

**Refers to Item #1
Public Hearing of December 10, 2019**

MEMORANDUM

December 3, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Community Relations Director, Mayor's Office

FROM: Gil Kelley, General Manager – Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise) – minor changes to height and density related to a skylight and added washroom and storage space

This memorandum brings forward changes to the floor space ratio (FSR) and building height for the above item, from what was described in the Policy Report dated October 22, 2019, entitled "CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)". The draft CD-1 By-law has been prepared for posting in accordance with Appendix A of the Policy Report, but with the changes to the "Floor area and density" and "Building height" sections as described in this memorandum.

After referral to public hearing on November 5, staff became aware of the design evolving for this site as the applicant is preparing for a development permit submission, should the rezoning be approved. The improved design includes the addition of washrooms and storage space on a mezzanine level and the inclusion of a skylight element on the roof.

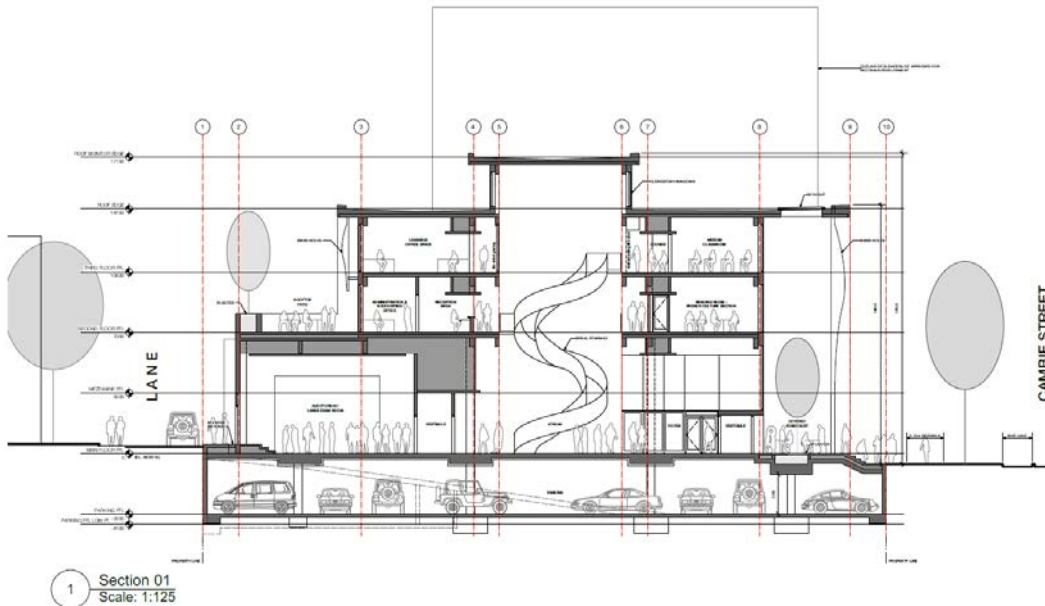
The washrooms and storage space comprise an additional 427 sq. m of floor area to be located in a mezzanine within a double-height space. As such the proposed FSR would increase from the 1.93 described in the Policy Report to 2.28. Staff support adding this additional floor space because it would be entirely contained within the form of development presented in the report and referred to public hearing.

The now-proposed skylight element on the roof would require a relaxation of the proposed building height of 17.2 m described in the Policy Report to 18.7 m. Staff have prepared the draft

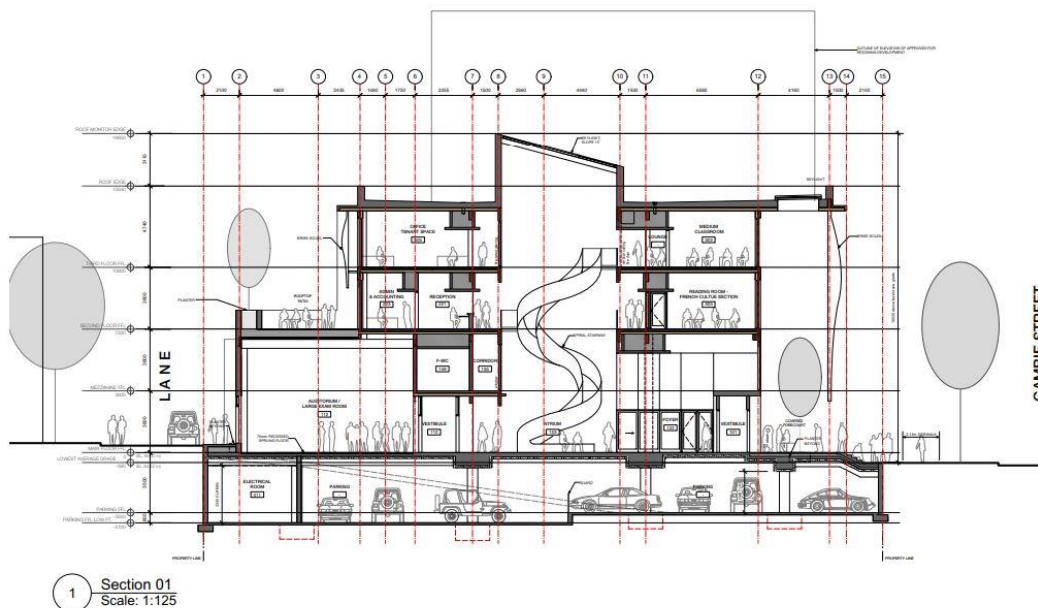
CD-1 By-law with added wording to the Height section which would allow for a skylight enclosure to extend to 18.7 m in height. This is supportable because the skylight element would add to the liveability of the building and the resulting adjustment to the shape of the roof would be relatively minor.

Figure 1: Sections from 2018 submission and current skylight proposal

2018 submission



Current proposal



Staff further note that, with the proposed increases to height and density, the project is still less than the six-storeys and up to 3.25 FSR that can be considered for this location under the *Cambie Corridor Plan*.

Because the proposed floor area would increase by 427 sq. m, there are commensurate increases in the Community Amenity Contribution (CAC) and the estimated Development Cost Levies (DCLs) for this application. The CAC would increase by \$13,776 to \$64,293. An amendment to Appendix B has been included in the Summary and Recommendation for this item to secure the increased CAC. The DCL estimate changes as shown below.

Figure 2: Comparison of DCLs and CACs – Policy Report vs. revised floor area

	October 22, 2019 Policy Report	Revised with 427 sq. m floor area increase
City-wide DCL estimate	\$252,148	\$257,921
City-wide Utilities DCL estimate	\$87,124	\$89,119
Community Amenity Contribution	\$50,517	\$64,293
TOTAL	\$389,789	\$411,333

A revised Public Benefits Summary (Appendix F) is attached to this memorandum.

Because the above-noted height and density changes have been made in the draft CD-1 By-law posted for this item and because the change to the CAC in the Conditions of Approval (Appendix B of the Policy Report) is contained in the Summary and Recommendation, no further action is required of Council.



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**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	2.28
Buildable Floor Space	767 sq. m (8,256 sq. ft.)	2,758 sq. m (29,687 sq. ft.)
Land Use	Child Day Care, Church, Institutional	Mixed Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$257,921
City-wide Utilities DCL ¹	\$89,119
Community Amenity Contribution	\$64,293
TOTAL	\$411,333

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.

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