaces	As per Parking By-law	Proposed as per Parking By-law: 69 vehicle spaces, 0 loading spaces, 127 bicycle spaces	Provision of 1 Class A loading space
Natural Assets	4 city trees 4 on-site by-law trees	4 city trees 39 on-site trees	

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