



REFERRAL REPORT

Report Date: April 21, 2020
Contact: Theresa O'Donnell
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RTS No.: 13841
VanRIMS No.: 08-2000-20
Meeting Date: May 26, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 486 West 26th Avenue

RECOMMENDATION

- A. THAT the application by Billard Architecture Inc., on behalf of 1162930 B.C. Ltd., the registered owner, to rezone 486 West 26th Avenue [*Lot 1, Block 701, District Lot 526, Plan 6539; PID: 010-872-698*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 2.51 and the building height from 10.7 m (35 ft.) to 19.9 m (65 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 Billard Architecture Inc., received June 13, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B.

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 486 West 26th Avenue from RS-1 (One-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, all over two levels of underground parking. A height of 19.9 m (65 ft.) and a density of 2.51 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 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 Rezonings (2010, last amended 2017)*
- *Community Amenity Contributions – Through Rezonings (1999, last amended 2018)*
- *Zero Emissions Building Plan (2016)*
- *Renewable City Strategy (2015)*
- *Urban Forest Strategy (2014)*

REPORT

Background/Context

1. Site and Context

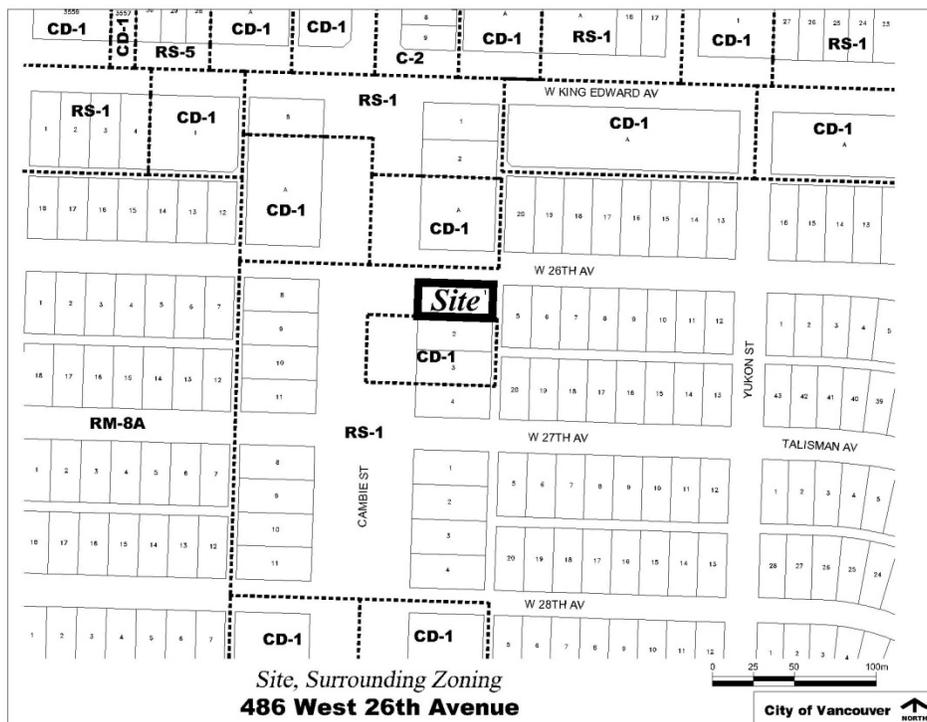
The site is located at the southeast corner of Cambie Street and 26th Avenue, with a frontage of approximately 21 m (68 ft.) along Cambie Street and approximately 46 m (150 ft.) along 26th Avenue. It is comprised of one RS-1 zoned lot totaling approximately 941 sq. m (10,131 sq. ft.) in size and currently developed with one detached home (see Figure 1).

The single detached home was constructed in 1985 and does not have heritage designation.

Sites along Cambie Street, north and south of the subject site are designated as six-storey mid-rise residential development under the *Cambie Corridor Plan* (the “Plan”). Many of these sites have already been rezoned to CD-1 to allow for such developments, as shown in Figure 1. Across the lane to east, the Plan allows for three-storey townhouses with densities of up to 1.2 FSR.

The site is located two blocks south of the King Edward Canada Line station, with convenient bus service on Cambie Street. Queen Elizabeth Park and Hillcrest Community Centre are located to the south-east, within walking distance of the subject site.

Figure 1: Location Map - Site and Context



Development Permitted under the Site’s Existing Zoning – If the site were to redevelop under the existing RS-1 zoning, a one-family dwelling could be constructed, with the option to include a secondary suite and a laneway house or alternatively, a two-family dwelling (duplex) could be constructed and be strata-titled with the option of one lock-off basement rental suite.

2. Policy Context

Cambie Corridor Plan – The subject site is located within the Queen Elizabeth neighbourhood of the Plan. Section 4.2.2 of the Plan supports residential buildings up to six storeys in height for this site. A density range of 2.0 to 2.5 FSR is suggested in the Plan. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

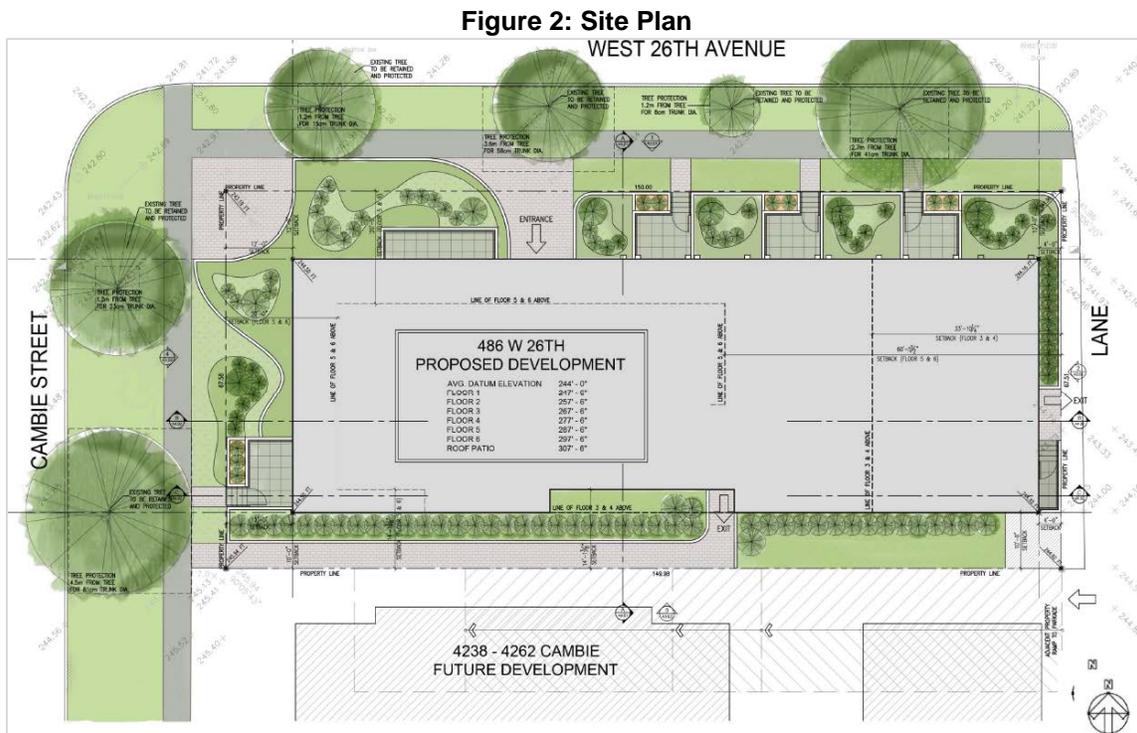
The Plan also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with common outdoor amenity space.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit a six-storey residential building (see Figure 2). Ground level units have patios that can be accessed directly from the street. A shared indoor amenity room connected to an outdoor amenity area is located on level three, with additional outdoor amenity spaces located on level five and on the roof.

A density of 2.51 FSR is proposed with a building height of 19.9 m (65 ft.). Two levels of underground parking are proposed to be accessed from the lane.



2. Land Use

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

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

The proposal consists of a six-storey residential building, with two levels of underground parking accessed from the lane. The Plan allows for consideration of a longer building form on this corner lot that wraps around the corner and frames the flanking street, with step backs required above the second and fourth storey at the rear. The additional stepping allows for additional terraced roof decks, including space for a children’s outdoor play area proposed on the third level. Shadowing is minimized as the lot is located at the northern end of the block and the upper storeys align with the neighbouring building and open space. The application generally adheres to setbacks and activation of the street frontages and based upon urban design performance review, the proposed density and height are appropriate for this site.

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 are supportive of the proposed form of development subject to conditions outlined in Appendix B which include refinements for a more integrated architectural expression, livability improvements, public realm enhancements and recommendations to add more green roofs.

Figure 3: Perspective View



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.

As the application involves only one RS-1 lot, the TRP 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 (11 one-bedroom units [38%], 15 two-bedroom units [52%], and three 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 through a shared ramp with the neighbouring property. The application proposes a total of 33 vehicle parking spaces for the 29 dwelling units, including two accessible and three visitor spaces, which meet the requirements of the Vancouver Parking By-law. The application proposes 36 Class A bicycle spaces which does not meet the Parking By-law. Provision of one Class A loading bay and six Class B bicycle spaces are required, as none are currently proposed.

Engineering conditions of approval are set out in Appendix B and also address the above parking requirements.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments 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 permits to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There is one on-site tree and six City street trees associated with this development. All six City street trees are retained and protected. Consideration of relocation of the on-site tree is included as a condition of rezoning. Six replacement trees are to be planted on site.

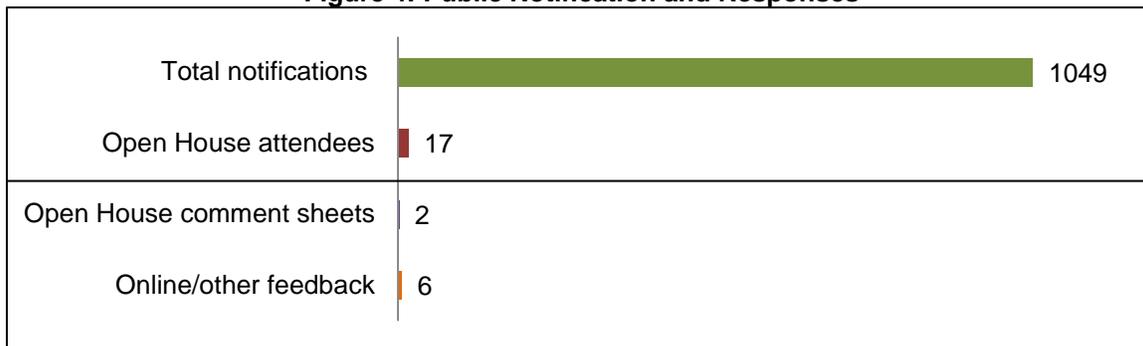
Landscape conditions are set out in Appendix B and a summary of the natural assets is included in Appendix H.

PUBLIC INPUT

Public Notification and Open House – A rezoning information sign was installed on the site on July 8, 2019. Approximately 1049 notification postcards were distributed within the neighbouring area on or about September 16, 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 30, 2019, a community open house was held from 5-7 pm at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 17 people attended the Open House.

Public Response and Comments – Staff received a total of eight 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: Public Notification and Responses



* 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 the building’s design with specific mention to the use of colour in the building façade. The proposed building height was considered appropriate. There was general concern about the building’s height, massing, and design as it relates to adjacent buildings, including the longer building form adjacent to a courtyard design. Some respondents expressed a desire to see both strata and rental tenure in this proposal as well as commercial retail units at grade.

Staff Response to Public Comments

Building Form – The Plan allows specific consideration for longer building forms for sites on the northern end of a block. The intent is to create residential entries along both Cambie and 26th Avenue and provide a better transition to the townhouses permitted across the lane. The shadowing on the neighbouring property is minimal and the form aligns with the intent of the built form guidelines in the Plan.

Unit Tenure – The Plan allows for a choice of tenure in this location. Other areas of the Plan require rental tenure and include retail components. Strata is an acceptable tenure type in this location.

Staff have reviewed the comments and have determined that the proposal responds to the intent of the *Cambie Corridor Plan*, subject to the conditions in Appendix B which include further design development of the building. A detailed summary of public feedback is included in Appendix D.

PUBLIC BENEFITS

Required Public Benefits

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 2,358 sq. m (25,382 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$717,295 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.

Public Benefits Offered by the Applicant

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a 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 is the basis for all four- and six-storey market residential rezoning proposals within the Plan.

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

The applicant has offered a cash CAC of \$1,888,711 based on the net additional increase in floor area of 18,337 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. 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 \$717,295 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$1,888,711 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.

* * * * *

**486 West 26th Avenue
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 941 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 2.51.
- 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 sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 19.9 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 (Leq24) 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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486 West 26th Avenue
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 Billard Architecture Inc., received June 13, 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) Enhance activation of the lane.

Note to Applicant: Units with entry facing the lane should provide a 1.8 m (6 ft.) - 2.4 m (8 ft.) rear yard setback to allow for a patio entry and more robust landscaping (see landscape condition 10 (a)).

(b) Provide street access for corner ground level unit.

(c) Clarify usability of curvilinear retaining walls, extent of planted areas within curvilinear boundaries and paved area at corner location.

Note to Applicant: Curvilinear approach may not be compatible with the streetscape based on submitted clarification and streetscape review.

2. Design development to improve livability as follows:

(a) Improve daylighting to south-facing bedrooms.

Note to Applicant: This can be achieved with larger windows while minimizing overlook with screening or translucent glazing.

(b) Improve usability of balconies, increase depth to a minimum of 1.5 m (5 ft.).

(c) Revisit vertical art affixed to the building to improve views and daylighting for units.

- (d) Ensure amount of unit storage meets the requirements of the Bulk Storage bulletin: <http://bylaws.vancouver.ca/bulletin/b004.pdf>
3. Design development to building elevations as follows:
- (a) Refine architectural expression for a more integrated approach.
- (b) Maintain high quality exterior cladding material, such as proposed brick at subsequent phases of development.
- (c) Enhance south elevation facing neighbouring courtyard.
- Note to Applicant: This can be achieved with colour, patterning, or robust planting given the southern orientation.
4. Minimize perceived height on all elevations.
- Note to Applicant: Setback rooftop planters a minimum of 0.6 m (2 ft.) from the face of exterior walls below.
5. Consideration to add robust green roofs at third and fifth storey in addition to proposed green roof on rooftop (See landscape condition 11).
- Note to Applicant: Green roofs provide a visual and social amenity, as well as contributing to the building's performance with regards to the City's sustainability objectives.
6. Design development to adopt a bird-friendly strategy for the building's design.
- Note to Applicant: Please see Bird-Friendly Design Guidelines at <http://former.vancouver.ca/commsvcs/guidelines.B021.pdf>.

Sustainability

7. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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*s – *Process and Requirements* (amended April 28, 2017 or later).
8. Identification on the plans and elevations of any built elements contributing to the building's sustainability performance in achieving the requirements as dictated by the *Green Buildings Policy for Rezoning*s and explore further strategies to improve green

building performance and identify significant thermal bridges and their resolution on design drawings.

Note to Applicant: Additional strategies could include but are not limited to utilizing solar shading devices and green roof technologies.

Crime Prevention through Environmental Design (CPTED)

9. 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

10. Design development to enhance the lane interface as follows:
 - (a) For units with entry facing lane, provide a 1.8 m (6 ft.) - 2.4 m (8 ft.) minimum rear yard setback to allow for a patio entry and planting bed.

Note to Applicant: This can improve the entrance to unit 106 from the lane.
 - (b) Incorporate landscape materials adjacent to the lane to include climbing plants, hanging plants from roof above, and/or shrubs and trees of suitable growing habit.
11. Design development to expand programming on third and fifth floor to include intensive green roof on flat roof portions, including urban agriculture plots, softening with planting at edges, other opportunities for common social interactions.

Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc.
12. 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.
13. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m (3.2 ft.) across and 1.2 m (3.9 ft.) down) to maximize contiguous soil volumes.

14. Provision of complete Landscape plans for proposed roof deck amenity.

Note to Applicant: This includes open space amenity and children's play area as mentioned in the design intent.

15. Provision of coordination between site plan and landscape plan.

Note to Applicant: Design of entry pathways, entrance plaza and planting beds to be coordinated on both plans.

16. Consideration of relocation of Site tree #1 (Magnolia tree), proposed for removal in the arborist report.

17. 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) use permeable paving;
- (e) employ treatment chain systems (gravity fed, wherever possible); and
- (f) 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.

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

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

Note to Applicant: 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.

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".

22. 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 Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

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

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

24. Provision of an outdoor Lighting Plan.

Sustainability

25. 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

26. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law, except provision of one (1) Class A loading space.

Note to Applicant:

- Parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) under the TDM policy.
 - *Cambie Corridor Public Realm Plan* recommends Class A loading spaces to be located at grade.
27. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
28. 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.
29. 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.

30. 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.”*
31. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
32. Ensure City of Vancouver approved building grades are met on architectural drawings.
33. Remove retaining wall, planters and landscape mounds from City property.
34. Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.
35. Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.
36. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
 - (b) Provision of bicycle parking must be above or within the first level of automobile parking.
 - (c) Provision of Class A bicycle parking in compliance to the Bylaw minimum dimensions.
 - (d) Provision of a minimum 5% oversized bicycle parking.

Note to Applicant: Please see Section 6.3.9 of the Parking Bylaw for bicycle space size requirements. If floor space is a design constraint, the applicant has the option to explore vertical and/or stacked bicycle parking spaces. These spaces must be for all ages and abilities. Please see Section 6.3.13 of the Parking Bylaw for the supply and design requirements.

37. 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) A minimum 1.2 m (3.9 ft.) offset between Stall 32 and Stair Core 2 to improve pedestrian access.

- (b) Provision of improved access to Stall 32. Adequate maneuvering space should be provided for a vehicle to reverse out of the Stall and turnaround.
- (c) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls.

- (d) A minimum 6.6 m (21.6 ft.) maneuver aisle width for the typical standard and small car stalls.

Note to Applicant: Maneuver aisle width can be reduced in accordance to [Appendix A](#) of the "Parking and Loading Design Supplement".

- (e) 2.3 m (7.6 ft.) of vertical clearance is required for access and maneuvering to all disability spaces.

Note to Applicant: Overhead projections into disability spaces are not permitted.

- (f) Vertical clearance of overhead projections into vehicle parking spaces must not be less than 1.2 m (4 ft.) and projection into the space must not be more than 1.2m (4 ft.).

- (g) Provision of secured resident parking as per the Parking By-law.

Note to Applicant: Visitor parking and Class A loading should be separated from the secured overhead resident parking with an overhead gate. Assessable parking should also be located within the secured area.

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) Dimension of column encroachments into parking stalls.
- (c) Show all columns in the parking layouts.
- (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) 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.
 - (i) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (j) The location of all poles and guy wires to be shown on the site plan.
39. Submission of a revised hydrogeological report will be required for approval by the City prior to rezoning enactment. The following must be addressed in this final report:
- (a) Per the Hydrogeological Study dated April 2019, include the results of the proposed semi-monthly water level monitoring:
 - i. Provide the dimensions of the site in square metres;
 - ii. Describe proposed construction dewatering method;
 - (b) Include a plan for managing any groundwater encountered 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;
 - (c) Provide a quantitative estimate (in litres per second) of the anticipated construction dewatering rate and permanent groundwater discharge rate;
 - (d) Provide an Impact Assessment, as outlined in the Groundwater Management Bulletin, including proximity of the proposed development to any nearby wells in the area;
 - (e) 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.

Green Infrastructure

- 40. 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.
- 41. 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.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch at Marine Gateway location prior to moving forward with the RWMP and resubmission at DP. 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. Drawings appear to show that the southerly foundation wall is proposed to be placed on the neighbouring property at Levels P1 & P2 (see pages A2.01, A2.02 and A4.01). The shared access agreement registered as CA6908904-7 allows for access to underground parking by way of the neighbouring site and through an entranceway between the two sites at the P1 level; however the agreement does not allow the subject site to place or make use of a foundation wall on the neighbouring site, other than as an entranceway. The subject site must have its own foundation wall within its property lines.
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.
 - (i) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Wedler Engineering LLP on June 11, 2019, no water main upgrades are required to service the development.

Note to Applicant: The proposed development can be serviced by the 150 mm main along 26th Avenue, or the 200 mm main along Cambie Street. Service connections cannot be larger than the main by which the property is serviced. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main on Cambie Street from 200 mm to 300 mm. The developer is responsible for 100% of the cost of the upgrading.

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.

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

Implementation of development(s) at 486 West 26th Avenue requires the following in order to maintain acceptable SAN and STM sewer flow conditions:

- i. A cash payment of \$750,000 towards sewer upgrades related to the development including separating 309 m of COMB main on W 26th Ave from L/E Cambie St (MH__FJCS93) to Columbia St (MH__FJCS9K).

The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the sewer delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

The 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.

- (iii) 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.
- (iv) Provision for 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.
- (v) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
- (vi) Street improvements along Cambie Street adjacent to the site and appropriate transitions including the following:
 - i. 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. Improvements to landscaping of the Heritage Boulevard adjacent the site; and
 - iii. Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (vii) Street improvements along 26th Avenue adjacent to the site and appropriate transitions including the following:
 - i. “Park Connector Street” public realm treatment as per the Cambie Corridor Public Realm Plan;
 - ii. 2.14 m (7 ft.) wide light broom finish saw-cut concrete sidewalk;
 - iii. Adjustment to all existing infrastructure to accommodate the proposed street improvements;
 - iv. Mill and paving of 26th Avenue to center line. Paving area should encompass section of road around the lane crossing where the existing pavement is in poor condition; and
 - v. New type A curb and gutter along 26th Avenue.
- (viii) Rebuild existing lane adjacent to development site as per “Higher Zoned Lane”. Relocate catch basins in the lane to ensure all the lane runoffs get directed into the catch basins.
- (ix) Provision of speed humps in the lane south of the 400 block of West 26th Avenue and the lane east of the 4200 block of Cambie Street.
- (x) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) as per current CoV standards at the lane crossing on 26th Avenue adjacent to the site.
- (xi) 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.

- (xii) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

- 3. 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.

4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

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 BC 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.

Sustainability

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

Green Infrastructure

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

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

Environmental Contamination

7. As applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services,

the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

Community Amenity Contribution

8. Pay to the City the cash Community Amenity Contribution of \$1,888,711 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.

* * * * *

**486 West 26th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *Lot 1, District Lot 526, Plan 6539; PID: 010-872-698* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**486 West 26th Avenue
ADDITIONAL INFORMATION**

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on July 8, 2019. Approximately 1049 notification postcards were distributed within the neighbouring area on or about September 16, 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 30, 2019 a community open house was held from 5:00-7:00 pm at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 17 people attended the Open House.

Public Response

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

- Two comment sheets, and six letters, e-mails, online comment forms, and other feedback were received from the public in response to the September 30, 2019 open house.

Total notifications	 1049
Open House attendees	 17
Open House comment sheets	 2
Online/other feedback	 6

* 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 into the following areas:

- Appealing building design with specific mention to the use of colour and artistic expression on the building façade.
- Appropriate height and density considering location on an arterial road and proximity to rapid transit.

Generally, comments of concern fell into the following areas:

- Inappropriate height and massing that does not transition well into surrounding neighbourhood.
- Insufficient visitor parking and bicycle parking.
- Unappealing building design with specific concern regarding the limited daylight that will be available to bedrooms and living areas in units on the south side of the building.
- Insufficient setback between adjacent buildings south of the proposal site on Cambie Street.

Neutral comments/suggestions/recommendations:

- Preference to see both strata and rental tenure.
- Would like to see trees preserved on site.
- Preference to see commercial retail units provided at grade.
- Questions regarding information presented at the open house where some drawings included inaccurate information.
- Questions regarding public notification process.

* * * * *

**486 West 26th Avenue
FORM OF DEVELOPMENT**

Perspective: Cambie Street Facing South East



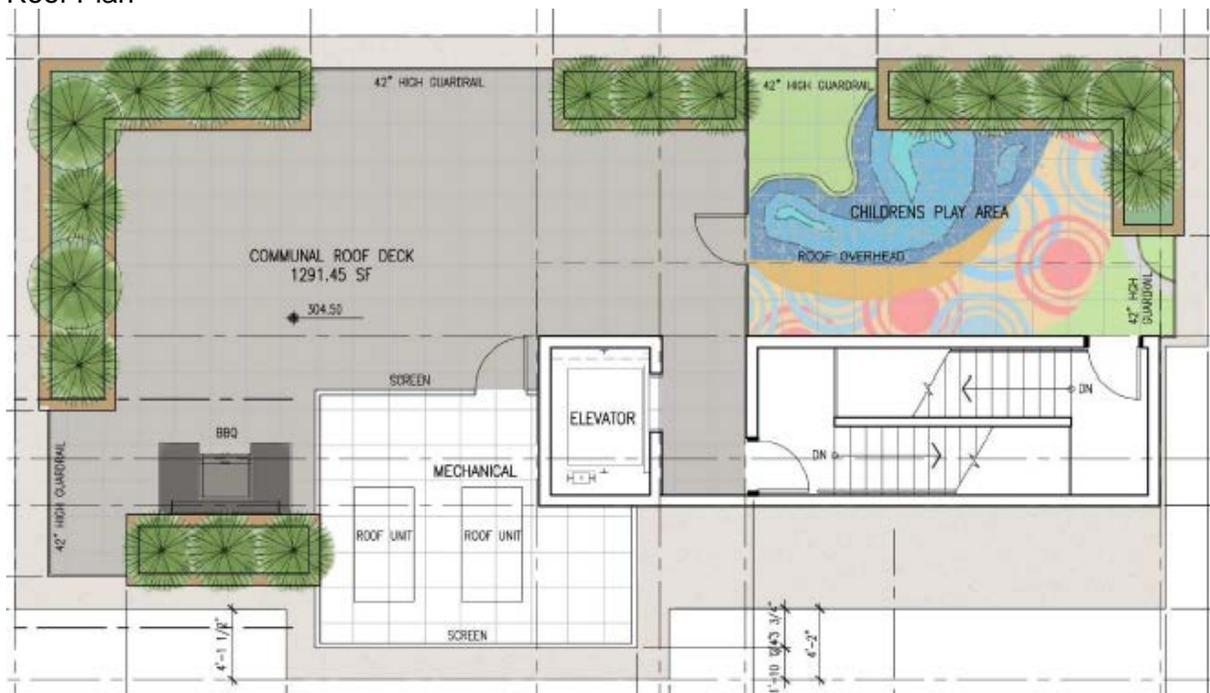
Perspective: 26th Avenue Facing South West



Section



Roof Plan



North Elevation and East Elevation (26th Avenue and Lane)



1 NORTH ELEVATION
AS15 1/8"=1'-0"

2 EAST ELEVATION
AS15 1/8"=1'-0"

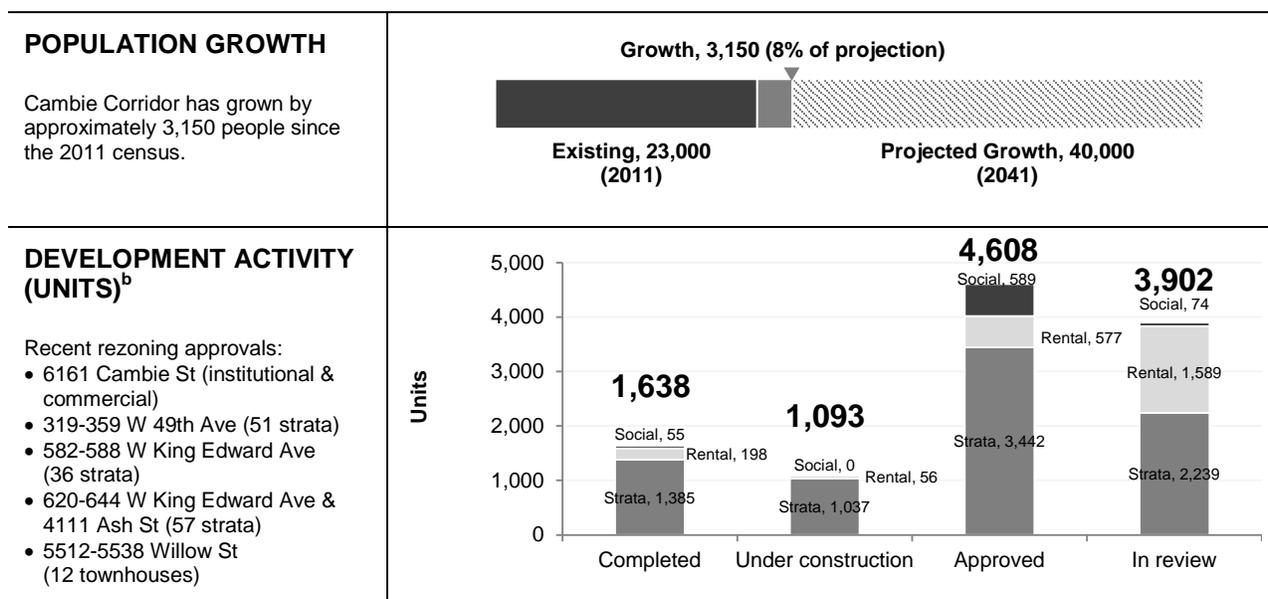
South and West Elevation (Interior lot line and Cambie)



3 SOUTH ELEVATION
AS15 1/8"=1'-0"

4 WEST ELEVATION
AS15 1/8"=1'-0"

**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.

**486 West 26th Avenue
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	RS-1	CD-1
FSR (site area = 941 sq. m / 10,131 sq. ft.)	0.70	2.51
Buildable Floor Space (sq. ft.)	7,092	25,382
Land Use	Single-Family Residential	Multi-Family Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$461,191
City-wide Utilities DCL ¹	\$256,104
Community Amenity Contribution	\$1,888,711
TOTAL VALUE OF PUBLIC BENEFITS	\$2,606,006

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.

**486 West 26th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
486 West 26th Avenue	010-872-698	Lot 1, Block 701, District Lot 526, Plan 6539

Applicant Information

Architect	Billard Architecture Inc.
Developer/Property Owner	1162930 B.C. Ltd

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended Changes
Zoning	RS-1	CD-1	
Site Area	941 sq. m (10,131 sq. ft.)	941 sq. m (10,131 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.70	2.51	
Maximum Height	10.7 m (35 ft.)	19.9 m (65 ft.)	
Floor Area	658.7 sq. m (7,092 sq. ft.)	2,358 sq. m (25,382 sq. ft.)	
Residential Units	-	Total: 29 strata units One-bedrooms: 11 Two-bedrooms: 15 Three-bedrooms: 3	
Parking and Bicycle Spaces	As per Parking By-law	Proposed as per Parking By-law: 33 vehicle spaces, 0 loading spaces, 36 bicycle spaces	Provision of 1 Class A loading space and 6 Class B bicycle spaces
Natural Assets	6 city trees 1 on-site by-law trees	6 city trees 6 new on-site trees	Relocation of 1 on-site tree

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