



REFERRAL REPORT

Report Date: March 17, 2020
Contact: Theresa O'Donnell
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RTS No.: 13750
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: 3220 Cambie Street

RECOMMENDATION

- A. THAT the application by Wesgroup Properties, on behalf of West 16th Avenue & Cambie Street Investments Ltd., the registered owners, to rezone 3220 Cambie Street [*PID: 007-945-795 Lot E, Block 501, District Lot 526, Plan 21317*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 2.5 to 3.75 and the building height from 13.8 m (45 ft.) to 23.2 m (76 ft.) to permit the development of a six-storey mixed-use building, containing 48 strata residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Olson Kundig in partnership with IBI Group, received June 6, 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, 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.

- C. THAT, subject to enactment of the CD-1 By-law, 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 the enactment of the CD-1 By-law.

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

REPORT SUMMARY

This report evaluates an application to rezone one lot at 3220 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with commercial at grade and a total of 48 strata residential units, all over two levels of underground parking.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*

- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Zero Emissions Building Plan (2016)*
- *Urban Forest Strategy (2014)*

REPORT

Background/Context

1. Site and Context

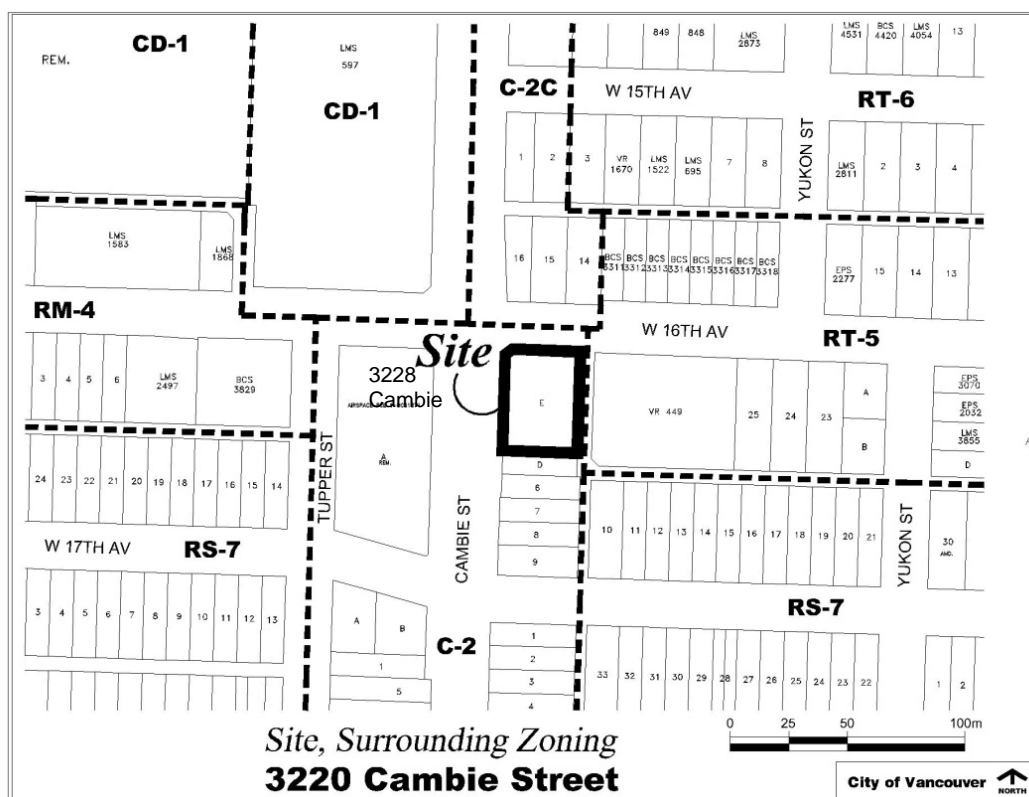
The site is located on the southeast corner of Cambie Street and West 16th Avenue, with a frontage of approximately 43 m (142 ft.) along Cambie Street and a frontage of approximately 32 m (105 ft.) along West 16th Avenue. It is comprised of one C-2 zoned lot totalling approximately 1,376 sq. m (14,811 sq. ft.) in size and currently containing a community garden (see Figure 1).

The Cambie Corridor Plan boundary is directly to the north of the site along 16th Avenue. Sites along Cambie Street south of the subject site are designated as six-storey mixed-use development under the Plan. Across the lane to east, sites are zoned RT-5 which allows two-family residential development and encourages the retention and renovation of existing character homes.

This proposal is the first rezoning application under the Cambie Corridor Plan in the Cambie Village area. Significant development nearby includes a six-storey mixed-use development at 3228 Cambie Street that was developed in 2004 (see Figure 1).

The subject site is located six blocks south of the Broadway/City Hall Canada Line station, with convenient bus service on Cambie Street.

Figure 1: Location Map - Site and Context



2. Policy Context

Cambie Corridor Plan (the “Plan”) – The subject site is located within the Cambie Village neighbourhood of the Plan. Subsection 4.1.1 of the Plan supports mixed-use buildings up to six storeys in height for this site. A density range of 2.5-3.0 FSR is suggested in the Plan. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to activate and enhance adjacent lanes by providing active uses or townhouses 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

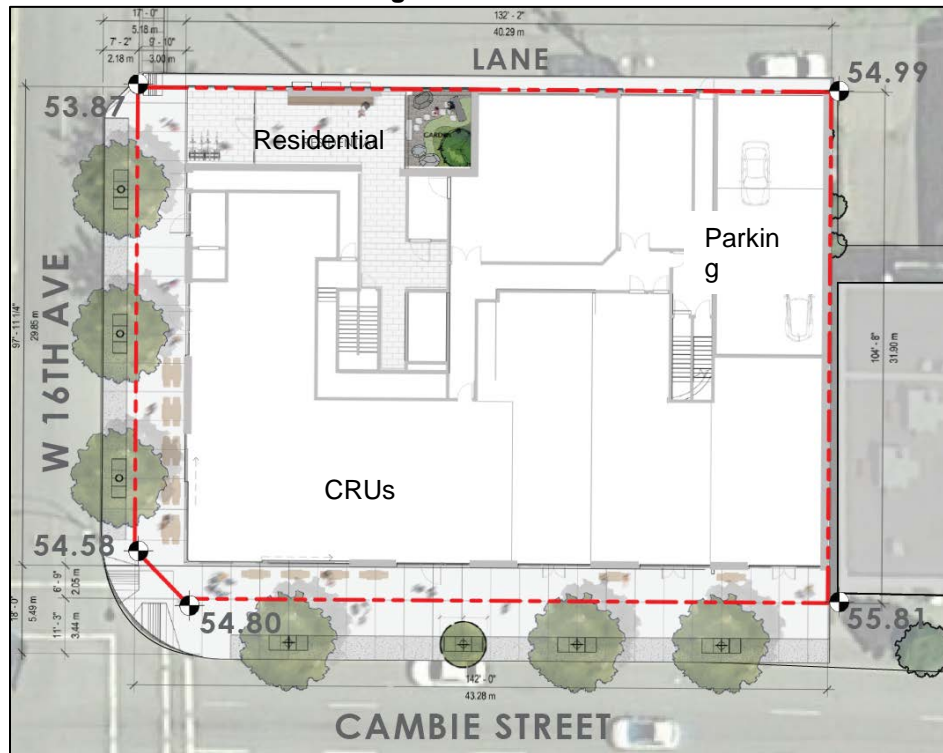
1. Proposal

The application proposes to rezone the site from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit construction of a six-storey mixed-use building with commercial at grade and residential above. Four ground-level commercial/retail units (CRUs) line Cambie Street as well as 16th Avenue. A shared indoor and outdoor amenity area for the residential uses is located on the second floor. Private patios are located on the roof.

The application as submitted proposed 47 strata units, a density of 3.79 FSR and a building height of 23.6 m (77.4 ft.). Two levels of underground parking are proposed to be accessed from

the lane. Activating the first half of the laneway is the residential entry lobby and a small landscaped open area. See Figure 2.

Figure 2: Site Plan



2. Land Use

The Plan anticipates mixed-use development in this area, with a combination of residential buildings with commercial at grade. The proposal is consistent with the Plan.

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

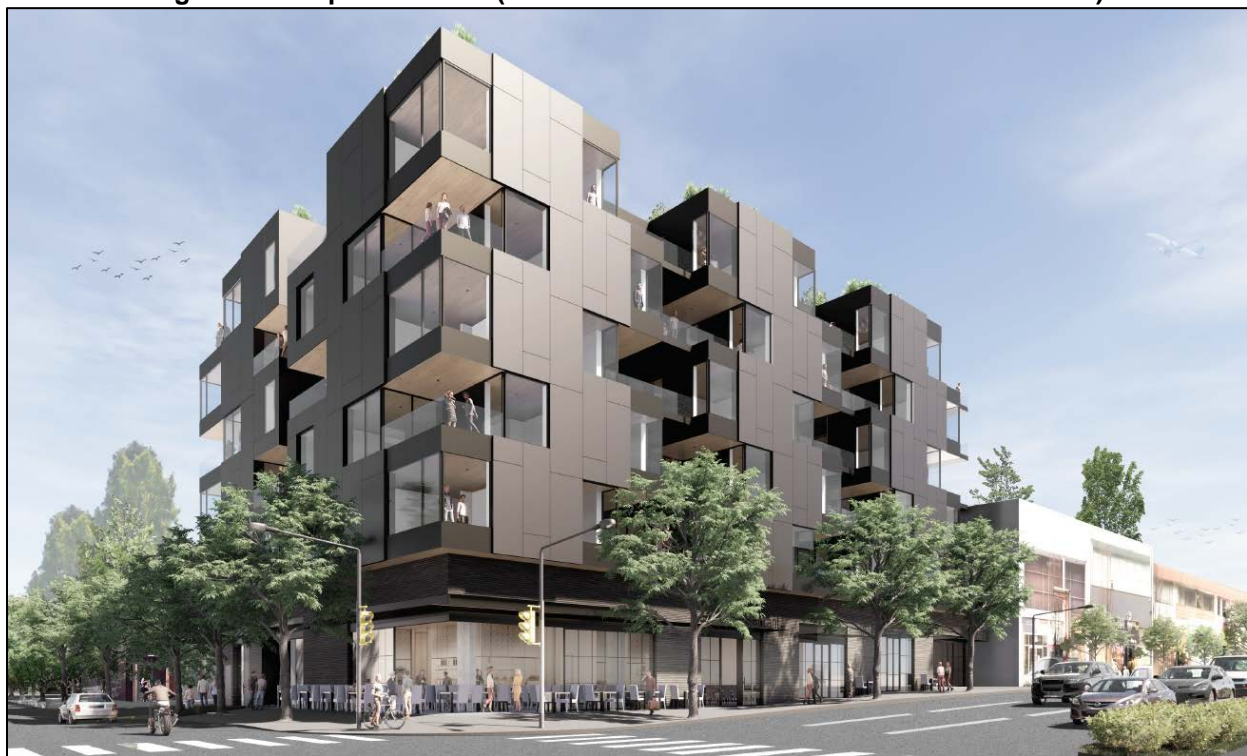
Following the principles of the Plan, this application proposes a 6-storey mixed use building located in the Cambie Village Shopping area. The site is at the border of the Broadway Plan Area (north of 16th Avenue) and Cambie Corridor Plan (south of 16th Avenue) and the context of building forms at this intersection ranges from three to eight storeys. Given the site's prominent location and varied building heights, the proposal presents a highly articulated building form in lieu of the four-storey street wall with corresponding upper storey setbacks outlined in the Plan. Although the proposal varies from the shoulder setbacks, staff are satisfied that the unique design is appropriate within the context. A condition of approval has been included to seek the upper storey setback at the east elevation to better transition to the neighbouring property across the lane.

There is an approximate 2 m (6.6 ft.) cross slope from the southwest to northeast corner of the site. Due to the sloping site condition, commercial ceiling heights and thermal envelope strategy, the overall height exceeds the six-storey height typically seen in the six-storey form for this area. Shadow studies provided show nominal impacts to the neighbouring property.

Staff recommendations include lowering the proposed height, resulting in a building that is more consistent with the height expectation outlined in the Plan. This recommendation results in a building height of 23.2 m (76 ft.) and an FSR of 3.75. This also results in revisions to the unit layout and an increase in units from 47 to 48. These provisions are reflected in the draft CD-1 by-law in Appendix A.

The Urban Design Panel reviewed and supported this project on August 21, 2019 (see Appendix D). Staff are supportive of the application and note the height and density are appropriate, subject to the design development conditions outlined in Appendix B which seek to lower the proposed height, introduce upper storey setbacks facing the lane, the addition of a rooftop amenity room along with collocated common outdoor space, and further enhancements to the public realm.

Figure 3: Perspective View (from Corner of Cambie Street and 16th Avenue)



4. Housing

Existing Tenants – The site is currently zoned C-2 and has a temporary community garden. As there are no tenants on site, the *Tenant Relocation and Protection Policy* does not apply.

Housing Unit Mix – The application includes 48 strata residential units (25 one-bedroom units [52%], 18 two-bedroom units [38%] and 5 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. The application proposes a total of 62 vehicle parking spaces for the development, including twelve commercial spaces and two visitor spaces. 100 Class A bicycle spaces, 10 Class B bicycle spaces, and 2 Class B commercial loading spaces are proposed, which does not meet the visitor and bicycle parking required by the Parking By-law. Parking, loading and bicycle spaces are to remain in accordance with 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 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 infill redevelopment. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are two on-site trees and one adjacent City tree around the perimeter of the site. Two of the on-site trees are proposed for removal due to increased sidewalk widths along Cambie Street and one street tree for retention and protection. The applicant is proposing 23 new trees on site and 6 new street trees.

The site also supports a temporary Community Garden, operated while the site is in the development phase by a non-profit organization. The temporary garden space was assembled in October 2017 and has 100 community garden beds. Community members who use the plots are notified that the garden is temporary when they sign-up for a garden plot and have short-term use agreements. As it is a temporary use, replacement of the temporary garden is not required.

The applicant is providing a shared outdoor amenity space in the new building. Additionally, shared urban agriculture plots in an outdoor common amenity space collocated with an indoor amenity room on the roof is encouraged as a condition of approval.

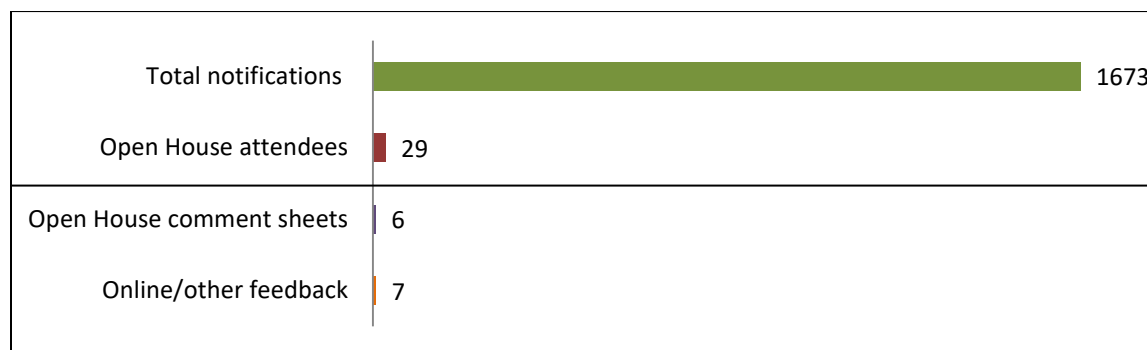
Landscape conditions are set out in Appendix B and a summary of the natural assets is included in Appendix H.

PUBLIC INPUT

Public Notification and Open House – A rezoning information sign was installed on the site on June 26, 2019. Approximately 1,673 notification postcards were distributed within the neighbouring area on or about July 2, 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 July 16, 2019 a community open house was held from 5-7:30pm at St. Mary's Ukrainian Catholic Centre, 3150 Ash Street. Staff, the applicant team, and a total of approximately 29 people attended the Open House.

Public Response and Comments – Staff received a total of 13 responses to the rezoning submission through open house comment sheets, letters, emails and online comments forms (see Figure 4). A summary of the feedback is provided below.

Figure 4: Notification and Public Response



* 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.).

Support for the proposal included comments relating to an appealing building design and appropriate height and density. There were some concerns for the proposed building density exceeding that of the *Cambie Corridor Plan*, the potential for increased traffic congestion at the intersection of Cambie Street and 16th Avenue, as well as an unappealing building design.

A detailed summary of public feedback is included in Appendix D.

Staff Response to Public Comments – Based on the prominent location of the site, unique building design and minimal shadowing on the neighbouring properties, staff are generally supportive of the height and density, subject to the design development conditions outlined in Appendix B that include lowering the height and introduction of upper storey setbacks facing the lane. These conditions result in a reduction to the building height and FSR and are reflected in the CD-1 by-law.

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 48,197 sq. ft. of residential floor area and 7,384 sq. ft. of commercial area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,514,453 can 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 mixed-use sites, such as this, within the *Cambie Corridor Plan*.

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

The applicant has offered a cash CAC of \$2,077,936 based on the net additional increase in floor area of 18,553 sq. ft. and the target CAC rate of \$112 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 \$1,514,453 can be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,077,936, to be allocated towards the Cambie Corridor Public Benefits Strategy.

No public art contribution is expected from this rezoning.

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

CONCLUSION

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the *Cambie Corridor Plan* with regards to land use, density, height and form.

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

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**3220 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
 - (f) Service Uses, limited to Animal Clinic, Barbershop or Beauty Salon, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment,

Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade;

- (g) Accessory uses, customarily ancillary to the uses permitted in this section.

Conditions of use

- 4.1 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.

- 4.2 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 1,376 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 combined must not exceed 3.75.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

- 6.1 Building height, measured from base surface, must not exceed 23.2 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 26.2 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise levels in decibels.

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

Zoning and Development By-law

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

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3220 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 Olson Kundig and IBI Group, received June 6, 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 lower overall height by the following:
 - (a) Reduce floor to floor height for the southernmost commercial retail unit to 4.56 m (15 ft.) in accordance with the Cambie Corridor Built Form Guidelines.

(Note to Applicant: Lower ceiling height can be accommodated given the smaller sized CRUs stepped to address the sloping site condition).
 - (b) Planters and guards for rooftop use should be setback a minimum 0.6 m (2 ft.) from the exterior face. Parapets should not unreasonably contribute to height nor serve as rooftop guards.
 - (c) Reduce residential floor to floor heights.

(Note to Applicant: This can be achieved by revising upper storey ceiling height to align with floors below, locating mechanical bulkheads in lieu of ceiling cavity).
2. Design development to provide a neighbourly transition to the residential property across the lane by the following:
 - (a) Provide a shoulder setback at the upper storey for units oriented toward the lane.
 - (b) Provide a minimum 0.9 m (3 ft.) setback from the rear property line to allow robust planting and enhanced lane interface.

3. Design development to enhance the corner expression given the prominent location, as follows:
 - (a) Provide an enhanced plaza entry to support seating or outdoor extensions of cafes.
 - (b) Provide a more prominent and distinct weather protection to enhance the pedestrian experience.
4. Design development of the building elevations:
 - (a) Maintain high quality and durable exterior finishes consistent with the rezoning application through subsequent permitting process.

(Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the finishes shown.)
 - (b) Improve retail/commercial frontages by reducing extent of blank wall, limiting window divisions/mullions and stepping CRUs to align with sloped topography.
5. Design development to improve livability by the following:
 - (a) Ensure minimum unit size of 400 sq. ft.
 - (b) Consideration to locate amenity room and collocated outdoor space at the rooftop combined with a green roof in keeping with the City of Vancouver's Green Infrastructure Strategy.

(Note to Applicant: The amenity room should be set back with the massing minimized, and combined with a green roof per Roof-mounted Energy Technologies and Green Roofs bulletin. Roof top location allows improved use of the rooftop, solar access and discretionary height increase).
6. Provision 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)

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

Landscape Design

8. Design development to enhance public realm interface at corner of 16th Avenue and Cambie Street, by the provision of a larger public space with substantial landscape expression (refer to Urban Design Condition 3a).
9. Design development to enhance lane interface by the addition of substantial landscape buffering of minimum 0.9 m (3 ft.) wide, consisting of woody evergreen plant material for year-round presence (refer to Urban Design condition 2b).
10. Design development to consider providing a larger common amenity space on the rooftop, including programming which encourages communal activities (refer to Urban Design Condition 5b).

Note to Applicant: This can include a children's play area and urban agriculture plots. This can be achieved by reducing the amount of private patio space.

11. Design development to improve the sustainability strategy, by the following:
 - (a) Explore providing intensive and extensive green roofs on all available flat rooftops, to be commonly accessible and usable and to provide open spaces with improved solar orientation.
 - (b) Add substantially more landscape around all entry areas, to accent and soften them.
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems).
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
12. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible;

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths while flush with grade, rather than in raised planters. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

13. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

14. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- maximize natural landscape best management practises;
- minimize the necessity for hidden mechanical water storage;
- increase the amount of planting to the rooftop areas, where possible;
- consider linear infiltration bio-swales along property lines, at lower site areas;
- use permeable paving;
- employ treatment chain systems (gravity fed, wherever possible); and
- 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.

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

- detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- 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.

16. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
17. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
18. Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

Provision requirements at the time of Development Permit application:

19. 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.

20. 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.

21. 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.

22. 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.

23. 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*".

24. 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.

25. Provision of an Outdoor Lighting Plan.

Sustainability

26. 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

27. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
28. 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.
29. 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.

30. 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.
31. 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.

32. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement, including the following:
 - (a) Provision of convenient, internal, stair-free loading access to/from all site uses.
33. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement:
 - (a) Modify grades of the maneuvering aisle and parking spaces to not exceed 5%.

(Note to applicant: Access to parking spaces at bottom of main parking ramp require access and maneuvering from 6.7% ramp).
 - (b) Provision of a security gate separating residential from commercial vehicle spaces.
 - (c) 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: Additional width required for parking spaces located adjacent one or two walls).
34. Provision of Class A bicycle spaces to be located no lower than the P1 parking level.
35. Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.
36. Provision of generous and continuous weather protection on both frontages.
37. Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.
38. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking, loading and bicycle parking spaces individually numbered, dimensioned and labelled on the drawings.

- (c) Dimension of column encroachments into parking stalls.
 - (d) Remove column from vehicle space #51.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (g) 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.
 - (h) Additional partial section plan through the Class B loading bay. Confirm minimum required vertical clearance to underside or security gate.
 - (i) Additional partial section plan to show the entire length of the main parking ramp and to include grades, section lengths and elevations.
 - (j) 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.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Show and dimension all Class B bicycle spaces entirely on private property.
 - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (n) The location of all poles and guy wires to be shown on the site plan.
39. Provide an updated Hydrogeological Study report, which addresses the following:
- (a) Provide the dimensions of the site in metres.
 - (b) Provide additional supporting hydrogeological data, such as hydraulic conductivity calculations/estimates and flow direction.
 - (c) Provide estimated or measured excavation depth, foundation depth, and water table levels 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, perched and static water table(s), planned excavation depth, etc.
 - (e) Include a plan for managing groundwater which demonstrates that the conditions in the Groundwater Management Bulletin have been met. Provide a statement in the report to directly address the permanent post-construction dewatering

condition.

- (f) Provide a quantitative estimate (in litres per second) of the anticipated construction dewatering rate and permanent groundwater discharge rate.
 - (g) In the report, comment on the potential for an historic stream to be encountered by the excavation on site, a mitigation plan if encountered; and how this may impact the groundwater regime.
 - (h) Discuss the potential impacts of the development in an Impact Assessment section, as outlined in the Groundwater Management Bulletin.
 - (i) Comment on the proximity of the proposed development to any nearby wells in the area.
 - (j) 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 aquifer.
 - (k) 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.
40. 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

Staff note that a Rainwater Management Plan (RWMP) has been submitted but are seeking a more detailed response. Please work to address the following to ensure that a final RWMP can be accepted prior to DP issuance.

41. In accordance with the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site.
- (a) A Rainwater Harvest & Reuse system is highly supported by the city but cannot be solely used for the purposes of irrigation, please note the following:
 - (i) Refer to The City of Vancouver Plumbing By-law 2019 as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use.
 - (ii) The Plumbing By-Law specifies permitted surfaces that can be used for rainwater harvesting and re-use purposes as well as mandatory uses for

treated non-potable water. Approval by the Office of the Chief Building Official is required if seeking to use treated non-potable water for any other uses.

- (iii) Provide calculations showing that the non-potable water demands are sufficient to restore the volume of runoff generated by 24mm of runoff from the catchment area within a maximum of 48-72 hours.
 - (iv) If non-potable water demands are not sufficient to restore the volume of runoff generated by 24mm of runoff from the catchment area within 48-72 hours, the designer must specify appropriate provisions to restore this capacity within a maximum of 48-72 hours.
- (b) To improve the retention of rainwater across the site, consider directing rainwater from roofs into lower level landscaping, ensure a safe overflow is included.
- (c) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of rainwater throughout the site
 - (ii) Buildings, patios and walkway locations
 - (iii) Underground parking extents
 - (iv) Location of any proposed BMPS, detention tank, water quality treatment and flow control system with connections to the sewer system
 - (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
- 42. As per the Peak Flow Release Rate requirements, the rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). Provide information on how this rate will be controlled to.
- 43. As per the Water quality requirements, provide product information for all treatment practices that demonstrate how they meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification.
- 44. Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.
- 45. Provide detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.

46. Prior to Development Permit issuance, a stand-alone Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), must be submitted to the satisfaction of the Integrated Water Management Branch and will included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details.

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

- (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established.
 - (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system.
 - (c) Fact sheets (or similar reference material), for proposed plantings.
 - (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
 - (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.
47. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City.

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. Release of Indemnity Agreement 232874M (sign encroachment) prior to building occupancy.

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

2. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the 1 Class B loading space between the commercial and residential uses and label the space as 'Residential and Commercial Loading'.

3. Provision of a 5.5 metre offset distance measured from the back of the existing curb for widened sidewalks along Cambie Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any permanent encumbrance such as structure, mechanical vents, stairs, and planter walls (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: This 5.5 metre offset distance is intended to provide the following, measured from the back of the existing curb: 1.22 m (4 ft.) wide front boulevard and 3.05 m (10 ft.) wide sidewalk (clear of all encumbrances), with the remaining portion for “public life”. Uses such as small patio without railing, bicycle parking, etc. will be considered in this portion of the setback/SRW subject to review and approval by the appropriate City departments.

4. Provision of a 4.5 metre offset distance measured from the back of the existing curb for widened sidewalks along West 16th Avenue to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).
5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

(a) Provision of adequate water service to meet the fire flow demands of the project.

- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows submitted by InterCAD Services Ltd. dated April 8, 2019, no water main upgrades are required to service the development.

Note to Applicant: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Implementation of development at 3220 Cambie Street will require the following in order to maintain acceptable COMB sewer flow conditions.

- (i) Local Servicing Upgrade: Separate 110m of 250mm COMB on W 16th Avenue from L/E Cambie Street (approximately 10 west of MH __FJCU9I) to Yukon Street (Metro Vancouver trunk sewer). A new 375mm STM and 200mm SAN are required.

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

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.

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.

Note to Applicant: Development to be serviced to the new sewers on 16th Avenue.

- (c) Provide for street improvements along Cambie Street adjacent to the site and appropriate transitions including the following:
 - (i) Provision of upgraded roadway and pedestrian scale lighting along Cambie to current COV standards and IESNA recommendations.
 - (ii) Minimum 1.22 m (4 ft.) wide hardscape front boulevard with street trees where space permits.
 - (iii) Minimum 3.05 m (10 ft.) wide light broom finish saw-cut concrete sidewalk.
 - (iv) Hard surface treatment between the sidewalk and the building.
 - (v) New curb ramp at the intersection of Cambie Street and West 16th Avenue.
 - (vi) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards.
 - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provide for street improvements along West 16th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Provision of upgraded street lighting (roadway and sidewalk) along West 16th Avenue to current COV standards and IESNA recommendations.
 - (ii) Minimum 1.22 m (4 ft.) wide hardscape front boulevard with street trees where space permits.

- (iii) Minimum 3.05 m (10 ft.) wide light broom finish saw-cut concrete sidewalk.
- (iv) Hard surface treatment between the sidewalk and the building.
- (v) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards.
- (vi) New concrete Type A curb and gutter along West 16th Avenue.
- (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision of a raised median on 16th Avenue at the lane east of Cambie St including associated modification or relocation of existing infrastructure.
- (f) Provision of improvements at the intersection of Cambie Street and 16th Avenue for conversion of the existing traffic signal to an accessible pedestrian signal and associated enabling works to modify or relocate existing infrastructure.

Note to applicant: Estimated cost of upgrades is \$40,000.

- (g) Provision of new pad mounted service cabinet/kiosk on West 16th Avenue.

Note to applicant - If the voltage drop is within 3% (to be confirmed by developer's consultant) this service kiosk will not be required.
- (h) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on West 16th Avenue adjacent to the site.
- (i) 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.
- (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (k) 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.

- (l) 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.

Sustainability

- 6. 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

- 7. As applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

Community Amenity Contribution

- 8. Pay to the City the cash Community Amenity Contribution of \$2,077,936 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.

* * * * *

3220 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule A (Comprehensive Development Areas) by adding the following:

“3220 Cambie Street [CD-1#] [By-law #] B (C-2)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 3220 Cambie Street”

* * * * *

**3220 Cambie Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on August 21, 2019.

EVALUATION: Support with Recommendations (7-0)

Introduction: Rezoning Planner, Tess Munro, began by noting this site is a single lot currently zoned C-2 and formerly occupied by a gas station, located on the southeast corner of Cambie Street and 16th Avenue. The site is considered under the Cambie Corridor Plan - Phase 3. The Plan anticipates mixed-use buildings in this location, up to 6-storeys, with retail at grade and residential or commercial uses above. The applicant is proposing a 6-storey mixed-use building with commercial at grade and residential above. There are 48 strata units and a density of 3.76 FSR is proposed.

Development Planner, Susan Chang, began by noting the site is located in the Cambie Village shopping area where new built form is intended to build upon the character of the area. Proposals should provide activated pedestrian environments along the shopping streets as well as enhanced lanes. The suggested density range anticipated is 2.5 - 3.0 FSR and 6-storeys. The proposal is seeking 3.76 FSR and height of 77.4 ft. This is a corner site with a 142 ft. frontage and a depth of 105 ft. There is an approximate 6.6 ft. cross fall from southwest to northeast corner. Context ranges from 3 - 8 storeys at this intersection and RT-5 across the lane which allows for up to 3-storeys and 35 ft. The existing buildings are 2-storeys. Cambie Corridor Plan begins at 16th Avenue; therefore, north of 16th Avenue (C-2C) and across the lane to the west (RT-5) are not included as part of the Cambie Plan. The Plan anticipates a 4-storey street wall with upper floors stepped back from Cambie Street and stepped massing facing the lane to transition in scale to the existing neighborhood, as well as to minimize shadow impacts. The proposed massing presents alternating inset balconies which provide vertical breaks in massing in lieu of upper storey setbacks facing Cambie and the lane. Height is proposed at 77.4 ft. due to the sloped site condition and proposed high performance envelope design with increased ceiling heights. Rear yard setback is reviewed based on shadow impacts and livability of units which generally results in an approximate 70 ft. building depth. The application exceeds the building depth given the balconies are inset in lieu of projecting balconies. Amenity room and collocated outdoor space is located at level 2 facing the lane and building entry is off the 16th Avenue and lane corner.

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

1. Does the Panel support the proposed form of development including:
 - a. Height and variance from shoulder setbacks.
 - b. Setbacks and relationship to the residential buildings across the lane.
 - c. Density of 3.76 FSR.
2. Public realm vitality at the street and lane interface including landscape design.
3. Sustainability strategy and balcony accessibility.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The vision for this site is to make the gateway as the entrance to the Cambie corridor. We managed to come up with a design that varies only slightly from the policy. Key drivers were activating the public realm, building articulation and modulation. There were challenges in developing the proposal while meeting traditional guidelines. We focused on the outdoor spaces and daylight to optimize the interior spaces and allow this to shape the building form. Building massing and form began on the ground by activating the public realm with transparency along the retail frontage by opening up store front elements to the street. Setback to the commercial level has allowed widening of the sidewalk and lengthening the overhang to enhance the pedestrian experience. We have broken down the massing to avoid one long façade and provide a more legible scale to the neighbourhood. By setting back the overall massing, we have been able to provide corner windows to the units enhancing fresh air and livability. We shifted the boxes horizontally to create integrated balconies to promote privacy and protection to each residential unit, while providing daily fresh air. The integrated balconies address thermal bridging between interior and exterior spaces. A garden space connected to the lobby has been programmed in to breakdown the scale and relate more to the residential level. The amenity space has been relocated on the lane side to activate the lane.

The focus of the landscape design relates the urban and residential edge. We want to be respectful to the form and materials of the architecture. With the stepping on the second level, the intent is to respect neighbouring properties by having a green buffer. On the roof we are trying to get in as many trees as possible, bringing out the views while greening out as many edges as possible.

Sustainability is following the *Green Buildings Policy for Rezonings*. We are trying to increase solar shading while providing glass and sunlight into the units. Sustainable elements include planters in the rooftop garden for heat gain, rain water retention, and continuous internal thermal element.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Mr. Sharma and Ms. Ockwell and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:

- Design development of the corner of 16th Avenue and Cambie Street to create a larger public space and better overall corner experience.

Related Commentary: The panel expressed support for the form of development, heights, setbacks and density. The panel agreed it is a beautiful building and refreshing to see a different design along the Cambie Corridor. The materials are high quality and moving forward suggest the applicant maintain the metal, brick and wood in particular the brick detailing. Consider a lighter soffit to increase daylighting to units.

Consider adding more glazing to the residential lobby, presently there is a lot solid wall. Consider screened exterior space for the lobby garden to contribute greenery to the lane

interface. Consider further activation (i.e. can be more glazing or more landscaping) at the ground level (lane) and given the amount of windows at the upper levels, be sensitive to overlook.

Consider roof top planter setback so that planters do not contribute to height. Consider view of roof below that is visible from balconies due to balcony configuration. The amenity space appears small and roof top common amenity space is encouraged.

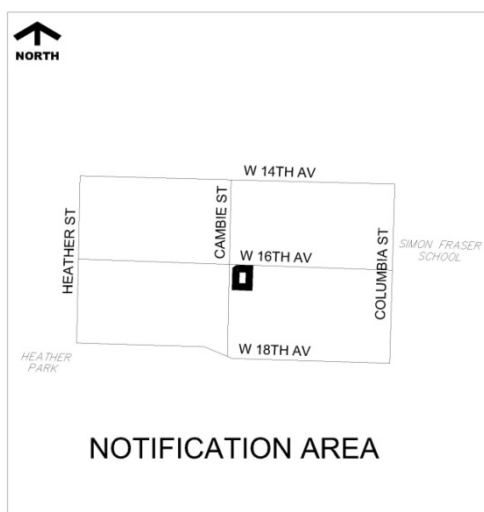
Balcony accessibility will need to be addressed. A panelist noted side to side balconies may result in future noise issues between units. The sustainability strategy was supported by the panel. Additional comments included consider bike access and use of retail elevator.

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

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on June 26, 2019. Approximately 1673 notification postcards were distributed within the neighbouring area on or about July 2, 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).



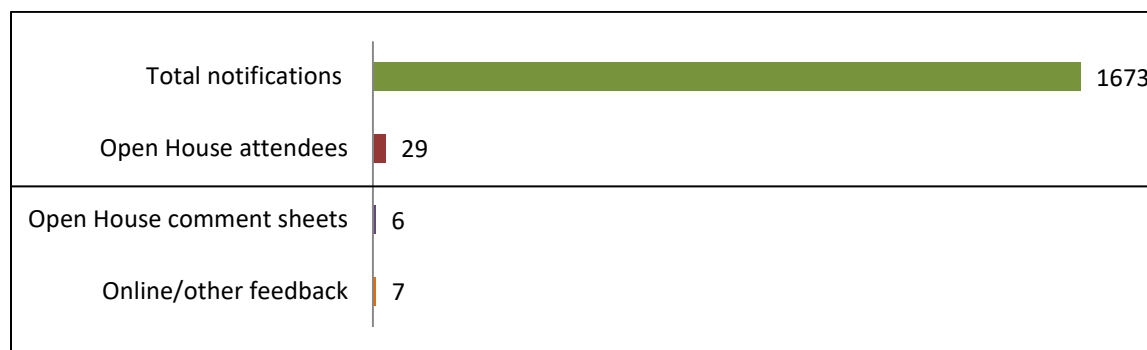
Community Open House

On July 16, 2019 a community open house was held from 5:00-7:30pm at St. Mary's Ukrainian Catholic Centre, 3150 Ash Street. 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:

- 6 comment sheets, and 7 letters, e-mails, online comment forms, and other feedback were received from the public in response to the July 16, 2019 open house.



* 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 support fell in the following areas:

- **Building design and aesthetics:** The proposed development was considered to have an attractive design that will accentuate a prominent corner in the Cambie Village area. Of those who commented, some mentioned their appreciation for the proposed setbacks, exterior surfaces, insulation envelope, and shared outdoor and indoor amenity space.
- **Building height and density:** The proposed height and density was considered to be appropriate at this location given its location between two Skytrain stations.

Generally, comments of concern fell into the following areas:

- **Building density:** Some commented that the proposed density should not exceed the FSR range outlined in the Cambie Corridor Plan which allows for 2.5-3.0 FSR.
- **Increased traffic:** The proposed density was considered to contribute to increased traffic volumes at the intersection of 16th Avenue and Cambie Street, which is an intersection that some currently perceive to be dangerous for drivers and pedestrians. Of those who commented, some consideration should be made to explore ways of reducing congestion and improving general safety.
- **Building design and aesthetics:** The building was considered to be unappealing.

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

General comments of support:

- Appropriate ratio of parking spaces to proposed residential units and commercial retail space.
- Proposal will contribute to local housing supply and appreciative that development will not displace any tenants.
- Appreciative of proposed commercial retail space.

General comments of concern:

- Proposal does not address the need for increased rental units or affordable units in Vancouver.
- Insufficient number of parking spaces to adequately serve tenants, visitors, and customers to commercial units. *(Note that this comment referenced an erroneous statistics that proposed 38 parking spaces. This number was later corrected for a total of 60 proposed parking spaces).*
- Future developments along the Cambie Corridor may restrict or disrupt residents' view of North Shore mountains.

Neutral comments/suggestions/recommendations:

- Would prefer to see more commercial spaces along the Cambie Corridor.
- Would like to see the development consider a future access point for a station on the Canada Line.
- Preference to see the shared indoor and outdoor amenity space located on the rooftop.

* * * * *

3220 Cambie Street
FORM OF DEVELOPMENT

Perspective View from 16th Avenue and Lane



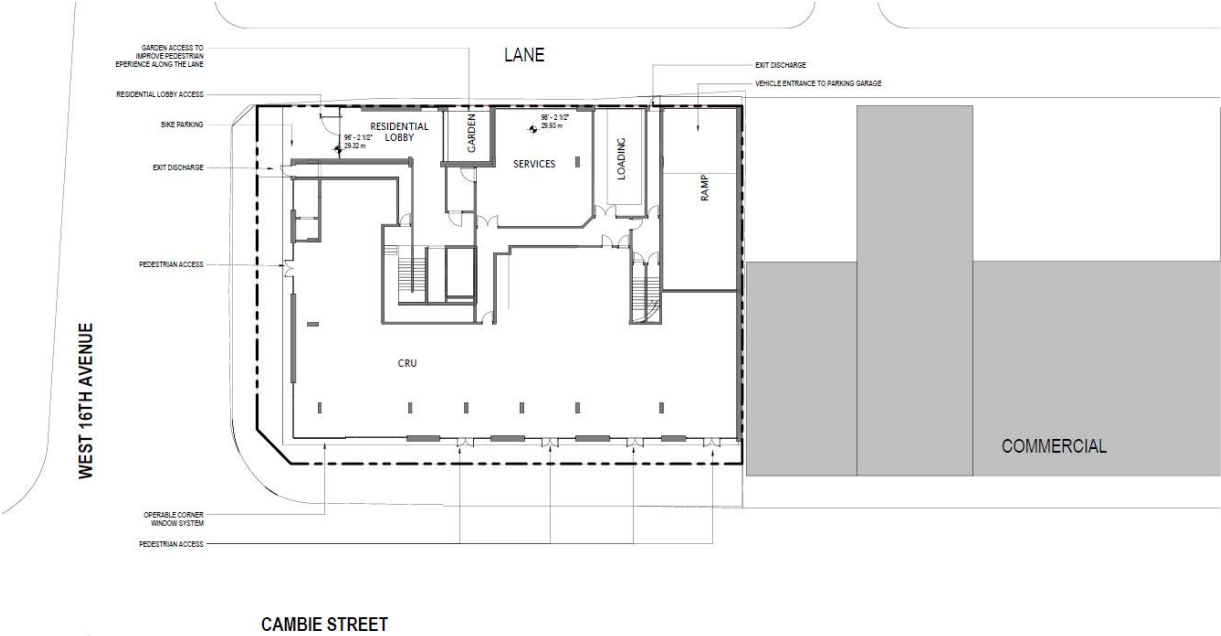
Perspective View from 16th Avenue and Cambie Street



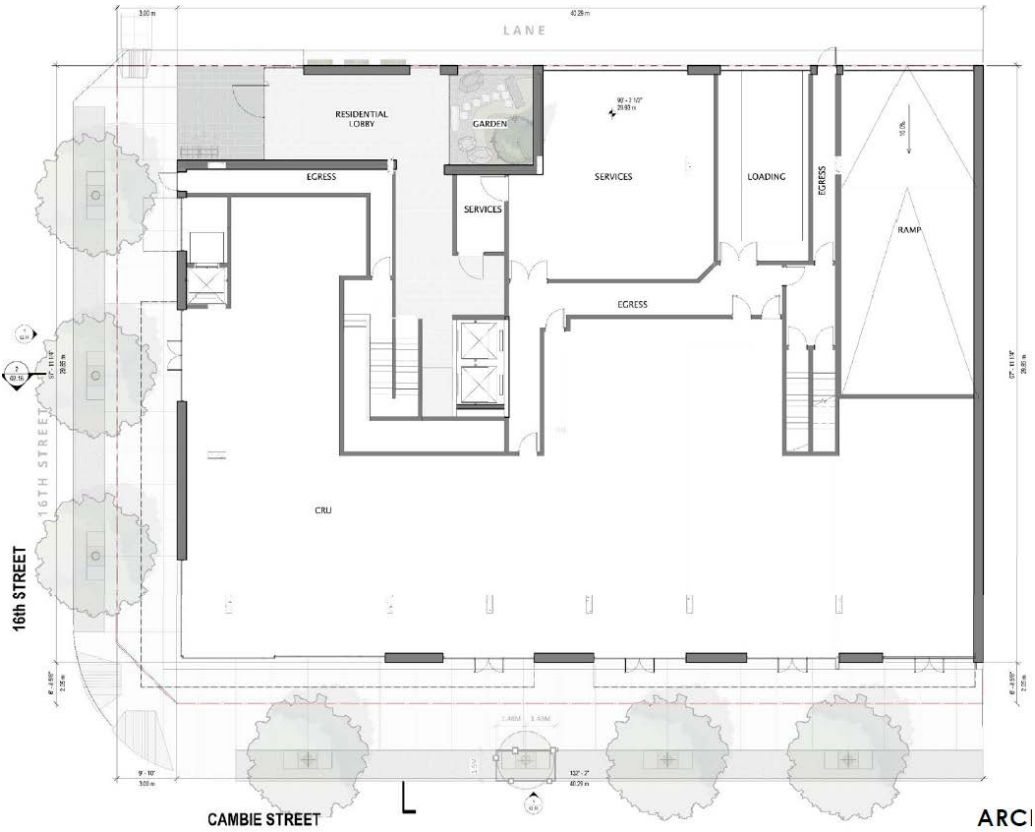
Building Façade and Balconies



Site Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



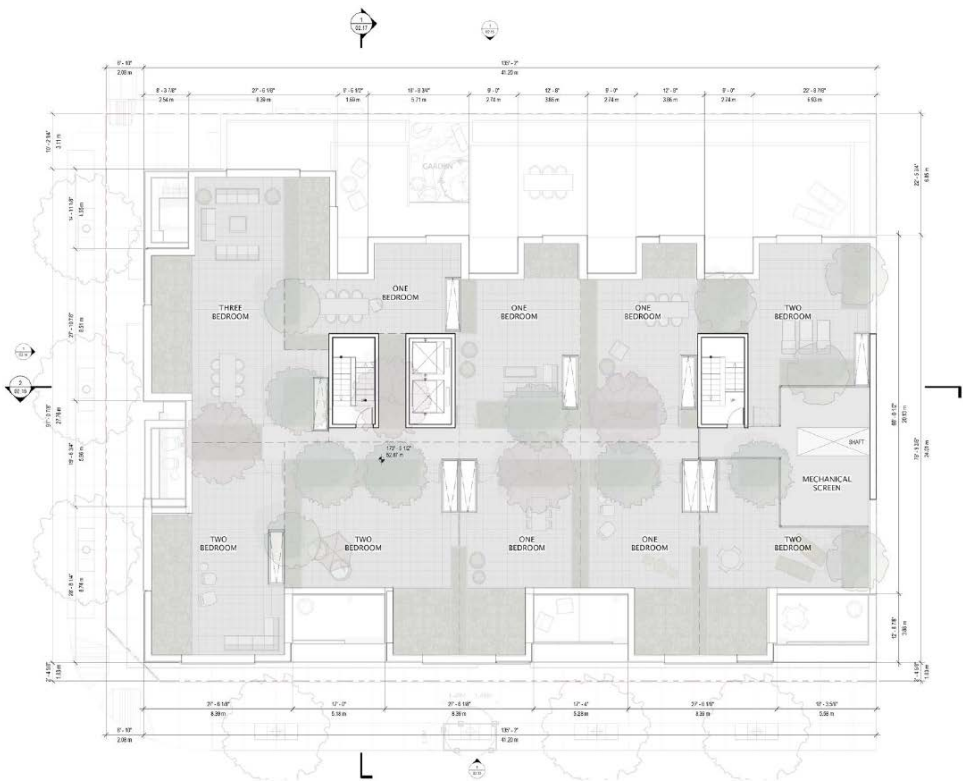
Fifth Floor Plan



Sixth Floor Plan



Roof Plan



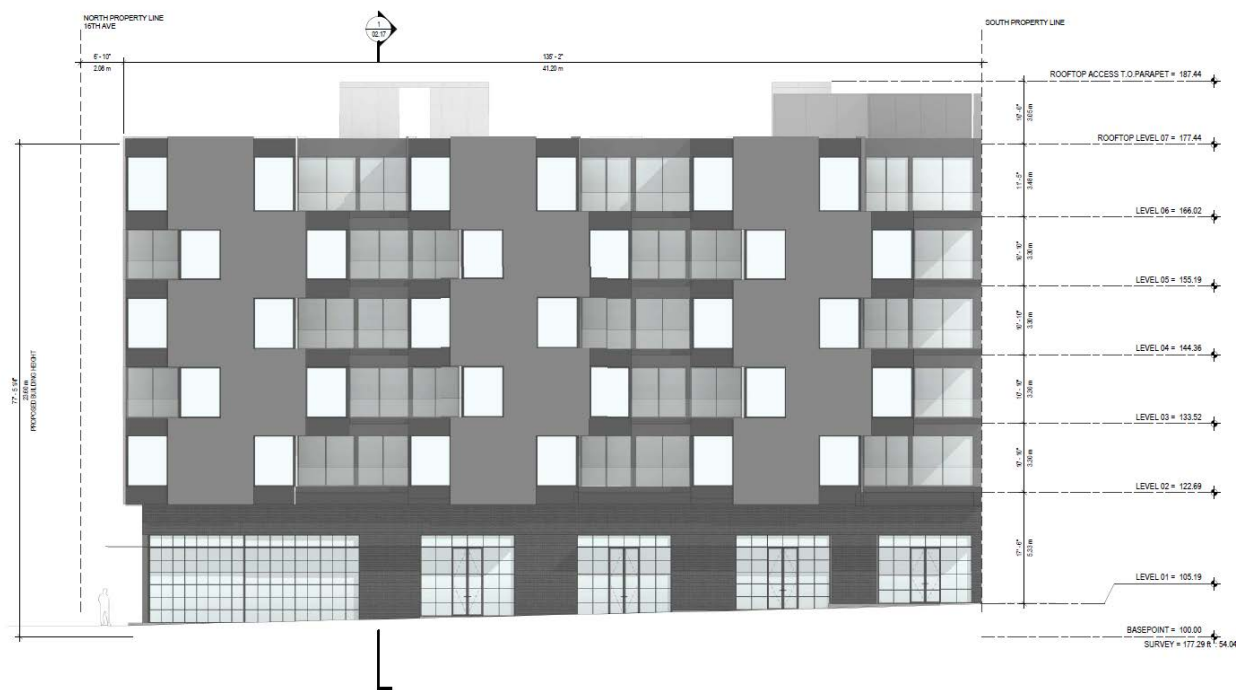
Landscape Plan



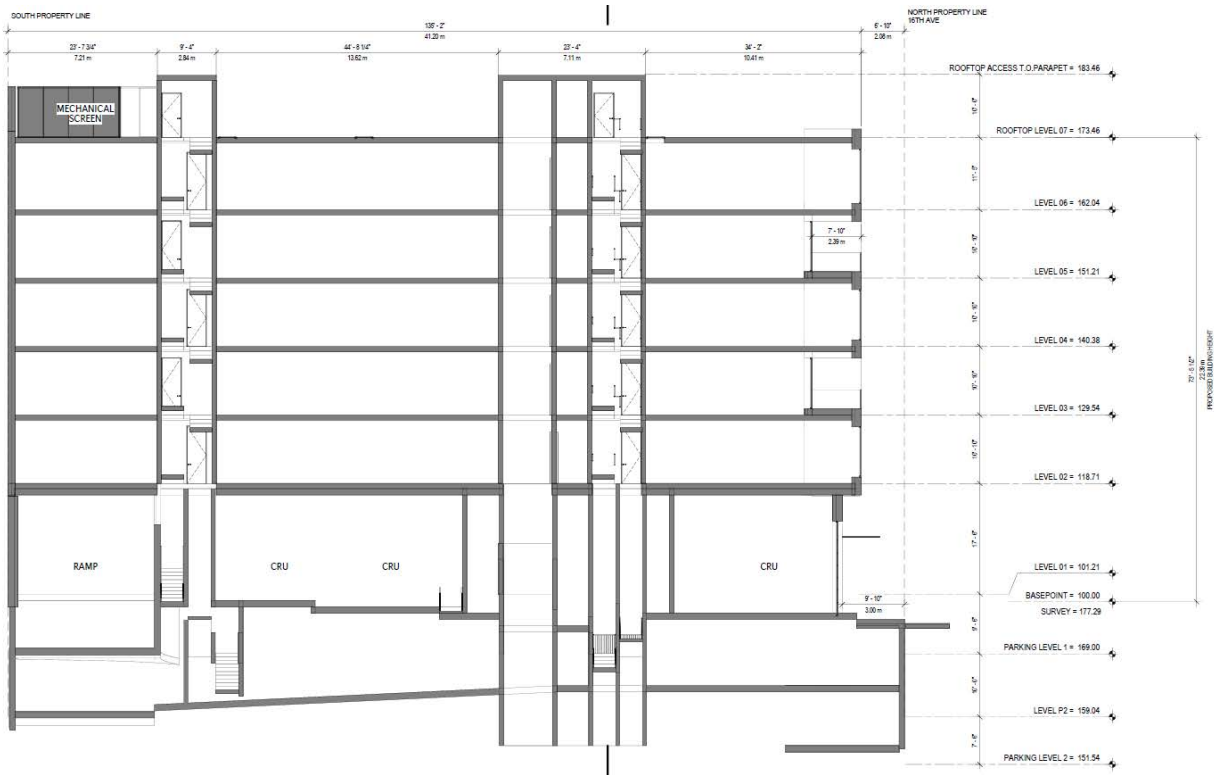


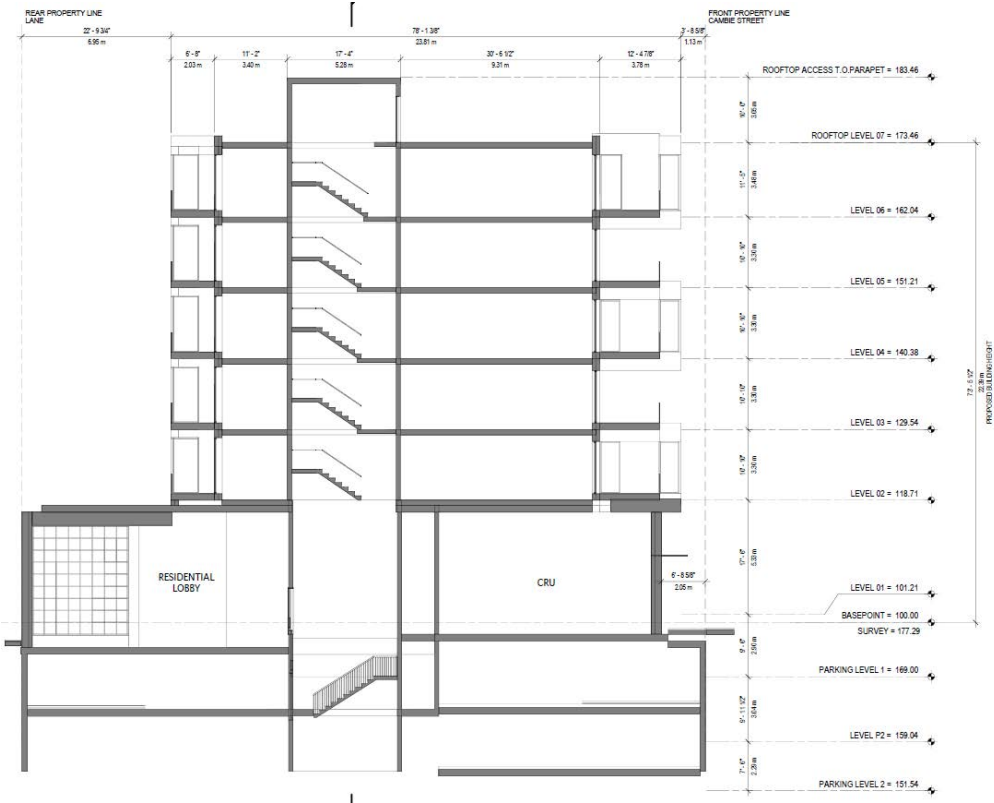


West Elevation



Sections





Shadow Study



Spring Equinox Shadow Studies



Summer Solstice Shadow Studies



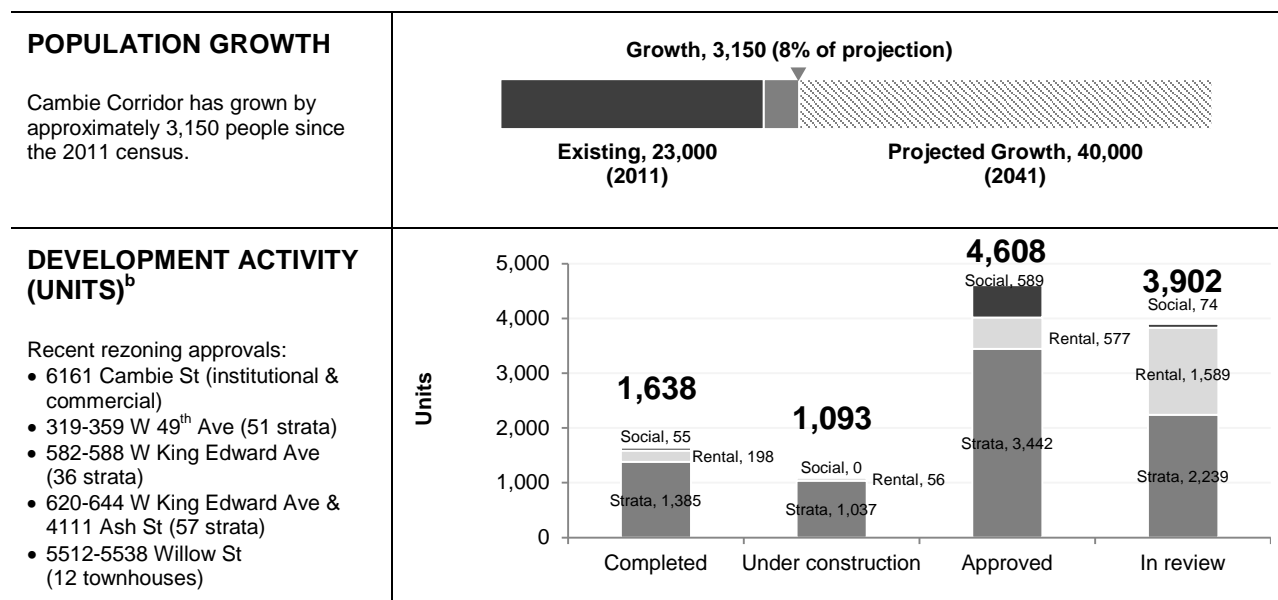
Autumn Equinox Shadow Studies



Winter Solstice Shadow Studies

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



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits by 2041 (+) ^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"> • 55 social housing units (5688 Ash St, 4899 Heather St) • 98 temporary modular housing units (5077 and 5095 Heather St)^e • 198 rental units (458 W 41st Ave, 4867 Cambie St, 611 W 41st Ave, 210-262 W King Edward Ave) ○ 56 rental units (408 W King Edward Ave) 	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 ○ 29th and Cambie Plaza 	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"> • James Residence (567 King Edward Ave) • Milton Wong Residence (5010 Cambie St) ○ Turner Dairy Heritage Redevelopment ○ 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 (17th and Yukon) • Playground Renewal at Douglas Park 	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) 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 insight on progress 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. Money collected between Phase 2 and Phase 3 was allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include: two affordable housing sites; 2 childcare facilities; new Family Place; 2 artist studios; and land acquisition for 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](#).

^e In previous PBS trackers, temporary modular housing units were considered social housing units. Projects are now included for information, but do not count towards affordable housing targets.

**3220 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

6-storey mixed-use building, containing 48 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	C-2	CD-1
FSR (site area = 1,376 sq. m / 14,811 sq. ft.)	2.5	3.75
Buildable Floor Space (sq. ft.)	37,028	Total 55,581 Commercial: 7,384 Residential: 48,197
Land Use	Mixed-Use	Mixed-Use
Summary of development contributions expected under proposed zoning		
City-wide DCL ¹		\$989,010
City-wide Utilities DCL ¹		\$525,443
Community Amenity Contribution		\$2,077,936
TOTAL VALUE OF PUBLIC BENEFITS		\$3,592,389

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.

3220 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
3220 Cambie Street	007-945-795	Lot E, Block 501, District Lot 526, Plan 21317

Applicant Information

Architect	Olson Kundig, in partnership with IBI Group
Developer/Property Owner	Wesgroup Properties / West 16th Avenue & Cambie Street Investments Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended Changes
Zoning	C-2	CD-1	
Site Area	1,376 sq. m (14,811 sq. ft.)	1,376 sq. m (14,811 sq. ft.)	
Land Use	Mixed-use	Residential uses and a mix of cultural and recreational, office, retail, and service uses	
Maximum FSR	2.5	3.79	3.75
Maximum Height	13.8 m (45 ft.)	23.6 m (77.4 ft.)	23.2 m (76 ft.)
Floor Area	3,440 sq. m (37,028 sq. ft.)	Total: 5,163.6 sq. m (55,581 sq. ft.) Commercial: 7,384 sq. ft. Residential: 48,197 sq. ft.	
Residential Units	-	Total: 47 strata units One-bedrooms: 26 Two-bedrooms: 16 Three-bedrooms: 5	Total: 48 strata units One-bedrooms: 25 Two-bedrooms: 18 Three-bedrooms: 5
Parking and Bicycle Spaces	As per Parking By-law	Proposed: 62 vehicle spaces, 2 Class B loading space, 100 Class A bicycle spaces	As per Parking By-law
Natural Assets	1 City street trees 2 on-site trees	6 City street trees (1 retained, 5 additional) 23 on-site trees	

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