



REFERRAL REPORT

Report Date: February 25, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13737
VanRIMS No.: 08-2000-20
Meeting Date: March 31, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 7843-7845 Cambie Street

RECOMMENDATION

- A. THAT the application by Giant Union Design Architecture & Planning Ltd., on behalf of WDG Investment Ltd., the registered owner, to rezone 7843-7845 Cambie Street [*PID: 009-689-044, Lot 13, Block N, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.60 to 2.75 and the building height from 6.1 m (20 ft.) to 18.9 m (62 ft.) to permit the development of a six-storey residential building with 29 strata residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Giant Union Design Architecture & Planning Ltd., received June 16, 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 Recommendation A 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 lot at 7843-7845 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with a total of 29 strata residential units over two levels of underground parking. A height of 18.9 m (62 ft.) and a density of 2.75 FSR are proposed.

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, subject to Public Hearing and the conditions set out in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018) (the “Plan”)*
- *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)*
- *Zero Emissions Building Plan (2016)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Urban Forest Strategy (2014)*
- *Tenant Relocation and Protection Policy (2015, last amended 2019)*

REPORT

Background/Context

1. Site and Context

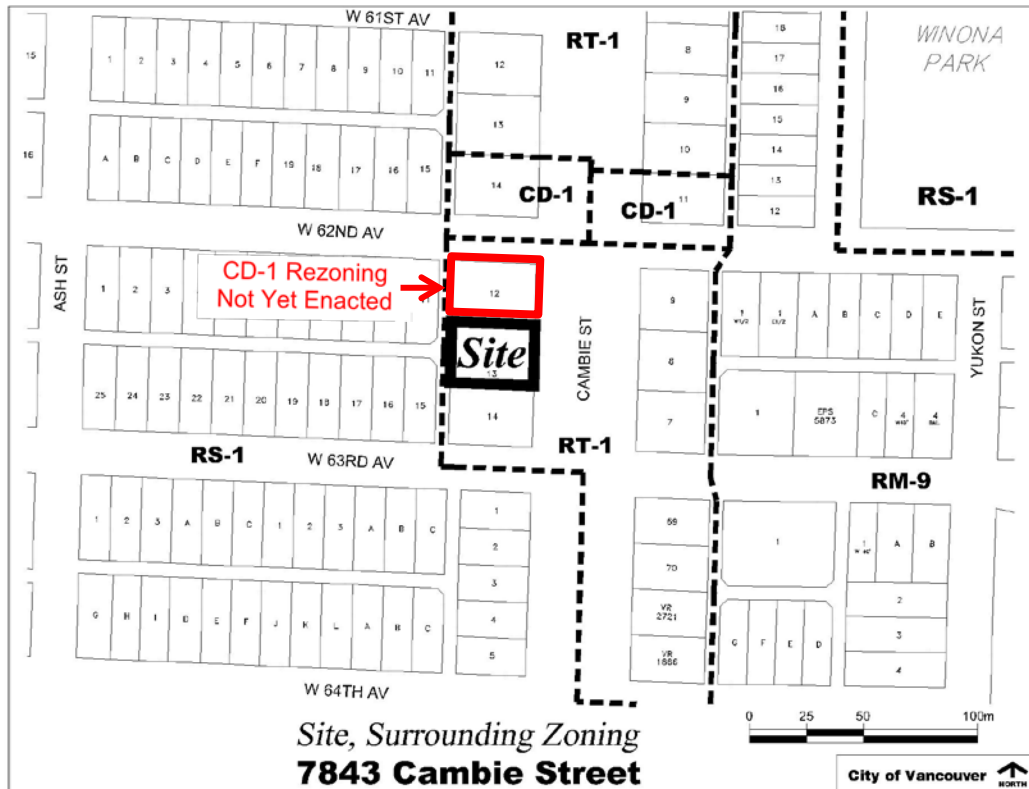
The site is located on the west side of Cambie Street, midblock between West 62nd and 63rd avenues, with a frontage of approximately 26.8 m (88 ft.) along Cambie Street and a depth of 36.6 m (120 ft.). It is comprised of one RT-1 zoned lot totalling approximately 980.3 sq. m (10,552 sq. ft.) in size and currently developed with one detached single family house (see Figure 1). The house was constructed in 1960 and is not deemed to have any heritage value.

Sites along Cambie Street to the north and south are designated as 6-storey mid-rise residential development under the Cambie Corridor Plan. Some of these sites have already been rezoned

to CD-1 to allow for similar developments, as shown in Figure 1. Across the lane to the west, the Plan allows for three-storey townhouses with an FSR of up to 1.2.

The site is located three blocks north of the Marine Drive Canada Line station, which is approximately a five minute walk from the site. A southbound bus stop (#15) is located directly adjacent to the site. Winona Park is located across Cambie Street and is approximately a three minute walk from the subject site.

Figure 1: Location Map - Site and Context



2. Policy Context

Cambie Corridor Plan (the "Plan") – The subject site is located within the Marpole neighbourhood of the Plan. Subsection 4.5.2 of the Plan supports buildings up to six storeys in height in this area. The Plan suggests a residential building with a density range of 2.0-2.5 FSR. Supportable density is 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 at the rear. The Plan also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with common outdoor amenity space.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit a six-storey residential building (see Figure 2). Ground level units at the rear of the site can be accessed directly from the lane. The units and patios fronting Cambie Street are elevated due to a slight slope and provide privacy and separation from the busy street. A shared indoor amenity room and common outdoor amenity area are located on the roof of the building.

A density of 2.75 FSR is proposed with a building height of 18.9 m (62 ft.). Two levels of underground parking are proposed to be accessed from the lane.

Figure 2: Perspective Viewed from Cambie Street



Development under Existing Zoning — If the site were to redevelop under the existing RT-1 zoning, a two dwelling units could be constructed side-by-side or a one dwelling unit could be constructed with a secondary suite.

2. Land Use

The Plan anticipates residential use for this site and the proposal is consistent with the Plan.

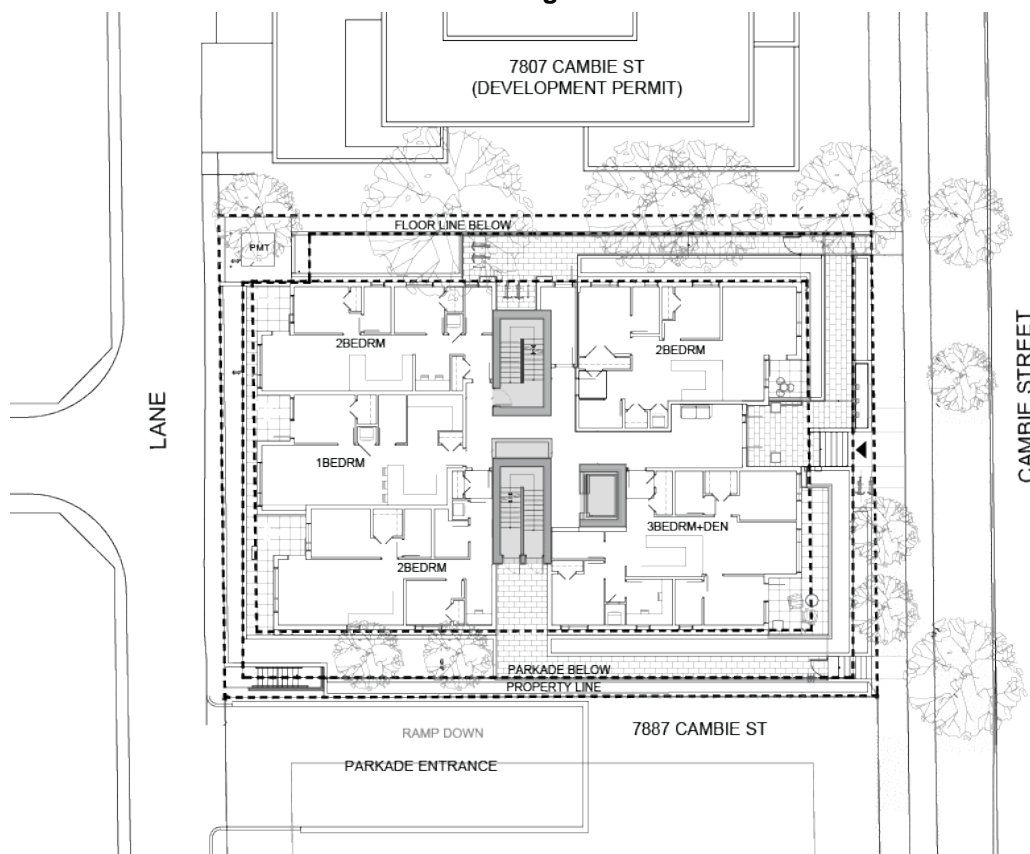
3. Density, Height, and Form of Development (refer to drawings in Appendix D and statistics in Appendix G)

Following the principles of the Plan, this application proposes a six-storey residential building. The site is a single mid-block lot situated between two corner flanking lots. The application generally adheres to height, massing and setbacks as outlined in the Plan. Given its siting between two corner-flanking lots, it is recommended that the rear-yard setback and massing be

in general alignment with the property to the north which is currently a development permit application.

The proposed vehicle access to the underground parking is to be shared with the property to the south. A rezoning application has not yet been submitted for this site but the owners are in discussion. If the parking access cannot be provided, drawings may be revised at the development permit stage to incorporate a ramp on-site. A CD-1 text amendment is not anticipated to be necessary for this change.

Figure 3: Site Plan



A review by Urban Design Panel was not required due to the modest scale of the project and its consistency with the expectations of the Plan. Staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

4. Housing

Existing Tenants – In July 2019, Council amended *Tenant Relocation and Protection Policy* (the “TRP Policy”), extending policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes detached homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units.

The house is currently occupied with two tenancy agreements beginning in February 2019. As the application is a single lot containing one single-family home, the policy does not apply.

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 29 strata residential units (13 one-bedroom units [45%], 13 two-bedroom units [45%] and 3 three-bedroom units [10%]). This unit mix meets the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*.

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. A shared parking ramp is proposed with the adjacent property to the south at 7887 Cambie Street. A rezoning application for this adjacent site has not been received and will be required to deliver the parking access as-intended. The application proposes a total of 34 vehicle parking spaces for the 29 dwelling units, including two accessible spaces and two visitor spaces. Seventy-four Class A bicycle spaces and 3 Class B bicycle spaces are proposed. The proposed provisions of parking meets the requirements of the Parking By-law.

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 requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions outlined in the policy.

This application has opted to follow the low emissions green buildings pathway. The low emissions green buildings pathway aims to mandate performance on 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 application has submitted preliminary energy modelling analysis detailing building performance strategies to meet the targets of energy use intensity, greenhouse gas and thermal demand. Additionally, the application will need 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 permission 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 infill redevelopment. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are a total of three by-law sized trees on site. In addition, there are seven trees located on the adjacent two properties and two City street trees. Staff have reviewed the arborist's report and recommend removal of the three on-site trees based on their species, health and locations.

A condition of approval requires nine new trees be planted as part of the site redevelopment. The adjacent property at 7807 Cambie Street is currently a development permit application with

several trees anticipated to be removed. The street trees in front of the site will be retained and protected. A Tree Management Plan will be required to protect any trees to be retained.

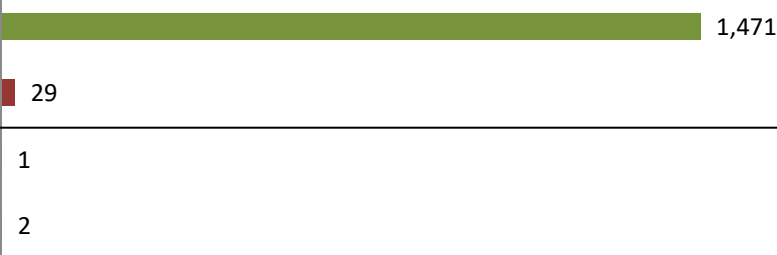
Landscape conditions are set out in Appendix B and a summary of the natural assets is included in Appendix G.

PUBLIC INPUT

Public Notification and Open House – A rezoning information sign was installed on the site on August 12, 2019. Approximately 1,471 notification postcards were distributed within the neighbouring area on or about August 30, 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). On September 19, 2019, a community open house was held from 5 to 7:30 pm at Marpole Oakridge Community Centre, 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 29 people attended the Open House.

Public Response and Comments – Staff received a total of three responses to the rezoning submission through open house comment sheets, letters, emails and online comments forms (see Figure 4). There were concerns about the pace of development in the area, the loss of mature trees on the adjacent north site (currently a Development Permit application), an increase in traffic in the area and unit being affordable to local income earners.

Figure 4: Notification and Public Response

Total Notifications	 1,471
Open House attendees	29
Open House comment sheets	1
Online/other feedback	2

* Note that all reported numbers above are approximate

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.).

PUBLIC BENEFITS

Required Public Benefits

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 2,694.3 sq. m (29,002 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$819,596 would be anticipated from this development.

DCL 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 from DCL rate increases, provided that an application has been received prior to the rate adjustment. 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.

Offered Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a 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-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 \$2,335,422 based on the net additional increase in floor area of 22,674 sq. ft. and the target CAC rate of \$103 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.

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 \$819,596 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,335,422, 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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**7843-7845 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 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;
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 5.1 Computation of floor area must assume that the site area is 979.8 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 2.75.
- 5.3 The floor area of common indoor rooftop amenity space, if permitted, must not exceed 52.2 m².
- 5.4 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.
- 5.5 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.
- 5.6 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.7 The use of floor area excluded under sections 5.5 and 5.6 must not include any use other than that which justified the exclusion.

Building Height

- 6.1 Building height, measured from base surface, must not exceed 18.9 m.

- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 21.9 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 ().

* * * * *

7843-7845 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 Giant Union Design Architecture & Planning Ltd., received June 16, 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 improve the public realm interface as follows:
 - (a) Provide a 6 to 12 ft. rear yard setback with a 16 ft. step back above the 3rd level.

Note to Applicant: this would allow and increased landscape buffer and align with rear yard setbacks with adjacent properties.
 - (b) Provide street access for ground level units facing Cambie Street.
 - (c) Reduce west balcony projection to 6 ft. on level 6 to decrease perceived massing at lane.
2. Design development to massing at lane, particularly at northwest corner, to improve alignment with rear setbacks of adjacent corner-flanking properties.
3. Design development to improve livability as follows:
 - (a) Delete doors to small 'den' areas on levels 3 and 4.

Note to Applicant: consider allocating these spaces to in-suite storage.
 - (b) Consider provision of bulk storage within the units for ease of access.
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) Defensibility and reducing opportunities for loitering
- (b) Theft in the underground parking;
- (c) Residential break and enter;
- (d) Mail theft; and
- (e) Mischief in alcoves and vandalism, such as graffiti.

6. Provide Security to parking stair access off lane to address CPTED concerns.

Note to Applicant: this can be achieved by providing a metal guardrail & secure gate at the top of the stair.

Landscape Design

7. Design development to improve the public realm interface along Cambie St.

Note to Applicant: provide small trees in the linear planter bordering the ramp to enhance the entry experience. Ensure that there's sufficient soil volume to support tree planting. The proposed trees bordering the private patio at the southeast corner are supported. If these two trees are planted in the public realm, approval from Engineering would be required; alternatively, relocate them to be within the private realm.

8. Exploration the retention of tree #10. This would require relocation of the PMT and revisions to the parkade layout.

Note to Applicant: coordinate with the arborist regarding tree retention and protection measures, and confirm that the 12 ft. building setback can accommodate conservation of critical roots and canopy. In the case that all efforts have been made and the tree still cannot be successfully retained, provide a significant replacement in the same corner in the parkade-free area. Replacement tree should be strategically selected to suit the sun/shade condition of the planting site, and should have a caliper of 10 cm or larger.

9. Design development to provide sufficient screening for the PMT while ensuring access to it.

Note to Applicant: this can be achieved by providing a cable structure with vine planting or a linear planter with tall woody evergreen shrubs.

10. Design development to improve laneway interface by providing a linear planter with tall shrub and/or small tree planting along the edge of the Level 3 roof deck.

11. Design development to provide a small children's play area or informal play elements on the roof deck.

12. Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 ft. of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

13. Further 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.

14. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

Provision requirements at the time of Development Permit application:

15. 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.

16. 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.

17. 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.

18. 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.

19. 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*".

20. 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.

21. Provision of an outdoor Lighting Plan.

Sustainability

22. 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 Rezoning – Process and Requirements (amended April 28, 2017 or later).

Engineering

23. Water Sustainability Act: Construction dewatering is a *Water Use Purpose* under the *Water Sustainability Act* requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
24. 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.
25. 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.
26. 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.
27. Provision of 1 Class A passenger space to be provided at grade with access from the lane.

Note to Applicant: This is a requirement of the City's Cambie Corridor Plan for residential developments located on arterial streets.
28. Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.
29. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to applicant: Racks must be usable for all ages and abilities.
 - (b) Provision of minimum required dimensions for Class A bicycle lockers.

Note to Applicant: Reference Section 6.3.19 of Parking By-law.

- (c) Provision of automatic door openers for all doors providing access to Class A bicycle spaces.

Note to Applicant: Update plans to note automatic openers.

- 30. 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) Provision of visitor spaces to be located in front of a residential security gate
- 31. Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (b) Dimension of columns and column encroachments into parking stalls.
 - (c) Dimensions for typical parking spaces.
 - (d) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (e) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (f) 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.
 - (g) Areas of minimum vertical clearances labelled on parking levels.
 - (h) Main overhead security gate to align with parking access to the P1 parking level.
 - (i) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances including to the elevator core on the P1 parking level. This is required to better understand the interface between parkade circulation ramps and access to the elevator core.
 - (j) Updated plans to include any walls or additional information that may be required to clarify interface between internal circulation ramps and elevator core between elevations 81.44' and 71.68' on Parking Level 1.
 - (k) The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (m) Update plans to confirm accessible spaces. P1 parking plan shows accessible symbol on both space 10 and 9.
 - (n) Updated plans to show directional arrows within the parkade to point in the direction of desired vehicle flow.
 - (o) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (p) Landscape and site plan that generally reflect the improvements to be provided as a part of the Services Agreement.
32. 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.”*

Green Infrastructure

- 33. Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to BP Stage 2 issuance.
- 34. Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.
- 35. Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services restricting the issuance of a Building Permit - Stage 2 until such time as the developer delivers a final RWMP acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact rainwater@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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Provision of legal agreements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to which the City is a party, securing access to parking from the adjacent property at 505 W 63rd Ave. (Lot 14, Block N, District Lot, Plan 9322).
2. 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.

This site triggers the construction of a new water main that is part of the City of Vancouver’s Utilities DCL Upgrade List. Approximately 90 m of new water main needs to be constructed along the west side of Cambie St, between W 62nd Ave and W 63rd Ave. This upgrade is funded by the City’s Utilities DCL. Note the following:

- i. Water servicing for the development shall tie into this new water main.
 - ii. This new main must be commissioned prior to occupancy of the development.

Note to Applicant: Water Servicing cannot be provided by the existing water main on the east side of Cambie St, as Translink will not permit new water services to cross over the Canada Line Tunnel.

Note to Applicant: Currently, the City plans to design and construct this water main using City staff and crews. Construction is tentatively scheduled for early 2021, but does not guarantee delivery in this timeframe.

Note to Applicant: The applicant is to regularly communicate with the Waterworks Design Branch of their up-to-date construction and occupancy schedules as the development progresses, in order to assist the branch with the scheduling of the construction of the main. If the targeted construction date does not meet the development’s schedule, the developer may elect to construct the water main on the City’s behalf to meet the development’s occupancy timeline.

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

Implementation of the development at 7843-7845 Cambie St requires the following in order to maintain acceptable sanitary sewer flow conditions:

- i. Local Servicing Upgrade:

- Separate 8 m of 300 mm combined sewer main on W 63rd Ave and Cambie St to 200 mm sanitary main and 675 mm storm main. (From MH_FJCLC8 to MH_FNHG7Z).
- The existing 41 m of 200 mm sanitary main on 7800 Cambie St (from MH_FJCM2V to MH_FJCLC8) to be shortened from the downstream end. Sewer to be disconnected from the existing combined manhole (MH_FJCLC8) and connected to a new manhole.
- Construct 8 m of 250 mm sanitary sewer main to tie-in the existing 200 mm sanitary sewer on Cambie St (new manhole) to the existing 250 mm sanitary sewer on W 63rd Ave (MH_FNHGC2) at the Cambie St W 63rd Ave intersection.
- Construct 8 m of 675 mm storm sewer main on W 63rd Ave to tie-in the existing 675 mm storm sewer at the Cambie St and W 63rd Ave intersection (from MH_FJCLC8 to MH_FNHG7Z).
- The catch basins connected to the existing 200 mm sanitary sewer main on Cambie St and W 63rd Ave intersection should be connected to the existing combined and storm sewers on Cambie St and W 63rd Ave intersection.

ii. Off-site Servicing Upgrade: None

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

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.

This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

Development to be serviced to the existing 200 mm sanitary sewer and 600 mm storm sewers in Cambie St.

- (c) Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.

- (d) Provision for street improvements along Cambie St adjacent to the site and appropriate transitions including the following:
 - i. 2.14 m (7' - 0") wide broom finish saw-cut concrete sidewalk.
 - ii. Adjustment to all existing infrastructure to accommodate the proposed street improvements;
 - iii. Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations
- (e) Provision of entire intersection lighting upgrade at Cambie Street and W 62nd Ave to current COV standards and IESNA recommendations.
- (f) Provision for the construction of future street improvements from the centerline of Cambie Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised protected bike lane, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements
- (g) 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.
- (h) Provision of new pad mounted service cabinet/kiosk if the existing service panel 0578TF has to be removed or relocated.
- (i) Provision to rebuild existing lane between W 62nd and W.63rd Aves as per "Higher Zoned Lane" adjacent to the development site and 30 m south (up to the intersection of W 63rd Ave), including pavement transitions north of site. Relocate catch basins at south end of lane to ensure all lane runoff gets directed into the catch basins.
- (j) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (k) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the following locations:

- i. Lane crossing on W 62nd Ave
 - ii. Lane crossing on W 63rd Ave
- (l) Provision of speed humps in the lane south of the 500 block of W 62nd Ave and the lane west of the 7800 block of Cambie St.
- (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' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

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

3. 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.

4. Prior to Rezoning Enactment, provide an updated Hydrogeological Study report which addresses the following:
- (a) Per the Hydrogeological Study dated June 4, 2019, a revised study must be submitted that includes:
 - i. Results from a second stage of investigation once the existing buildings have been demolished, including ongoing monitoring of the water levels within each monitoring well to determine the extent of the potential fluctuation, particularly between seasons;
 - ii. Further analysis on the proposed design options (cut-off wall, tanked foundation, etc.) as needed;
 - iii. The installation of a further 2 monitoring wells at the front of the property;

- iv. Confirm details about the building, including the number of levels of parkade below ground surface;
- (b) Confirm details about the building, including the number of levels of parkade below ground surface;
- (c) Confirm excavation depth, foundation depth, and water table level(s) in both metres below ground surface as well as geodetic elevations;
- (d) Provide one visual concept model in the form of a profile or cross-section schematic which includes wells/test hole locations and screens, interpreted site stratigraphy, topography, water table level(s) (perched or otherwise), planned excavation depth, etc.
- (e) Provide well construction logs for each existing monitoring well and for any additional wells which includes well depth, screened intervals and water levels (in both metres below ground surface as well as geodetic elevations)
- (f) Discuss any expected seasonal variation of the water table depth;
- (g) Include a plan for managing any groundwater encountered which demonstrates that the conditions in the Groundwater Management Bulletin have been met;
- (h) Provide a quantitative estimate (in litres per minute) of the anticipated construction dewatering rate and long-term groundwater discharge rate;
- (i) Discuss the potential impacts of the development in an Impact Assessment section, as outlined in the Groundwater Management Bulletin;
- (j) In the Impact Assessment section, address the potential risks of possible flowing artesian conditions at this location;
- (k) The subject site occurs within the provincial delineation of the Quadra Sands aquifer. Provide comment in the Study about the expected proximity of the excavation to the Quadra Sands;
- (l) Comment on the proximity of the proposed development to any nearby wells in the area;
- (m) Provide a plan for monitoring and reporting on the flow discharged to the sewer during the construction 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.

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.

Environmental Contamination

4. 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.

Community Amenity Contribution

5. Pay to the City the cash Community Amenity Contribution of \$2,335,422 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.

* * * * *

7843-7845 Cambie Street ADDITIONAL INFORMATION

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on August 12, 2019. Approximately 1,471 notification postcards were distributed within the neighbouring area on or about August 30, 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).




Community Open House

On September 19, 2019 a community open house was held from 5:00-7:30 pm at the Marpole Oakridge Community Centre, 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 29 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- 1 comment sheet, and 2 letters, e-mails, online comment forms, and other feedback were received from the public in response to the September 19, 2019, open house.

Total Notifications	 1,471
Open House attendees	29
Open House comment sheets	1
Online/other feedback	2

* Note that all reported numbers above are approximate

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.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of concern fell into the following areas:

- **Traffic:** The proposed development would cause more traffic congestion.
- **Pace of development:** The rapid pace of development is concerning in the area, with the proposed project causing liveability concerns.
- **Narrow back alley laneway:** The proposed development has a narrow back alley laneway which would not be able to support vehicles entering and exiting the underground parking.
- **For profit development:** The developers are building this project for profit without considering public health and safety of the community.
- **Overseas investors:** This proposed project is mainly for overseas investors, without consideration for local residents in the area.
- **Mature trees:** The removal of mature trees around the site is concerning.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

Neutral comments/suggestions/recommendations:

- **Greenspace:** Creating a park to retain greenspace and wildlife habitat in the area would be beneficial for residents in the area.

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7843-7845 Cambie Street
FORM OF DEVELOPMENT

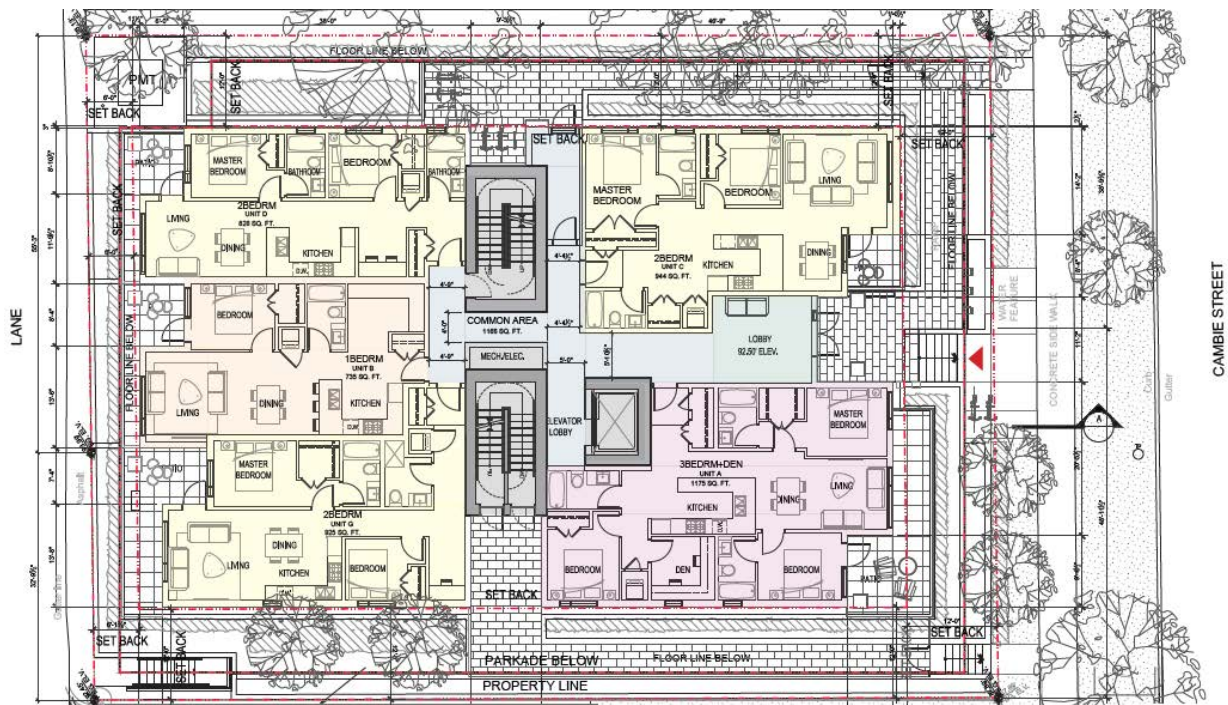
Perspectives – Cambie Street Looking Southwest



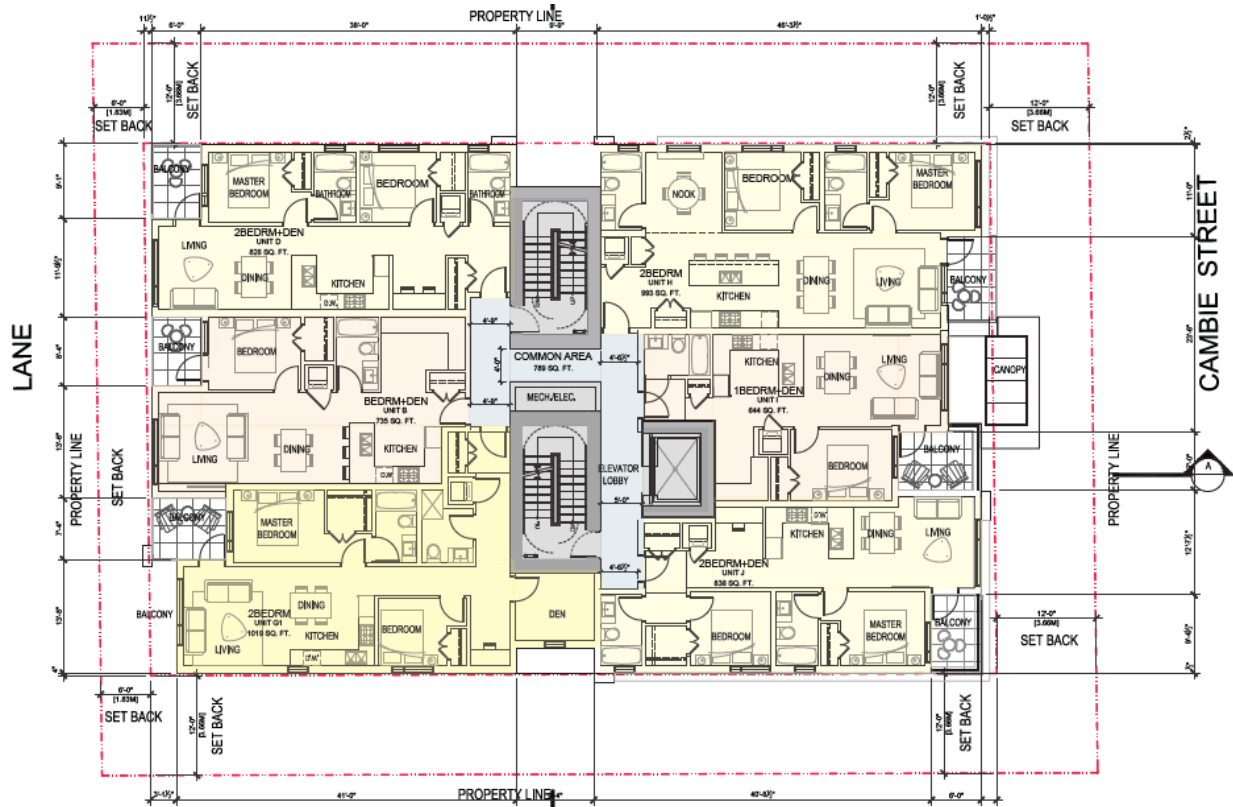
Perspectives – Lane Looking Northeast



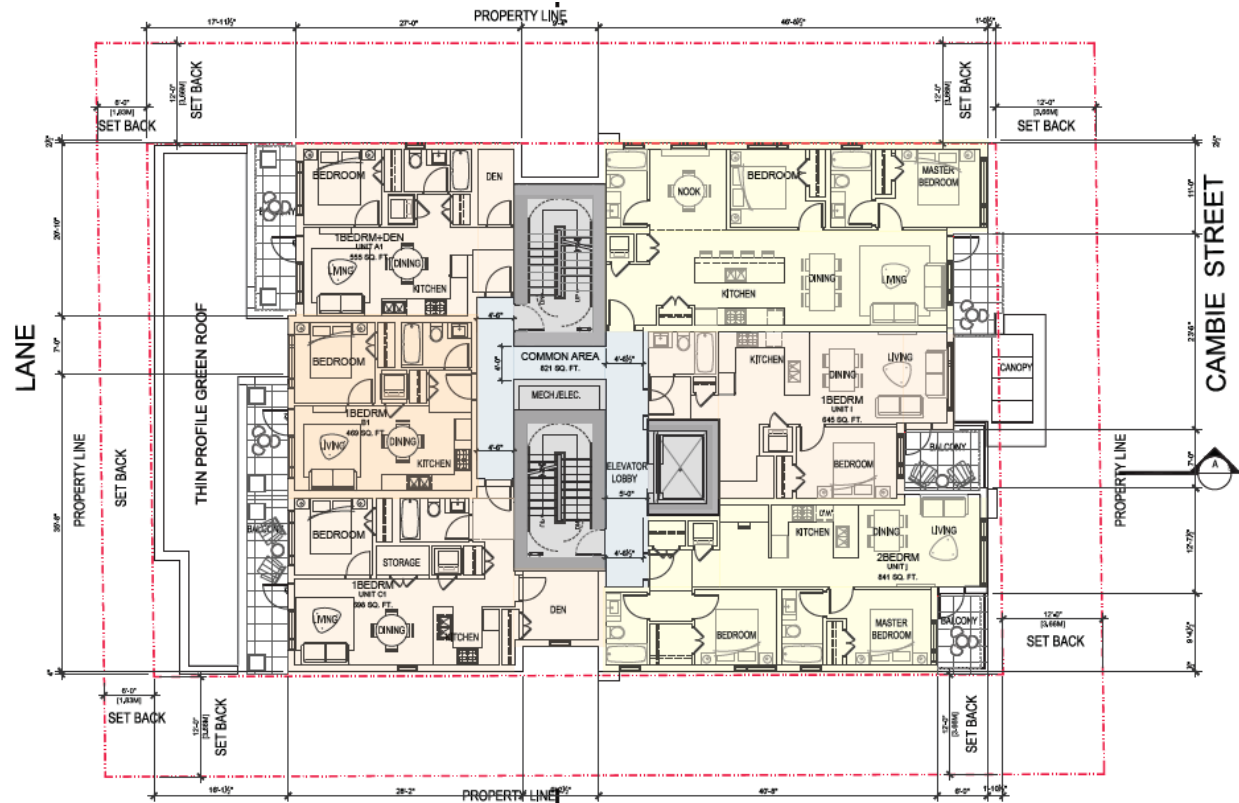
First Floor Plan



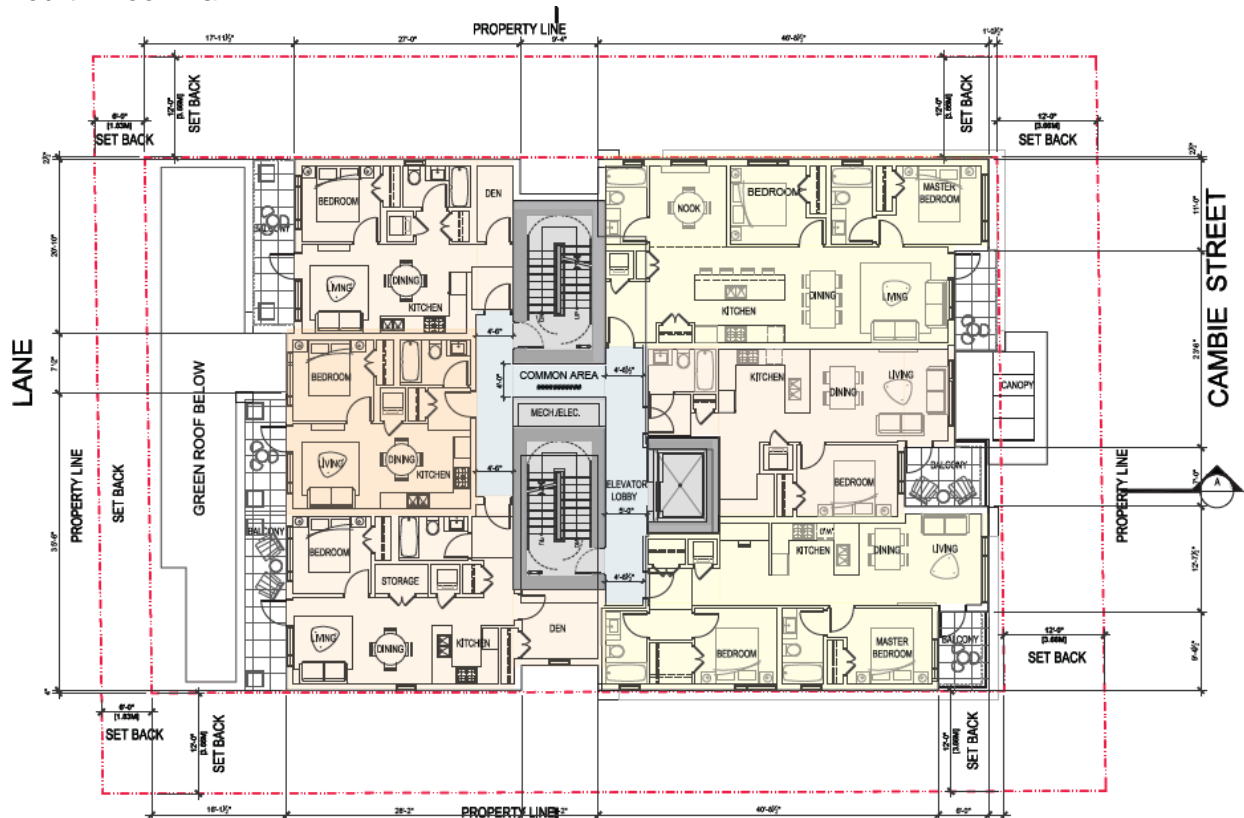
Second Floor Plan



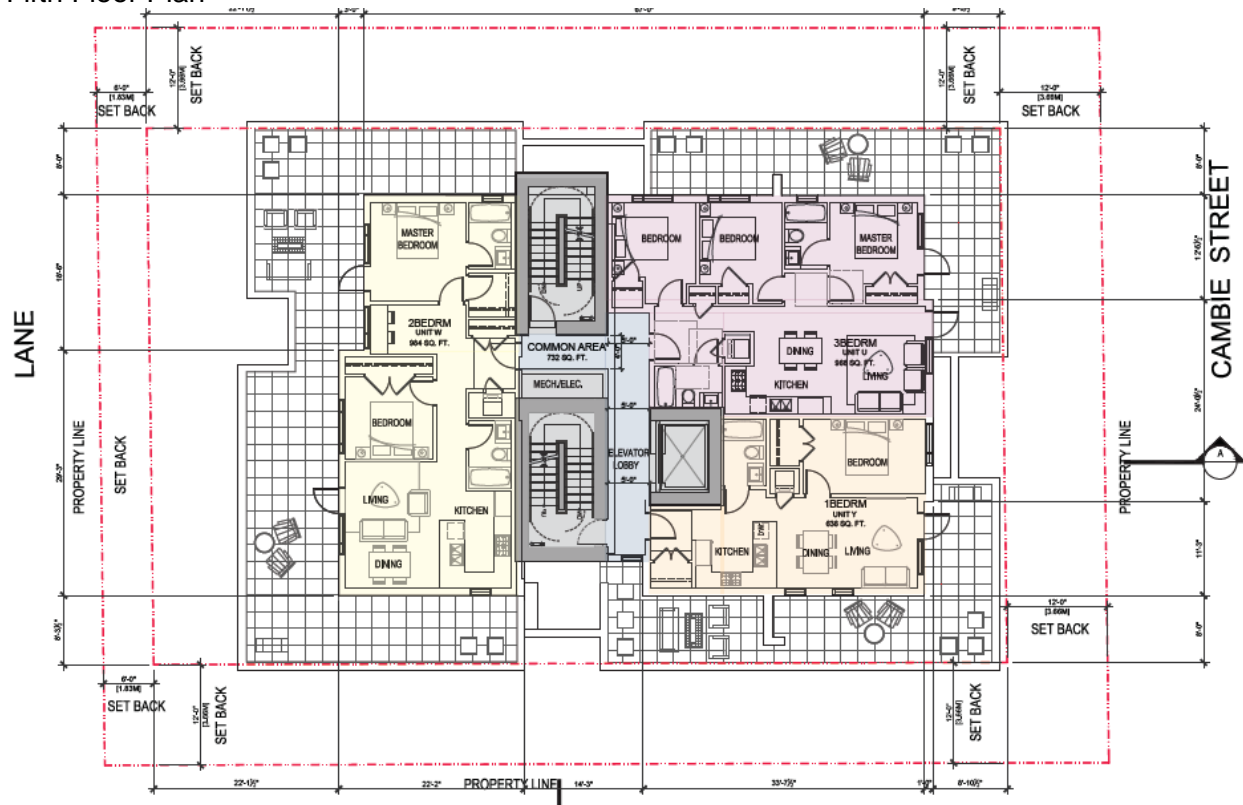
Third Floor Plan



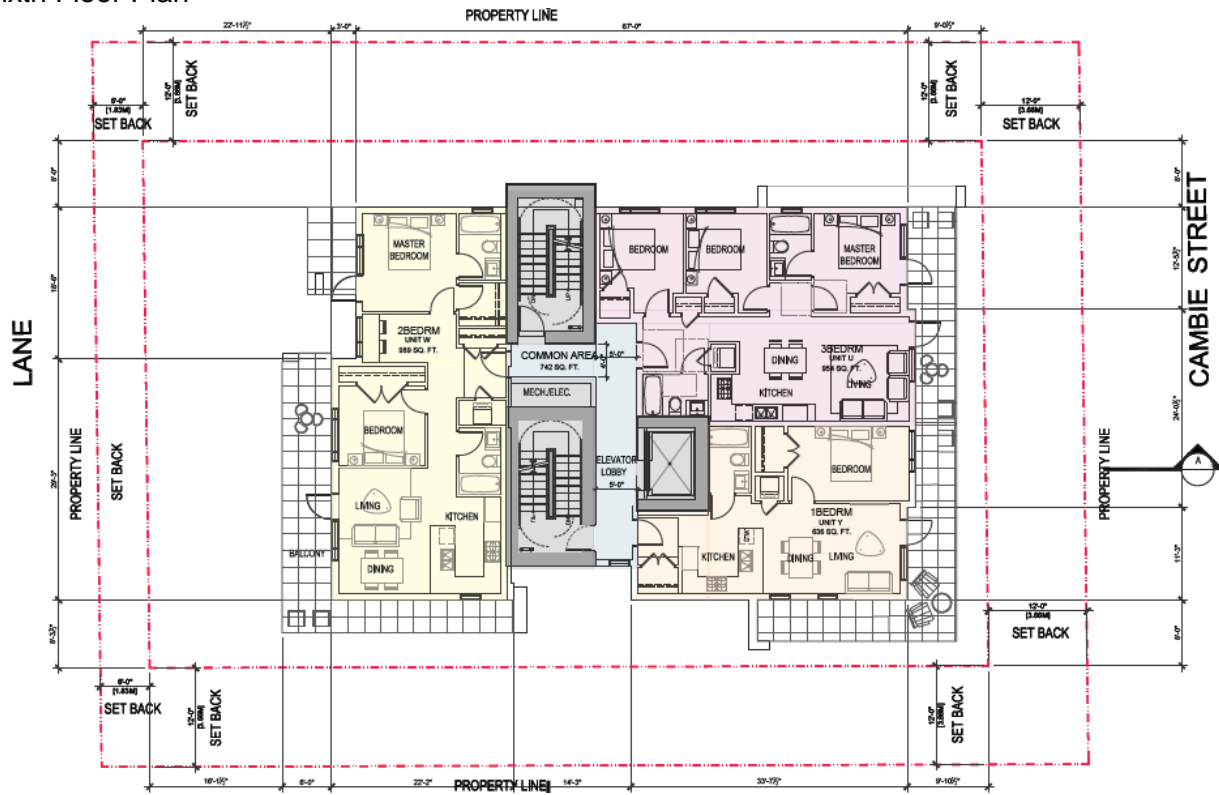
Fourth Floor Plan



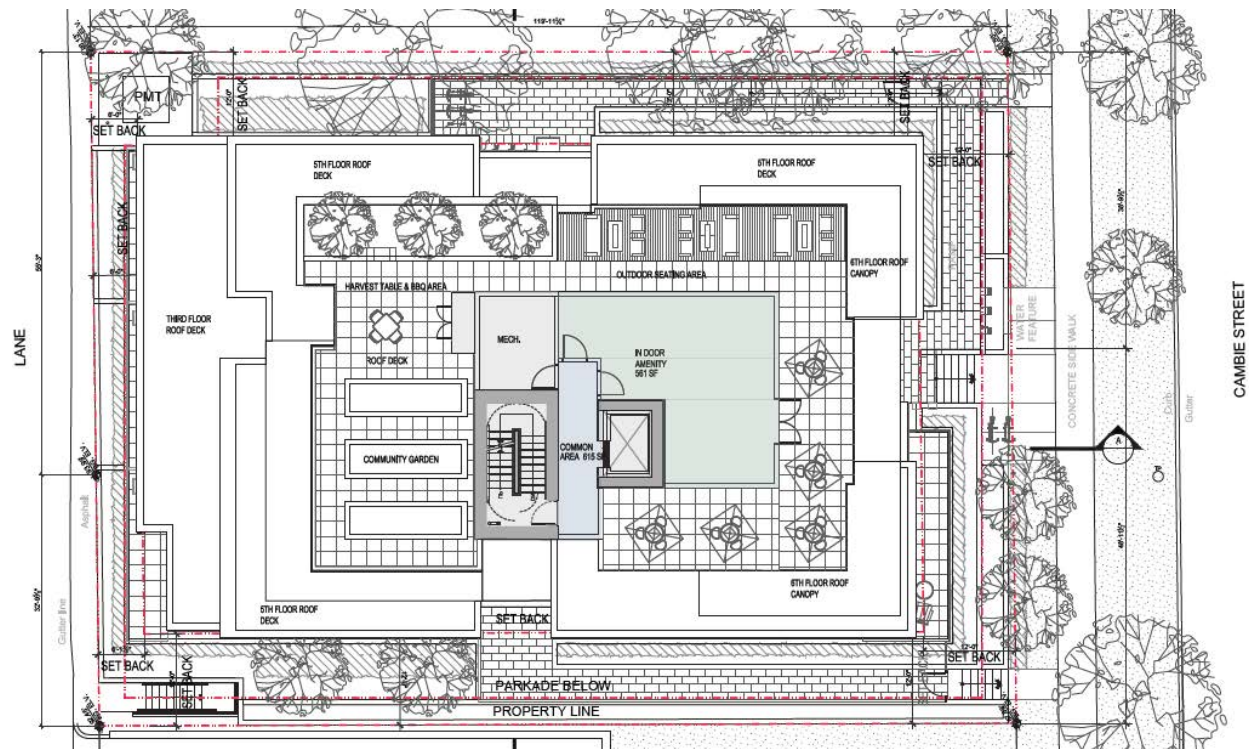
Fifth Floor Plan



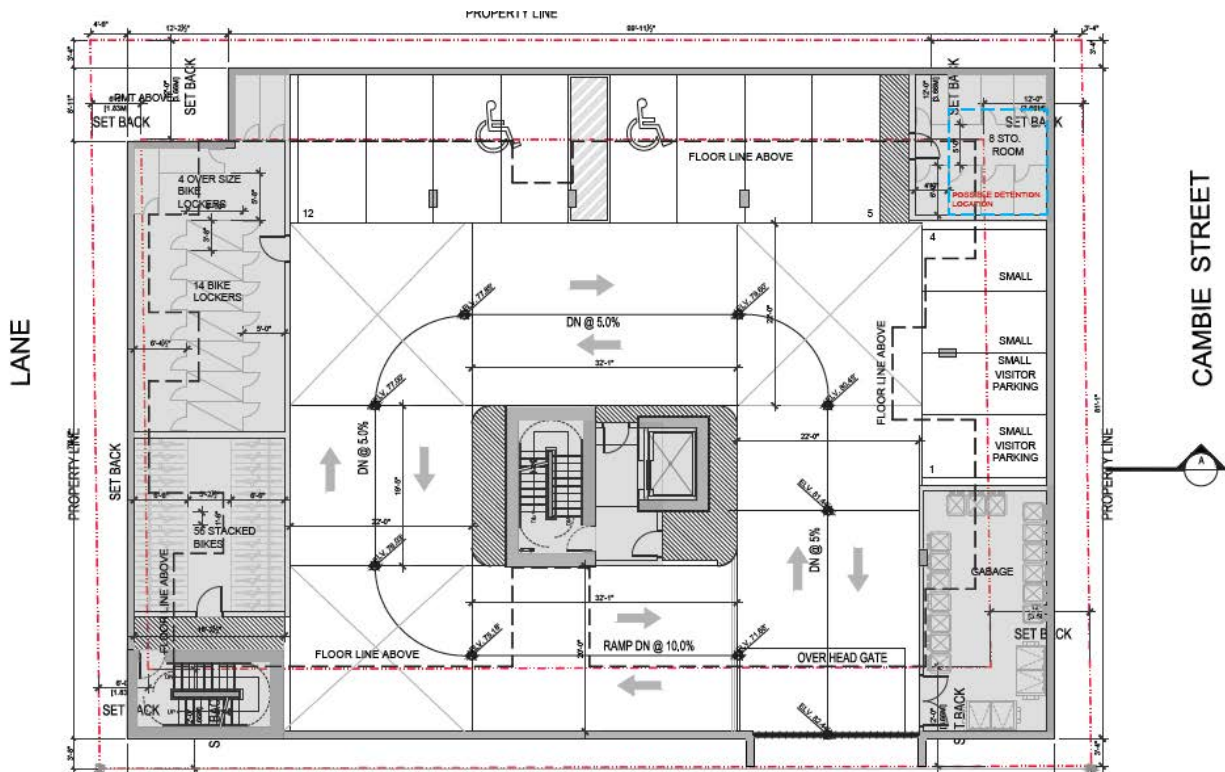
Sixth Floor Plan



Roof Plan



Parking Plan – P1



North Elevation



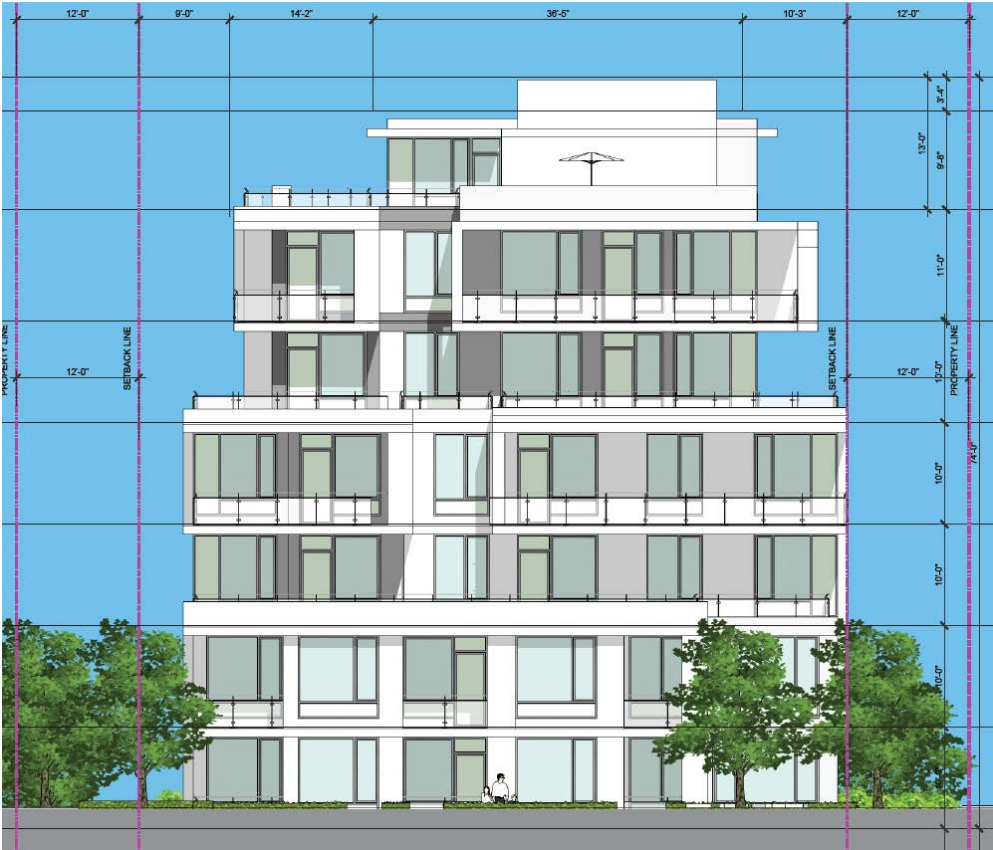
East Elevation



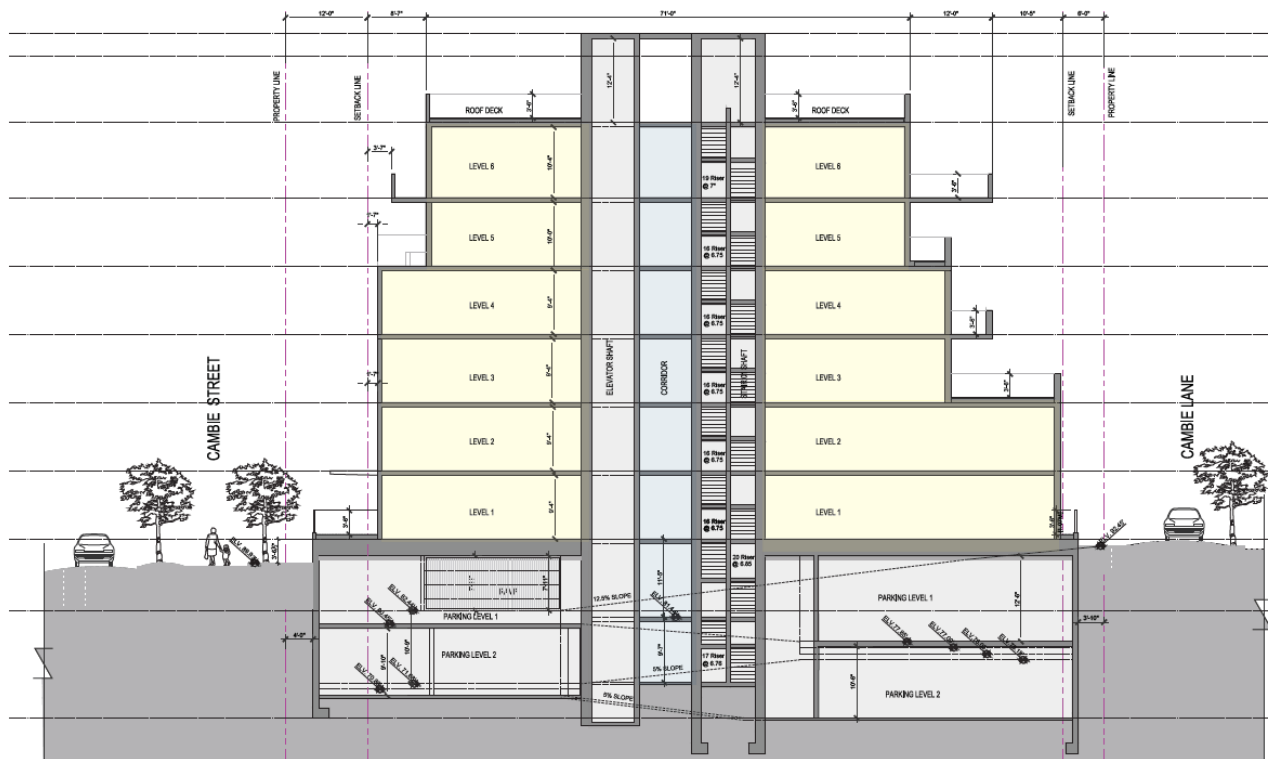
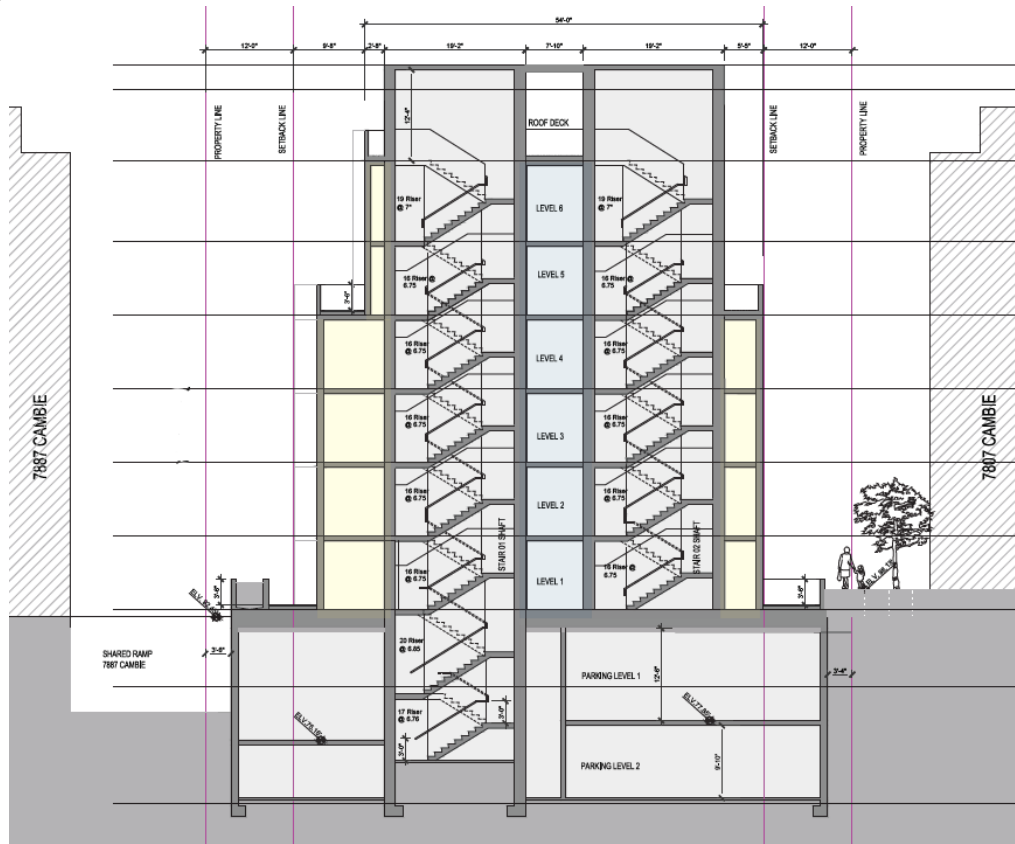
South Elevation



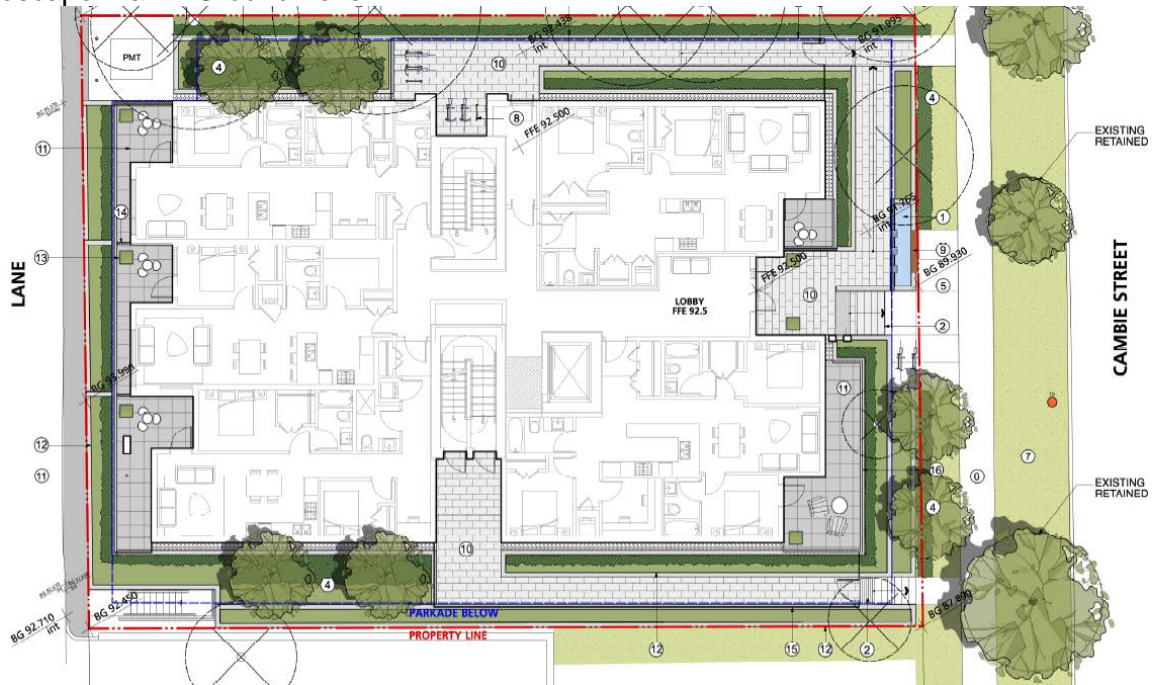
West Elevation



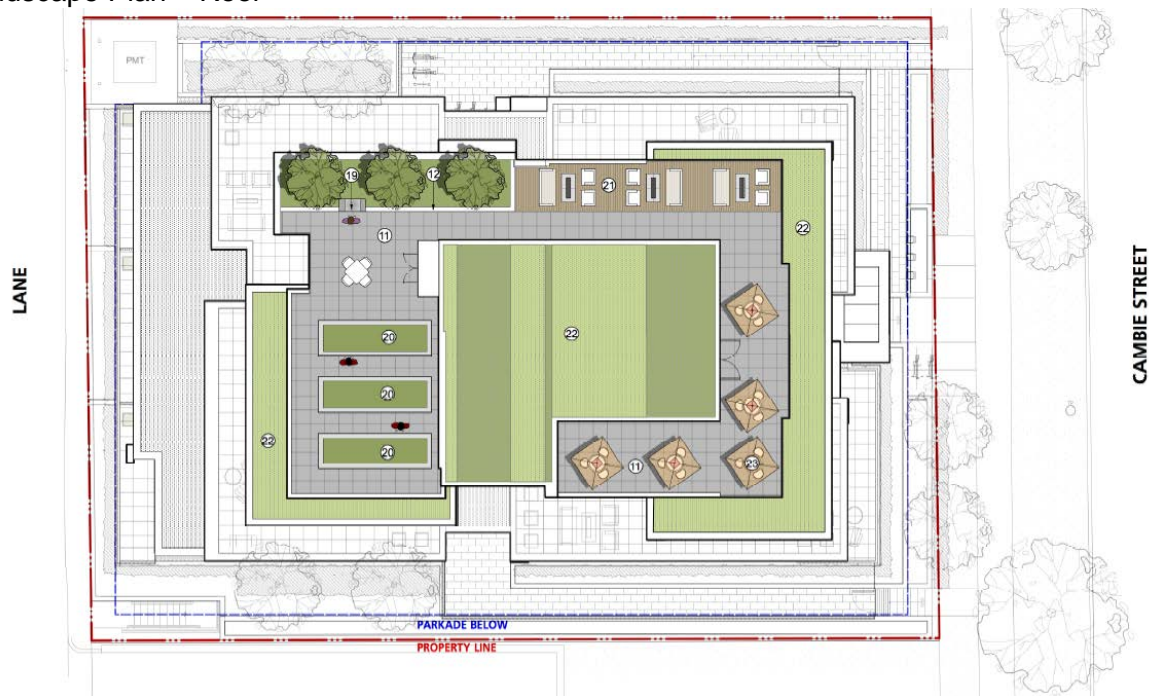
Sections



Landscape Plan – Ground Level



Landscape Plan – Roof



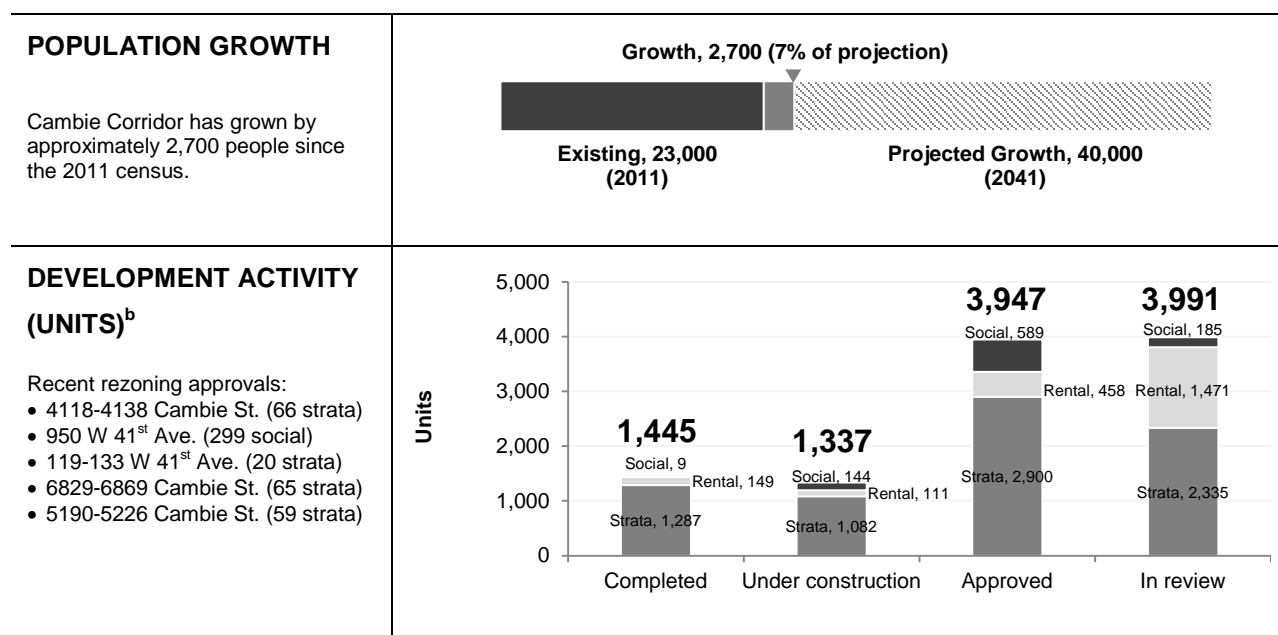
Shadow Study



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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](#).

**7843-7845 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

6-storey residential building, containing 29 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	RT-1	CD-1
FSR (site area = 979.8 sq. m / 10,546 sq. ft.)	0.60	2.75
Buildable Floor Space (sq. ft.)	6,328	29,002
Land Use	Two-Dwelling Residential	Multi-Family Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$526,966
City-wide Utilities DCL ¹	\$292,630
Community Amenity Contribution	\$2,335,412
TOTAL VALUE OF PUBLIC BENEFITS	\$3,155,018

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.

7843-7845 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
7843-7845 Cambie Street	009-689-044	Lot 13, Block N, District Lot 323, Plan 9322

Applicant Information

Architect	Giant Union Design Architecture & Planning Ltd.
Developer/Property Owner	WDG Investment Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-1	CD-1
Site Area	979.8 sq. m (10,546 sq. ft.)	979.8 sq. m (10,546 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.60	2.75
Maximum Height	6.1 m (20 ft.)	18.9 m (62 ft.)
Floor Area	587.9 sq. m (6,328 sq. ft.)	2,694.3 sq. m (29,002 sq. ft.)
Residential Units	-	Total: 29 strata units One-bedrooms: 13 Two-bedrooms: 13 Three-bedrooms: 3
Parking and Bicycle Spaces	As per Parking By-law	Proposed: 34 vehicle spaces 74 Class A and 3 Class B bicycle spaces
Natural Assets	2 City street trees 3 on-site trees	2 City street trees (retained) 9 new on-site trees

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