



POLICY REPORT

Report Date: October 22, 2019
Contact: Karen Hoesé
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RTS No.: 13291
VanRIMS No.: 08-2000-20
Meeting Date: November 5, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)

RECOMMENDATION

- A. THAT the application by McFarland Marceau Architects, on behalf of L'Alliance Francaise de Vancouver, the registered owner, to rezone 6161 Cambie Street [*PID 009-300-996, Lot 3 of Lot B, Block 1008, District Lot 526, Plan 10803*] from CD-1 (12) Comprehensive Development) District to a new CD-1 to permit the redevelopment of Alliance Francaise, an existing educational and cultural facility on site, be referred to a Public Hearing, together with:
- (i) plans prepared by McFarland Marceau Architects, received August 20, 2018;
 - (ii) draft amending 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 referral of the rezoning application to Public Hearing, a consequential amendment to remove the subject site from the CD-1 District (12) by-law, generally as set out in Appendix C, also be referred to the same Public Hearing;

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

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT, the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the amending By-law.

- E. THAT Recommendations A through D 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 remove the site at 6161 Cambie Street from the CD-1 (12) by-law and to create a new CD-1 to permit the development of a three-storey educational and cultural replacement facility, with commercial space at grade and leasable office space on the third floor, for L'Alliance Francaise de Vancouver (Alliance Francaise). A height of 17.2 m (56.3 ft.) and a density of 1.93 FSR are proposed, with one level of underground parking, under the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan* and will help contribute to the goals of the City's *Culture|Shift: Blanketing the City in Arts and Culture* plan, and the *Making Space for Arts and Culture* plan. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of

Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Public Realm Plan* (2018)
- *CD-1 (12) District Schedule*
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Urban Forest Strategy* (2014)
- *Making Space for Arts and Culture: Cultural Infrastructure Plan* (2019)
- *Culture|Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan* (2019)
- *Community Amenity Contributions through Rezonings* (1999, last amended 2018)

REPORT

Background/Context

1. Site and Context

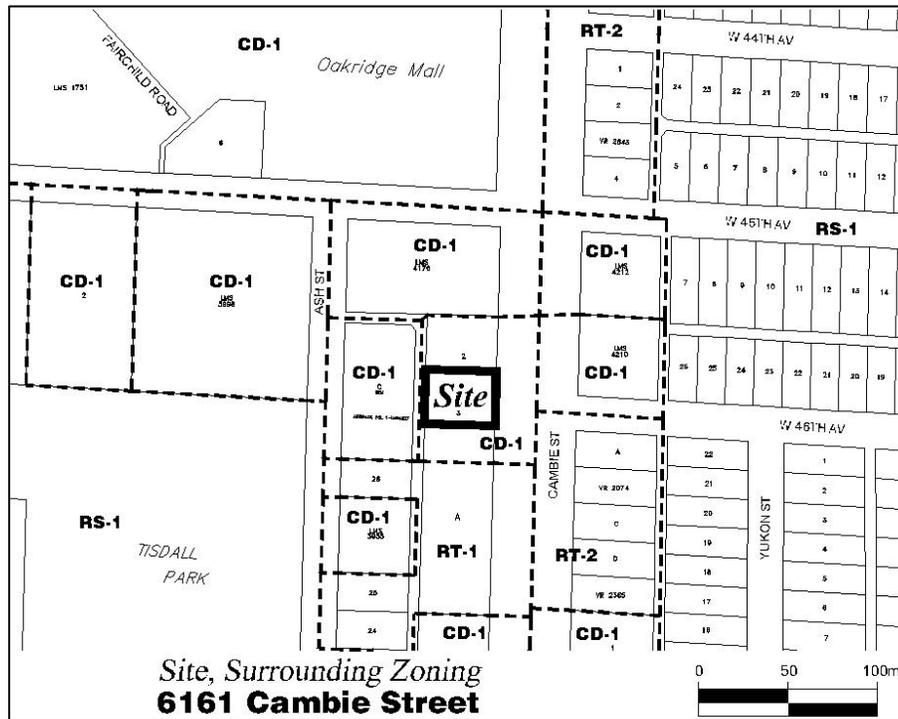
The site is located on the west side of Cambie Street, approximately one block south of 45th Avenue and Oakridge Centre (see Figure 1). The 1,207.9 sq. m (13,002 sq. ft.) site has a frontage of approximately 30.3 m (99 ft.) along Cambie Street, and a lot depth of approximately 39.6 m (130 ft.). The site is currently developed with a three-storey building, home to Alliance Francaise, a non-profit organization with a mandate to promote French language and culture in Vancouver.

The site is part of an institutional use cluster that was zoned to CD-1 (12) in 1961. Since then, some of these institutional uses originally part of CD-1 (12) have been redeveloped:

- 6111 Cambie Street – Located north of the site, at the southwest corner of Cambie Street and 45th Avenue, this site was rezoned to CD-1 (388) in 1998 to allow for a mixed-use development, including training space for St. John Ambulance;
- Vancouver Chinese Presbyterian Church (6137 Cambie Street) – Located directly north of the site, this church received rezoning approval (but has not yet been enacted) for a seven-storey mixed-use building in 2017;
- Oakridge Baptist Church (6261 Cambie Street) - South of the site is a surface parking lot associated with Oakridge Baptist Church. The church itself is located south of the parking lot, on a piece of property zoned RT-1;
- Peretz Centre for Secular Jewish Culture (6184 Ash Street) – Located across the lane to the west, this site has since redeveloped into a new Peretz Centre for Secular Jewish Culture as well as a four-storey residential building.

As the redevelopment of 6137 Cambie Street has been approved but not yet enacted, and includes amendments to the CD-1 (12) by-law that may or may not be enacted prior to the rezoning of the site, the proposed CD-1 by-law for this site and the proposed consequential amendments to the CD-1 (12) by-law have been drafted to take this uncertainty into account.

Figure 1: Location Map – Site and Context



2. Policy Context

Cambie Corridor Plan – In 2018, Council adopted the *Cambie Corridor Plan* (the “Plan”). Subsequent to a comprehensive planning process, the Plan identified land uses, density limits, building heights, and building forms for sites within the Cambie Corridor. The Plan provides direction for the development of neighbourhood character, density, land use, and form of development. The subject site is within the Oakridge Municipal Town Centre neighbourhood, and subsection 4.3.11 of the Plan allows for consideration of mixed-use development up to six storeys in height, with density between 2.25 and 3.25 FSR. Active commercial uses at grade are required, and second floor job space is strongly encouraged where feasible.

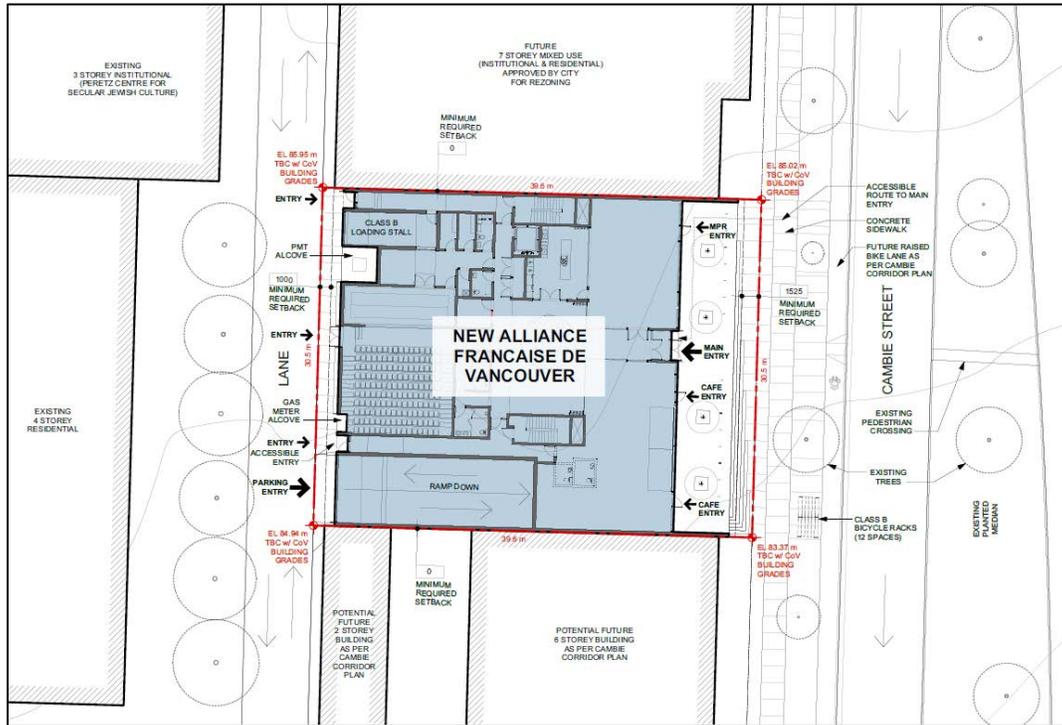
Strategic Analysis

1. Proposal

The application proposes to rezone the site at 6161 Cambie Street from CD-1 (12) (Comprehensive Development) District to a new CD-1 to permit the development of a three-storey building to replace the existing home of Alliance Francaise with a new, expanded educational and cultural facility. The application includes a ground-floor café, theatre, gallery/multi-purpose space, classrooms, and leasable office space on the upper floor. A height of 17.2 m (56.3 ft.) and a density of 1.93 FSR are proposed, all over one level of underground parking.

CD-1 (12) is to be amended to exclude the site from the CD-1 (12).

Figure 2: Site Plan



2. Land Use

The site is within the Oakridge neighbourhood of the Cambie Corridor Plan and can be considered for mixed-use developments, with active commercial at grade and job space on upper floors where feasible.

This proposal includes a replacement educational and cultural facility for Alliance Francaise, (which includes classrooms, a theatre, and gallery/multi-purpose space), a ground floor café space, and leasable office space on the third floor. No residential units are included. While mixed-use developments with a residential component were anticipated in this subsection of the Plan, including residential is not a requirement.

3. Culture

Founded in 1904, Alliance Francaise has been an important institution in Vancouver’s cultural ecology. Located on its current site since the 1960s, Alliance Francaise delivers French language and cultural programming, and is one of a handful of non-profit owned cultural spaces in Vancouver.

This renewed facility will benefit Vancouver’s arts and cultural community, providing a gallery/multi-purpose room, office space, library, and a 165-seat auditorium that can be used as a performance space. Continuing its history of providing community access in its existing facility, Alliance Francaise anticipates renting out many of its new programming spaces on a cost recovery basis to arts and cultural organizations for arts and culture use. By expanding and enhancing the number of available arts and cultural venues and spaces in the city, the facility will help address critical cultural space needs outlined in the Council approved *Culture|Shift*:

Blanketing the City in Arts and Culture plan, Making Space for Arts and Culture: Cultural Infrastructure Plan, and the Cambie Corridor Plan.

As part of the 2019 Council approved *Culture|Shift* plan, the *Making Space for Arts and Culture* report lays out the City's long-term vision and commitment to address acute space challenges. Findings show that the majority of Vancouver's existing arts and cultural spaces are extremely vulnerable with two thirds of non-profit cultural organizations having leases for less than five years with a third leasing predominantly month-to-month. There are relatively few cultural spaces owned by non-profit cultural organizations.

Making Space sets targets of 800,000 square feet of affordable, preserved, renewed, expanded, or new space over the next ten years, including additional new and repurposed spaces and policies and incentives to work towards no net loss of cultural space. One of the plan's key goals is to increase community ownership, including non-profit ownership, securing long term sustainability and capital equity in the cultural sector.

4. Density, Height and Form of Development (refer to drawings in Appendix D and project statistics in Appendix G)

The Cambie Corridor Plan provides direction for the consideration of additional height and density to support the development of distinct neighbourhoods along Cambie Street linked to infrastructure, particularly the Canada Line. The Plan permits this site, located 100 m to the south of 45th Avenue within the Oakridge Town Centre neighbourhood, to be considered for mixed-use development up to six storeys in height, in a density range of 2.25-3.25 FSR, subject to urban design performance. This application is assessed with consideration of the Built Form Guidelines in the Plan.

Form of Development — General form of development objectives for proposals between 45th Avenue and 48th Avenue include: providing for an appropriate street scale and pedestrian interest; contributing to a distinct five-storey street wall; activating the public realm with commercial spaces at grade; activating and enhancing the adjacent lane by providing townhouses or active uses at the rear; and, encouraging second floor job space where feasible.

The proposal presents itself as a three-story street wall building with a grand entrance located in the middle of the building along Cambie Street. Ground floor commercial spaces are located along the rest of the building frontage facing Cambie Street. Publicly accessible areas such as main lobby, auditorium and theatre space are located on ground floor. The upper floors contain classroom and office spaces including a large leasable office space on the third floor. At the roof is a single storey of clerestory windows overtop of the central atrium, an enclosed mechanical penthouse, and the elevator over-run.

Despite a misalignment with the five-storey street wall that is anticipated by the Plan, staff have concluded that the proposed density, height, use, and massing are generally appropriate for the subject site. Further, staff recognize the uniqueness of the design, featuring a brise soleil, an at-grade multi-purpose space, and a café fronting Cambie Street, and its potential to contribute to a sense of activity and pedestrian interest.

Figure 3: Cambie Street Perspective

Setbacks — A 2.1 m (6.9 ft.) setback is provided from both the front and rear property lines. A further 5.3 m (17.4 ft.) covered forecourt is proposed at the Cambie Street frontage behind the brise soleil for a total of 7.3 m (24 ft.) setback between the property line and the outside face of the building. At the rear, the building steps back 7.1 m (23.3 ft.) at 6.0 m (20 ft.) above grade in accordance with the Plan. No setbacks are proposed at the north or south property lines reinforcing the continuity of the street wall. The site slopes approximately 1.1 m (3.6 ft.) from north to south, and the resulting vertical separation between the proposed forecourt and the public realm necessitates the provision of stairs for much of the Cambie Street frontage.

Design Development Conditions — The relationship between the proposed building and the approved form of development to the north, and the existing and potential form of development to the south, results in a significant amount of exposed demising walls. Staff recommend further design development at these frontages to provide for more visual interest, which may be resolved during the Development Permit review stage.

The primary building entrance is located at grade between the multi-purpose space to the north and a café space to the south, both 7.0 m (23 ft.) in height. At the rear is a secondary entrance into the auditorium space and a parkade ramp provided at the south. A Class B loading space and PMT are located toward the north side of the rear façade. Planters are shown to soften the edge condition at the lane, however staff have determined that additional design development is required to the rear frontage to improve this interface and contribute to activation of the laneway.

Urban Design Panel — Given that this application is for a proposal that is for less height and density than what was anticipated by the *Cambie Corridor Plan*, staff did not seek feedback from the Urban Design Panel at the rezoning stage; instead this can take place at the time of Development Permit application submission.

5. Transportation and Parking

The subject site is well served by transit and located on Cambie Street, an arterial with frequent bus service. The Oakridge-41st Avenue Canada Line Station is a six-minute walk to the north. Vehicle parking is provided within one level of underground parking, accessed from the lane. The application proposes a total of 31 vehicle parking spaces, four Class A and 12 Class B bicycle parking spaces, and one Class B loading space. These provisions meet the requirements of the Vancouver Parking By-Law.

Engineering Services conditions are included in Appendix B.

6. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning* (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy the *Green Buildings Policy for Rezoning* 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.

Green Sites – 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 permission to be granted 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. There are four by-law trees on site, and two city boulevard trees. The two city trees are recommended for retention and protection, and all other trees would be removed as they fall within the proposed building envelopes.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on September 17, 2018. A community open house was held on October 23, 2018. A total of 1,266 notifications were distributed within the neighbouring area on or about October 9, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on October 23, 2018, at Alliance Francaise of Vancouver, 6161 Cambie Street. Staff, the applicant team, and approximately 14 people attended the open house.

Total notifications	1266
Open House attendees	14
Open House comment sheets	0
Online/other feedback	0

Public Response – Staff have not received any written response from the public on this application. Most of the attendees of the open house were in support of the application.

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.

The total proposed floor area is 2,331 sq. m (25,094 sq. ft.). Of that, 804 sq. m (8,654 sq. ft.) for cultural/performance space is eligible for a reduced DCL rate for “community centre/neighbourhood house”, at a fee of \$10 per building permit, for both the City-wide DCL and City-wide Utilities DCL, respectively. The remainder 1,527 sq. m (16,437 sq. ft.) would be subject to the rates for “commercial and most other uses” for both DCLs. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$339,272 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 Policy for Rezoned Developments* requires rezonings having a floor of 9,290 sq. m (100,000 sq. ft.) or greater 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.

Offered Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City’s *Financing Growth Policy*, 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 typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For institutional uses, the City has a practice of securing a nominal CAC contribution towards the growth-related impacts resulting from additional development rights under a site-specific rezoning. In similar rezonings for privately-owned, non-profit institutional and arts and cultural facilities, a \$3.00 per sq. ft. target CAC has been applied on the net additional floor area resulting from the rezoning charge. The proposed additional floor area of 1,564.4 sq. m (16,839 sq. ft.) results in a CAC of \$50,517 which the applicant has offered as a cash payment.

Cambie Corridor Public Benefits Strategy (PBS) – Staff recommend 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 Plan.

See Appendix E for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking, and Appendix F for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2019, total DCLs of approximately \$339,272 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$50,517 to be allocated towards the Cambie Corridor Public Benefits Strategy.

There are no public art contributions associated with this rezoning.

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

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 objectives of the *Cambie Corridor Plan* as well as *Culture|Shift: Blanketing the City in Arts and Culture* and *Making Space for Arts and Culture*. If approved, this application would allow for the renewal and expansion, at its existing site, of Alliance Francaise de Vancouver, a not-for-profit educational and cultural facility with a long history in the neighbourhood.

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

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**6161 Cambie 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, 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.]

Designation of CD-1 District

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

Uses

3. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, and Theatre; and
 - (b) Institutional Uses, limited to Child Day Care Facility and Church;
 - (c) Office Uses, limited to General Office;
 - (d) Retail Uses, limited to Farmers' Market, Public Bike Share, Retail Store;
 - (e) Service Uses, limited to Cabaret, Catering Establishment, Neighbourhood Public House, Production or Rehearsal Studio, Restaurant – Class 1, Restaurant – Class 2, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
 - (f) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 4.1 Office Uses must not be located on the ground floor.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,207.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 1.93.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (b) 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building height

- 6. The building height, measured from base surface to the top of the roof parapet above the uppermost storey, must not exceed 17.2 m.

Zoning and Development By-law

7. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().
8. In the event that there is more than one CD-1 by-law applicable to the area shown within the heavy black outline on Schedule A, this By-law shall govern.

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**6161 Cambie 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 McFarland Marceau Architects, on behalf of the registered owner, received August 20, 2018, 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 improve the interface to the public realm at the Cambie Street frontage through one or a combination of the following design strategies:
 - (a) Provision of planters integrated with the design of the front stairs;
 - (b) Provision of planters or other kind of landscape buffer at the north-east and south-east sides corners of the property to interface with adjacent developments, or;
 - (c) Provision of other landscape elements outboard of the covered forecourt;
2. Design development to the building elevations, as follows:
 - (a) Improvement of the exposed north and south demising walls, particularly where future development may result in adjacency with residential outdoor amenity or courtyard space. This may be achieved by one or a combination of the following design strategies:
 - (i) Specification of visually-appealing, high-quality materials in keeping with the overall architectural expression of the building;

Note to Applicant: Exposed concrete should high-quality, smooth architectural concrete. Parged or board formed concrete are not supported.
 - (ii) Provision of variation in concrete or panelized system reveals;
 - (iii) Provision of variation in colour, texture, finish, or plane to break up the appearance of mass;

- (iv) Provision of a more neighbourly, inviting, and “public” character at the lane by expressing the rear entry door as a second primary point of entry;

Note to Applicant: This can be achieved by adding feature lighting, a small canopy, signage, or other distinct architectural feature.

- (v) Provision of an increased sense of transparency and security at the lane by adding windows to the west wall of the auditorium;

Note to Applicant: This condition may be resolved at the Development Permit stage of the application.

- 3. Provision of a durable material palette, with special consideration given to colour fastness.

Note to Applicant: The purple colour proposed for the brise soleil may be difficult to achieve and maintain.

- 4. Confirmation that the application is on track to meet the *Green Buildings Policy for Rezoning*s including a minimum of LEED ® Gold rating or equivalent, or Passive House certification, along with registration for certification of the project.

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 alcove and vandalism, such as graffiti.

Landscape Design

- 6. Design development to confirm the viability for the planting of the four forecourt trees along Cambie Street.

Note to Applicant: Confirm that the lighting condition and building structure are suitable for the proposed tree planting, and that the soil depths exceed Canadian Landscape Standards. Provide detailed dimensions in the ground level landscape section to verify soil volume.

- 7. Design development to increase the width of the linear planter on Level 2, to provide a better balance between hard and soft landscape, and to provide more soil volumes for the tree planting.

Note to Applicant: Provide detailed dimensions in the Level 2 landscape section to verify soil volume.

- 8. 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 (I.R.M.P), 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.

9. 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.
 - (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: The 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.

10. Provision of digitized coloured plans with enhanced accuracy and readability at Development Permit application.

Provision requirements at the time of Development Permit application:

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 Eileen Curran, Streets 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 in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

16. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 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.

17. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

18. Provision of an outdoor Lighting Plan.

Culture

19. Design development to ensure that all areas are fully accessible, including the back of house, control room, and stage areas of the auditorium for performances and presentations, for audience, performers, crews and other staff.

Sustainability

20. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

21. 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.
22. 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.

23. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
24. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. 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.

25. 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.”*
26. Delete proposed hardscape in the front boulevard and maintain the existing grass.
27. Delete the proposed new curb and gutter and bike lane, and curb ramp adjacent to the site from the site plan and landscape plan.
28. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
29. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement. Provide a standard widened loading throat to facilitate maneuvering.

Note to Applicant: Engineering recommends designing development to accommodate a double load throat for greater flexibility, manoeuvring to/from both directions in the lane.

30. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement. All Class B bike parking to be provided on private property and should not encroach in any way on public property.
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) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls.

Note to Applicant: 3 ft. columns to be set back 1 ft. from the manoeuver aisle and 2 ft. columns to be setback 2 ft. Column encroachments setback more than 4 ft. either end of the parking space will require additional stall width.

- (b) Provision of 21' 8" (6.6 m) manoeuver aisle widths.
- (c) The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (i) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

- (ii) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (iii) Dimension of column encroachments into parking stalls.
 - (iv) Dimensions for typical parking spaces.
 - (v) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (vi) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (vii) 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.
 - (viii) Areas of minimum vertical clearances labelled on parking levels.
 - (ix) 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.
 - (x) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (xi) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (xii) The location of all poles and guy wires to be shown on the site plan.
32. Submission of a finalized 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) Section 3.1 indicates that the geotechnical site investigation occurred on November 24, 2018; please correct the date.
 - (b) Seepage is described as “light to moderate” – please quantify the discharge rates in the report.
 - (c) Indicate direction of groundwater flow.
 - (d) Provide dewatering method, schedule, and expected rates.
 - (e) Report references Appendix A with Drawing 13476-01, but Appendix A includes only borehole logs with no drawings.

- (f) Provide figures including plan view of site with topography, building footprint and foundation depth indicated.
 - (g) Provide profile schematic of site stratigraphy, topography, water table(s), planned excavation depth, depth of proposed foundation drainage (if applicable), well or test hole locations and screens, etc.
 - (h) The report indicates that “we do not expect to intercept the static water table during proposed excavation depths” of 6-8 m. As the existing test holes on site are also 6-8 m deep, please provide an estimate of the depth to static water table in relation to the foundation and/or foundation drainage, and rationale for this expectation.
 - (i) Discuss the proximity of the excavation to the underlying Quadra Sands aquifer.
 - (j) Discuss potential seasonal fluctuations in water levels (perched and static).
 - (k) Discuss the influence of dewatering from adjacent sites (e.g. Oakridge) on the proposed development discharge rates during construction and post-construction.
 - (l) An old stream runs through properties adjacent to the site. Please comment on the potential for an old stream to be encountered by the excavation on site and mitigation plan if encountered.
 - (m) Impact assessment must address flow rates, ground subsidence, impacts to nearby wells and infrastructure, contamination mobilization, water quality, etc.
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.

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 (or successors in function), as necessary, and at the sole cost and expense of the Owner/Applicant, make arrangements for the following:

Engineering Services

1. 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. The Services required will include but are not limited to the following:

- (a) Based on the development's confirmed demands (submitted by July 4, 2018 by Rocky Point Engineering Ltd), the water system is inadequate to service the development. The following upgrade is required:
- (i) Upgrade approximately 125 m of water main on Cambie Street, from West 45th Avenue to the development's south property line.
 - (ii) A new hydrant needs to be installed fronting the development's property.

The above noted upgrade is part of the Utilities DCL Upgrade List. The required upgrade shall be funded by the DCL.

- (b) Implementation of development(s) at 6161 Cambie Street require the following in order to alleviate flooding conditions:
- (i) Separate 65 m of combined sewer on Cambie Street (from manhole fronting 6161 Cambie Street to manhole fronting 6261 Cambie Street).
 - (ii) Preliminary sizing suggests 300 mm diameter storm and 200 mm diameter sanitary sewers.
 - (iii) New sewer alignments to be moved on to road R.O.W.

The lengths and diameters of these improvements are approximate and subject to detailed design by Owner's/Applicant's Engineer and will be determined in the City Engineer's sole discretion.

- (c) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-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.
- (d) Owner's/Applicant's Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals to be reviewed and accepted by City Engineer.
- (e) Development to be serviced by new separated sewers on Cambie Street.
- (f) Owner/Applicant to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan as groundwater interception is anticipated based on Geopacific's report (2015). No groundwater is to be discharged to the City's sewer network post construction, and groundwater extraction shall have no significant negative impacts.

Note to Applicant: A Watercourse covenant may be required based on the presence of an old stream(s).

- (g) Provision of minor signal modifications at the signal at Cambie Street and 45th Avenue including an accessible pedestrian signal and LED lighting.

- (h) Provision of speed hump improvements in the lane.
- (i) Provision of a minimum 3.05 m (10 ft.) light broom finish saw cut concrete sidewalk on Cambie Street frontage. Maintain existing front boulevard width.

Note to Applicant and ENG/PDS: The design for the improvements on Cambie Street is still progressing. However, the sidewalk on Cambie Street adjacent the site will stay in its existing location and should be rebuilt as part of this development.

- (j) 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 the site to connect existing and new curb alignments. These improvements will generally include without limitations the following: new concrete curb and gutter, a 2.5 m wide raised protected bike lane, concrete boulevard, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (k) Provision of a new curb ramp on the boulevard side of the mid-block crossing of Cambie Street in front of the site.
- (l) Provision of public realm treatment as per the *Cambie Corridor Public Realm Plan*.
- (m) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site and Cambie Street and 45th Avenue intersection lighting to current COV standards and IESNA recommendation.
- (n) 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.

- (o) Provision of lane lighting on standalone poles with underground ducts.
- (p) Provision of new service cabinet/kiosk for proposed lane lighting.

Green Infrastructure

2. Staff are seeking a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the "*Green Buildings Policy for Rezoning*", and the following:

- (a) Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed/sealed by same, subject to review by the Director of Planning and/or General Manager of Engineering.

Note to Applicant: Refer to the Rainwater Management Plan Bulletin <https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for the requirements. Contact Robb Lukes at 604.296.2975 or Paul Lightfoot at 604.296.2979 for plan specific information).

- (b) 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 will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems).

- (c) The applicant should also note the following:
- (i) Staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the runoff from the impervious areas being directed on to these absorbent areas, and this being clearly demonstrated.
 - (ii) Where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them.
 - (iii) The calculations shall include only the first 24mm of rainfall falling on the raised planter unless it can be shown to have additional runoff directed on to it.
 - (iv) Please clarify how the rainwater harvesting system draws down and over what time period this occurs in order for its volume to be included in the calculations. Is the storage tank topped up with potable water during the summer months? If so how does this impact the calculations?
 - (v) The water quality treatment device shall be located upstream of the detention tank in order to remove suspended solids-
 - (vi) The proprietary secondary treatment device(s) must remove 80% TSS by mass. Please refer to products certified by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology.

Note to Applicant: A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

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

Sustainability

3. 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.

Community Amenity Contribution

4. Pay to the City the cash Community Amenity Contribution of \$50,517 which the Owner/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.

Environmental Contamination

5. If 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 the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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.

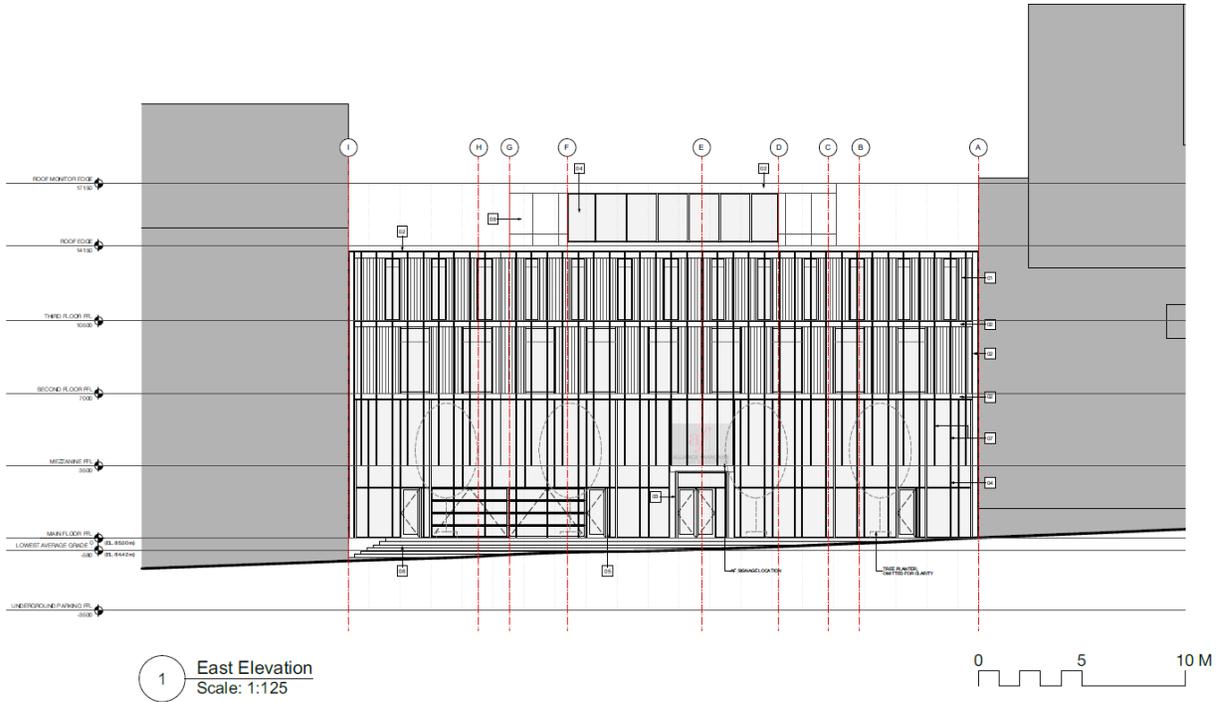
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services 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.

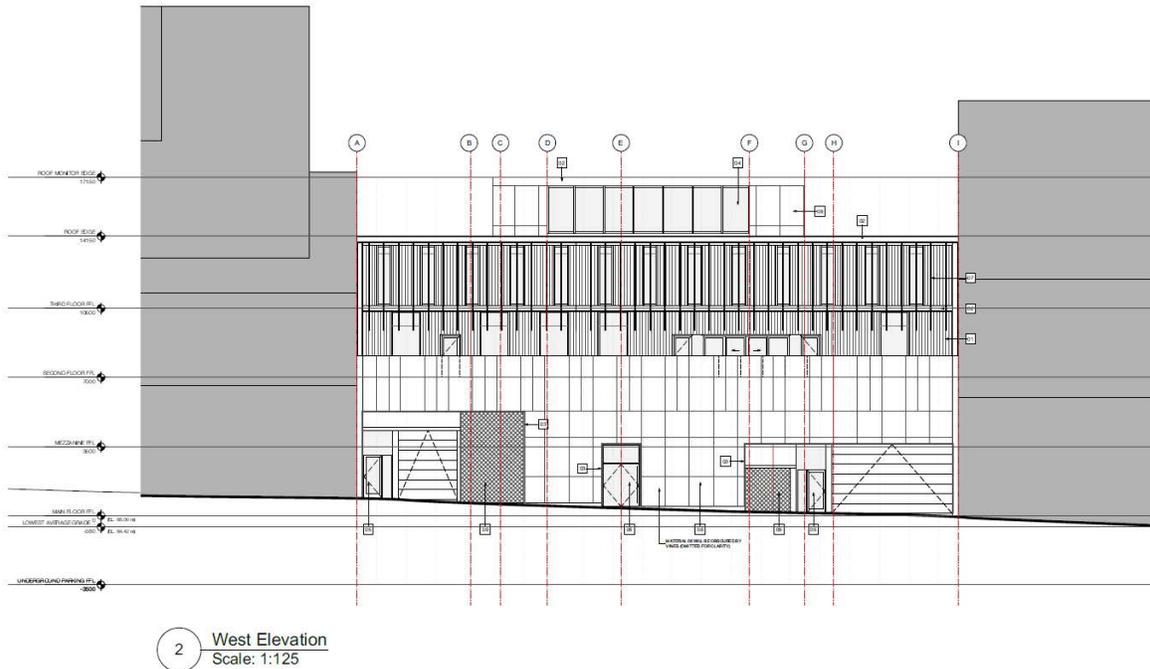
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6161 Cambie Street FORM OF DEVELOPMENT

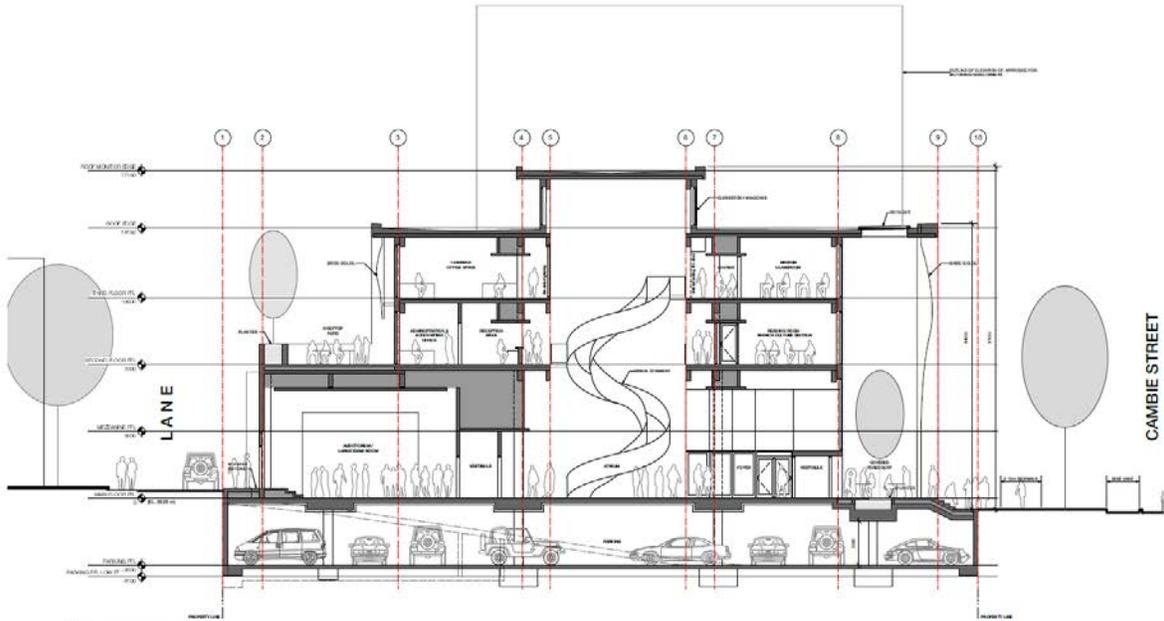
East Elevation (Cambie Street)



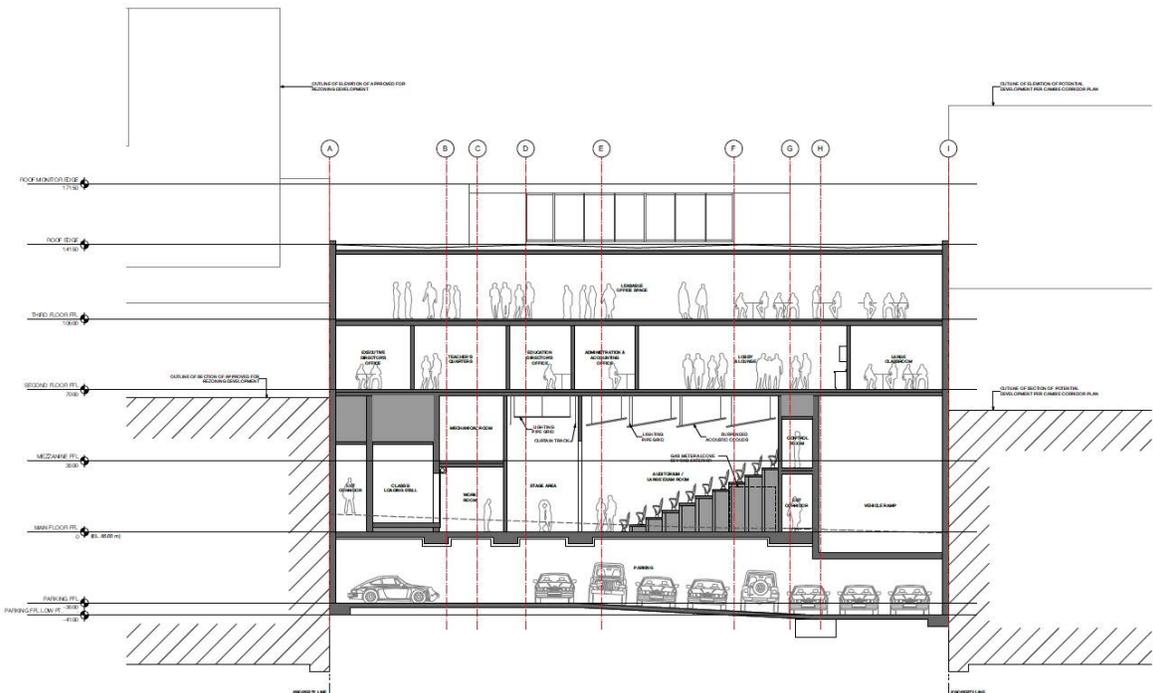
West Elevation (lane)



Sections

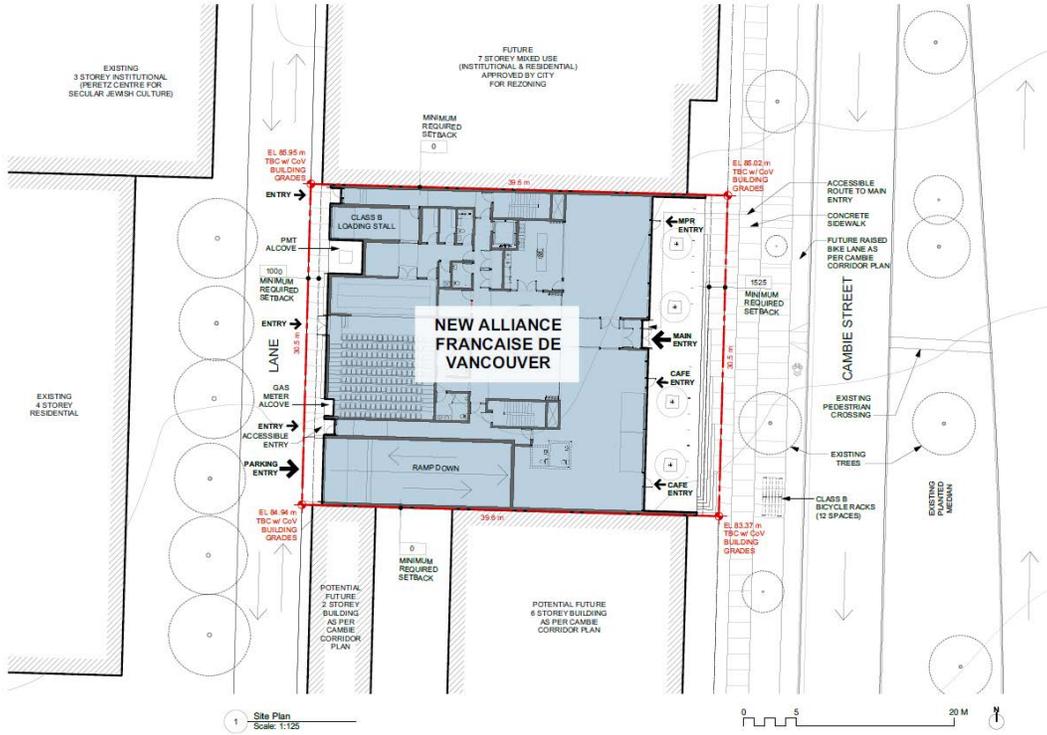


1 Section 01
Scale: 1:125

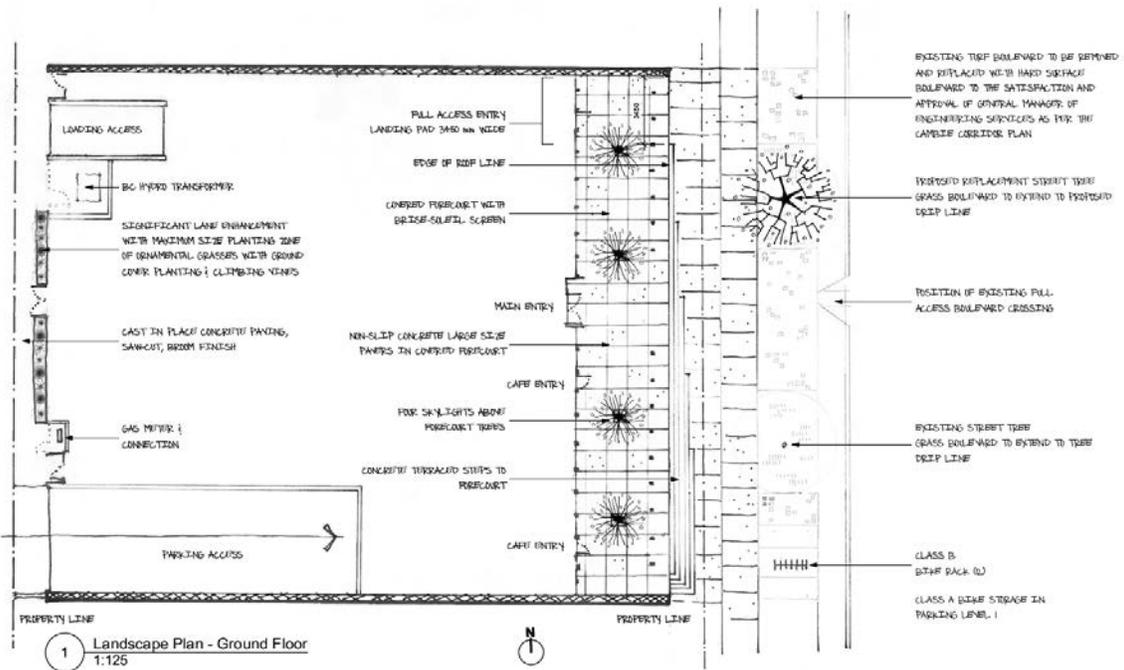


2 Section 02
Scale: 1:125

Site Plan



Landscape Plan



Perspectives



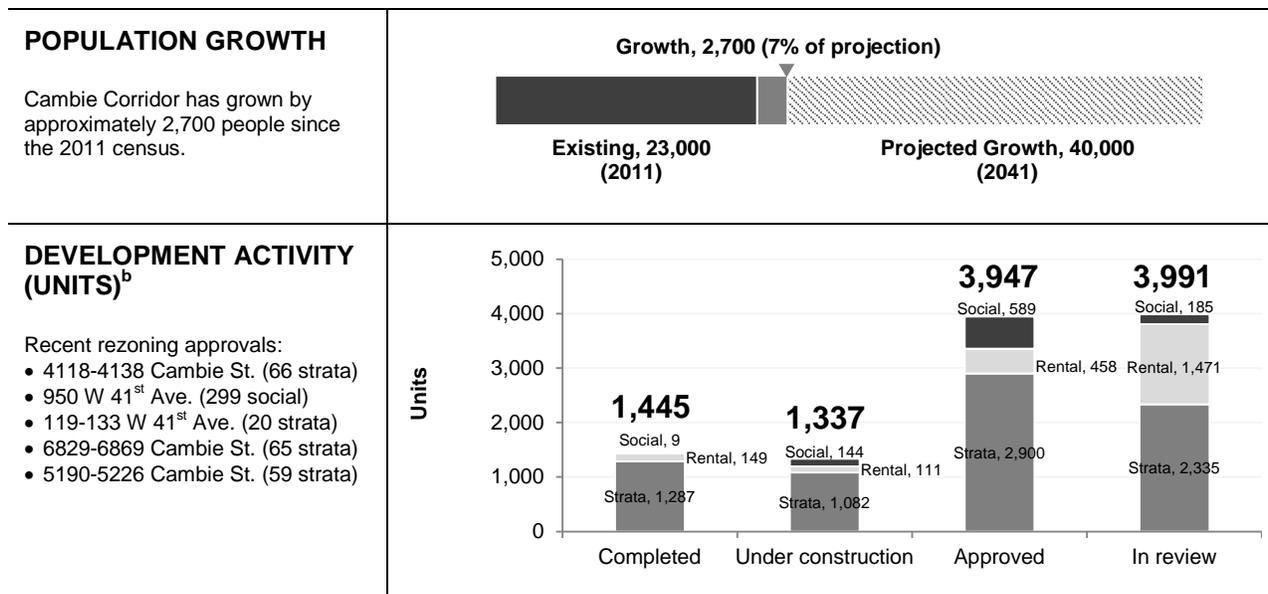
VIEW OF MAIN FACADE FROM CAMBIE STREET



AERIAL VIEW FROM LANE

* * * * *

6161 Cambie Street
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](#).

* * * * *

**6161 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Three-storey cultural and educational replacement facility for Alliance Francaise de Vancouver, with ground-floor commercial uses and office space on the third floor.

Public Benefit Summary:

The proposal would generate a DCL payment and a CAC offering.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (12)	CD-1
FSR (site area = 1,207.9 sq. m, 13,002 sq. ft.)	0.635	1.93
Buildable Floor Space	767 sq. m (8,256 sq. ft.)	2,331 sq. m (25,094 sq. ft.)
Land Use	Child Day Care, Church, Institutional	Mixed Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$252,148
City-wide Utilities DCL ¹	\$87,124
Community Amenity Contribution	\$50,517
TOTAL	\$389,789

Other benefits (non-quantified): n/a

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.

* * * * *

6161 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
6161 Cambie Street	009-300-996	Lot 3 of Lot B, Block 1008, District Lot 526, Plan 10803

Applicant Information

Architect	McFarland Marceau Architects
Developer/Property Owner	L'Alliance Francaise de Vancouver

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	CD-1	CD-1
Site Area	1,207.9 sq. m (13,002 sq. ft.)	1,207.9 sq. m (13,002 sq. ft.)
Uses	Child Day Care, Church, Institutional	Institutional, Office,
Floor Area	N/A	2,331 sq. m (25,094 sq. ft.)
Floor Space Ratio (FSR)	0.635 FSR	1.93 FSR
Height	9.2 m (30 ft.)	17.2 m (56.3 ft.)
Parking, Loading And Bicycle Spaces	as per Parking By-law	31 vehicle parking spaces 4 Class A bicycle spaces 12 Class B bicycle spaces 1 Class B loading space.
Natural Assets	4 on-site by-law trees, 2 city boulevard trees	2 city boulevard trees retained

* * * * *