



REFERRAL REPORT

Report Date: June 9, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13871
VanRIMS No.: 08-2000-20
Meeting Date: June 23, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 526-528 West 37th Avenue

RECOMMENDATION

- A. THAT the application by GUD Group, on behalf of D&W Investments Ltd, the registered owner, to rezone 526-528 West 37th Avenue [*PID 009-972-706; Lot 19, Block 875, District Lot 526, Plan 8664*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.44 and the maximum building height from 9.2 m (30 ft.) to 20.2 m (66.2 ft.) to permit the development of a six-storey residential building containing 22 strata-titled units be referred to a Public Hearing, together with:
- (i) plans prepared by GUD Group, received July 4, 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 the Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Parking 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 Parking 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 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; and
 - (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 a site located at 526-528 West 37th Avenue from RT-2 (Two-Family) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing 22 strata-titled units. The site is located in the Oakridge neighbourhood of the *Cambie Corridor Plan* (the “Plan”).

Staff have assessed the application and conclude that it meets the intent of the Plan. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Cambie Corridor Plan* (2018)
- *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 2018)
- *Urban Forest Strategy* (2014)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2018)

REPORT

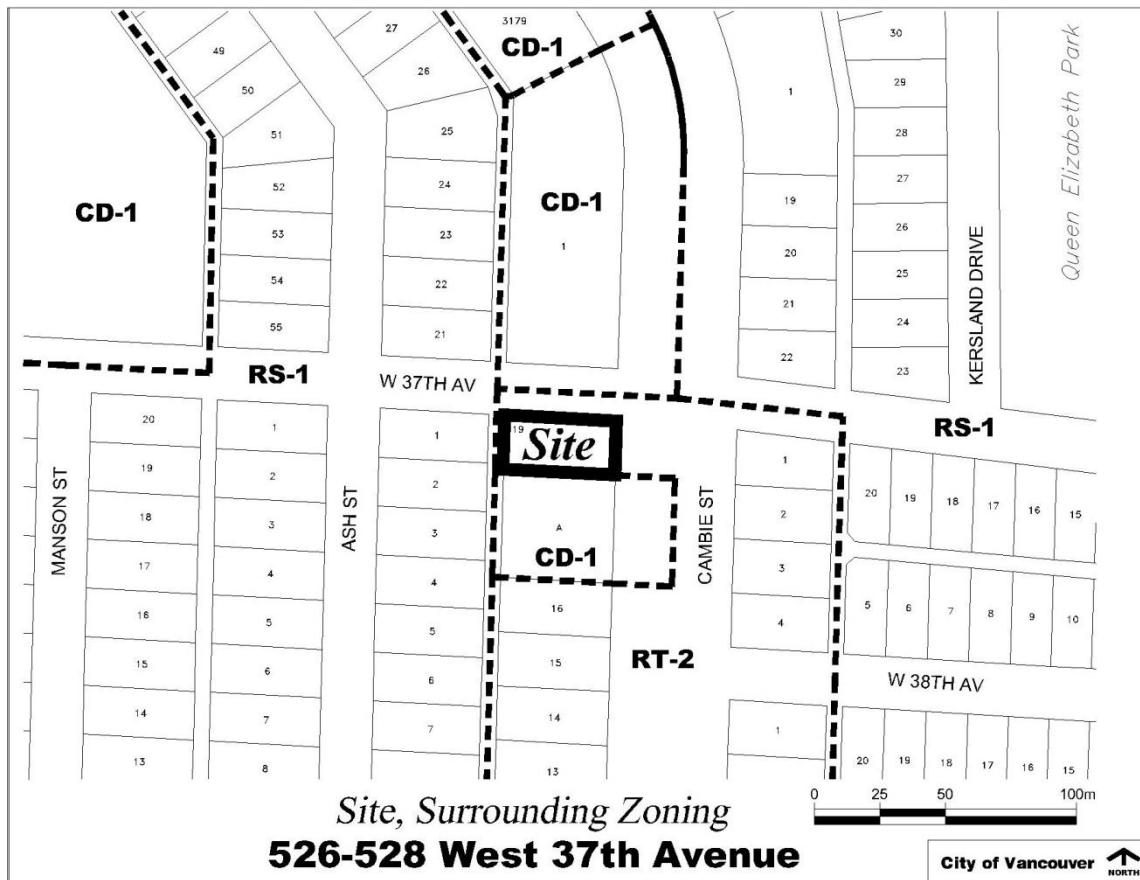
Background/Context

1. Site and Context

The subject site comprises one legal parcel located at the southwest corner of 37th Avenue and Cambie Street (see Figure 1). The total site size is 879.7 sq. m (9,469 sq. ft.), with a frontage of 20.62 m (67.65 ft.) along 37th Avenue and a depth of 42.68 m (140.02 ft.) along Cambie Street. The site is currently zoned RT-2 and developed with one duplex.

Immediately adjacent to the site's southern boundary, a six-storey residential development with townhouses at the lane is currently under construction. Directly to the north, across 37th Avenue, 2 six-storey residential buildings with townhouses at the lane are also under construction. The properties to the west, across the lane and to the east, across Cambie Street, are developed with single-family houses.

Figure 1: Location Map - Site and Context



Nearby public amenities include Queen Elizabeth Park and Hillcrest Community Centre to the northwest. Bus route #15 serves the site along Cambie Street, as does the Canada Line. The site is also in close proximity to three bikeways: 33rd Avenue bikeway, Midtown/Ridgeway bikeway (along 37th Avenue), and Heather bikeway.

2. Policy Context

Cambie Corridor Plan – In 2018, Council adopted the final *Cambie Corridor Plan*. The subject site is located within the Oakridge neighbourhood. Subsection 4.3.8 of the Plan specifically supports residential buildings up to six storeys in height for this site. A density range of 1.75 to 2.25 FSR is suggested in the Plan. Under the Plan, the properties to the west across the lane, could be redeveloped with either four-storey strata or six-storey secured rental residential developments with densities up to 2.0 or 2.5 FSR, respectively. The properties across Cambie Street to the east could be considered under the Plan for residential developments up to six-storeys with densities ranging from 1.75-2.25 FSR. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also requires multi-family developments to comply with the City's *Family Room: Housing Mix Policy for Rezoning Projects* and include a minimum of 35% of the units which are suitable for families (two bedrooms or more).

Strategic Analysis

1. Proposal

In accordance with the Plan, this application proposes a six-storey residential building with 22 strata-titled units (see Figure 2). One level of underground parking is accessed from the lane at the west of the site. The overall density proposed is 2.44 FSR with a proposed building height of 20.2 m (66.2 ft.).

Figure 2: Street View from 37th Avenue Showing the Proposed New Development



2. Land Use

This application proposes a residential use which is consistent with the intent of the Plan and the residential nature of the surrounding area.

3. Density, Height and Form of Development

(see application drawings in Appendix E and statistics in Appendix H)

The proposal consists of a six-storey residential building that steps back towards the lane, with ground level indoor amenity space contiguous to outdoor amenity space, over one level of underground parking accessed from the lane through a shared vehicular ramp located on the adjacent property to the south. The main entrance is highly visible as it is located on the northeast corner of the site facing the street intersection. Ground-oriented dwelling units are located along both street frontages, with individual entrances from the street. Raised patios are provided to delineate between public and private realms.

The Plan envisions this part of the Oakridge Municipal Town Centre to consist of new residential buildings for families with enhanced public realm through green setbacks. The proposal follows the expected six-storey building and shoulder setback at the upper two levels that transitions to the lane and incorporates ground oriented residential units with outdoor patios and individual street access.

The proposal is consistent with the density, height, and form of development set out in the Plan.

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

Figure 3: Perspective view



4. Housing

Existing Tenants – In July 2019, Council amended the 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. Because the current site only involves a single RT-2 lot developed with one duplex, the updated *Tenant Relocation and Protection Policy* does not apply to the proposed rezoning application.

The existing duplex is currently tenanted. 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 Mix – The application includes 22 strata residential units (11 one-bedroom units [50%], 6 two-bedroom units [27%] and 5 three-bedroom units [23%]). 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 one level of underground parking, accessed from the lane between Cambie Street and Ash Street. Access to underground parking is provided through a shared ramp with the adjacent development to the south. The application proposes a total of 23 vehicle parking spaces for the 22 dwelling units, including two accessible spaces and one visitor space. 45 Class A bicycle spaces and three Class B bicycle spaces are proposed. Two additional Class A bicycle spaces will be required in order to meet the Parking By-law. The Cambie Corridor Plan also requires one Class A loading space at grade which is addressed in Appendix C. Staff also note that as per the Transit Demand Management Plan, the development is eligible for a 10% reduction to minimum vehicle parking requirements, based on the site's proximity to transit.

The *Cambie Corridor Public Realm Plan* identifies both Cambie Street and 37th Avenue (adjacent to the site) for Complete Streets improvements to ensure safe and accessible streets for all users. The project will be required to provide funding for the future construction of protected bike lanes on Cambie Street adjacent to the site, as well as other frontage improvements on 37th Avenue.

Engineering rezoning conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions outlined in the policy.

This application has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary

energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. 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 permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A ‘by-law sized tree’ has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there is a total of one by-law sized tree on-site. In addition, there are eight City street trees.

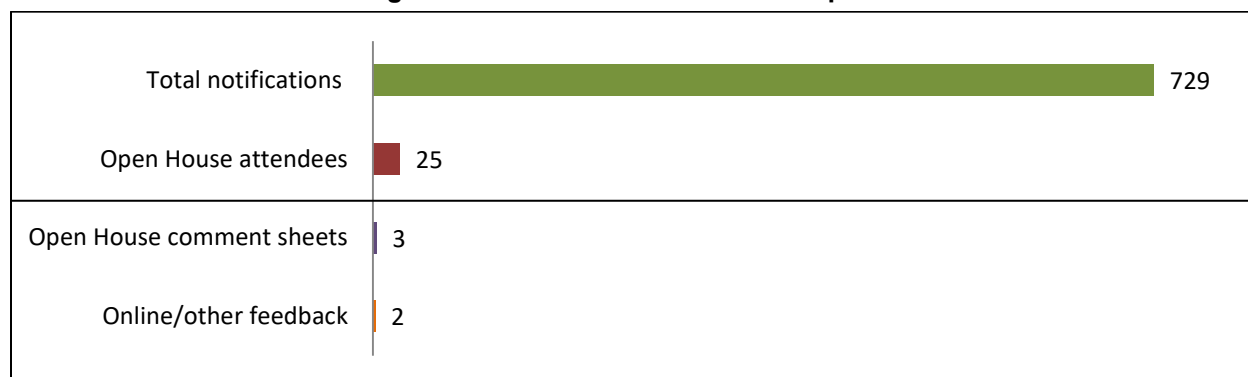
Staff have reviewed the arborist report and recommend retention of all eight City trees based on their species, health and locations. The one on-site tree is proposed for removal due to its health and to accommodate the proposed site plan. The applicant is proposing to plant 22 new trees on site. A condition of approval requires the protection of street trees by ensuring the excavation for the parkade does not encroach into the critical root zones.

Landscape conditions are set out in Appendix B.

PUBLIC INPUT

Public Notification and Open House – A rezoning information sign was installed on the site on July 24, 2019. Approximately 729 notification postcards were distributed within the neighbouring area on or about September 3, 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 17, 2019 a community open house was held at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 25 people attended the Open House.

Public Response and Comments – Staff received a total of five responses to the rezoning submission through open house comment sheets, letters, emails, and online comment 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.).

Comments in support commended the appropriateness of the proposal's height and density, the appealing building design, the greening of the building's upper levels, and the shared parkade access with the adjacent development.

Concerns were expressed over the affordability of the proposed units and the potential for further congestion on road and transit infrastructure. Some respondents were also concerned that increased traffic volumes would result in safety concerns for pedestrians, cyclists, and motorists. It was also suggested that the proposal provides too much parking considering its proximity to transit.

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

Staff Response to Public Comments

Housing affordability – The proposed building complies with the intent of the Plan for this area of the Cambie Corridor in terms of housing tenure. To address the demand for ownership housing options in new forms, the Plan enables a significant number of new strata apartments that include family sized units. This project achieves this objective by contributing to the diversity of the overall housing stock. The community amenity contributions generated from this development will be used to fund the Cambie Corridor Public Benefits Strategy, which includes provision for funding towards affordable housing options in the Corridor.

Traffic and parking – The proposal is required to meet standards in the *Parking By-law*. A condition has been included in Appendix B to provide Complete Street improvements on Cambie Street and 37th Avenue as per the *Cambie Corridor Public Realm Plan*. The *Cambie Corridor Plan* also requires one Class A loading space to provide accessible short term parking, pack-up, and drop-off space. This requirement is addressed in Appendix C.

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 2,145.6 sq. m (23,095 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$652,665 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.

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies, and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Cambie Corridor Plan*. This rate is the basis for all four- 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 \$1,647,305 based on the net additional increase in floor area of 15,993 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 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 units, 190 below market rental units 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 on September 30, 2019, total DCLs of approximately \$652,665 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$1,647,305 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 have reviewed the application to rezone the site at 526-528 West 37th Avenue from RT-2 to CD-1 to permit development of a six-storey residential development with 22 strata-titled units. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context, and the application is generally 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 plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

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526-528 West 37th 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 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;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) 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, of which:
 - (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 space ratio must assume that the site area is 879.7 m² being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.44.
- 5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 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 area of all such exclusions must not exceed 12% of permitted 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 minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage areas above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² 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 to the top of roof, must not exceed 20.2 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 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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**526-528 West 37th 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 public 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 GUD Group, received July 4, 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 reduce the apparent massing of the rooftop mechanical penthouse.

Note to Applicant: Investigate relocating the mechanical room to the basement, while ensuring meeting the requirements of the Parking By-law.

2. Design development to enrich the architectural expression of the southern building façade to enhance building interface to neighbouring property.

Note to Applicant: All building facades are expected to be given equal emphasis and to be articulated in a consistent manner. This can be achieved by varying materials and colours, as well as adding architectural details that are in keeping with the remainder of the building.

3. Design development to mitigate overlook to adjacent rear and south properties.

Note to Applicant: This can be achieved by providing a landscaped screening buffer or planters along the perimeter of Level 3 decks.

4. Design consideration to enhance the amount and quality of useable outdoor amenity space.

Note to Applicant: Outdoor amenity spaces should accommodate the needs of adults and families with children in keeping with the *High-Density Housing for Families with Children Guidelines*. Refer to <https://guidelines.vancouver.ca/H004.pdf>

Supplemental outdoor amenity space may be located on the roof in conjunction with a green roof that is in keeping with the requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin. Refer to

<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>. Refer to Landscape Condition 12.

5. Design development to enhance the livability of dwelling units by ensuring that in-suite storage meets the requirements of the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin: <http://bylaws.vancouver.ca/bulletin/b004.pdf>.
6. Design development to meet the green roof requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to:

<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>. Refer to Landscape Condition 17 (c).

7. Design development to maintain high quality materials and the level of detailing necessary to accomplish and construct the proposed design aesthetic.

Note to Applicant: While it is understood that materials and detailing may evolve during the Development Permit stage, the submission should demonstrate a commitment to provide durable, high quality materials and robust detailing. This is to ensure visual interest, maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity. High quality materials are expected throughout the project.

8. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Landscape

9. Design development to confirm safe tree protection of street trees by ensuring the excavation for the parkade does not encroach into the Critical Root Zones.

Note to Applicant: This should include coordination of arborist report Tree Management Plan with Landscape Plan and parkade plan, complete with dimensions for tree protection. A revised arborist report should further confirm tree protection for future sidewalk alignment, in coordination with Park Board and Engineering.

10. Design development to the upper levels terraces to prevent overlook to the south and west properties by the provision of substantial landscape buffering of minimum 3 ft. tall, consisting of woody evergreen plant material for year-round presence (refer to Urban Design Condition 3).
11. Design development to consider providing a larger, additional common amenity space on the rooftop, including programming which encourages communal activities (refer to Urban Design Condition 4).

Note to Applicant: This can include a children's play area and urban agriculture plots.

12. 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;
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

13. Design development to the landscape treatment to increase the soil volume, 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 across and 1.2 m down) to maximize contiguous soil volumes.

14. 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.
15. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rainwater infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;
 - (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) Use permeable paving;
 - (f) Employ treatment chain systems (gravity fed, wherever possible);
 - (g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

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

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

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

17. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
18. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
19. 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:

20. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.
Note to Applicant: The plans should be at minimum 1/8 in.: 1 ft. scale. 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.

21. Provision of detailed architectural and landscape cross sections (minimum 1/4 in. 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.

22. 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.

23. 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.

24. 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 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

25. 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.

26. Provision of an outdoor Lighting Plan.

Crime Prevention through Environmental Design (CPTED)

27. Design development to consider the principles of CPTED, 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.

Sustainability

28. 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

29. Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
30. The owner or representative is advised to contact Engineering Services 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.
31. Provision of all utility services to be underground from the closest existing suitable service point. AH 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.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to 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.

32. 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.
33. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law No. 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.

34. Gates/doors are not to swing more than 1ft.-0 in. over the property lines or into the SRW area.
35. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of a bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5 ft.-6 in. x 6 ft.-8 in. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.
 - (b) Provision of automatic door openers on all doors providing access to the bicycle storage rooms.
36. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
 - (a) Provision of improved two way flow for vehicles at the parkade entrance.

Note to Applicant: Explore providing a wider overhead gate. Engineering recommends a 23 ft. width.
 - (b) Provision of a minimum 6.6 m (21 ft.-8 in.) wide manoeuvring aisle.
 - (c) Provision of visitor parking independent of the residential parking. Additional overhead gate will need to be used.
37. 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 and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (h) 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.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (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) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.
38. Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.
39. The following statement is to be placed 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.

40. As per 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 and 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 24 mm 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 24 mm 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.
- 41. 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.
- 42. 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.
- 43. Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.
- 44. 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.

45. 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 green infrastructure 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.
46. 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 (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Arrangements for 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 for the dedication of the north 1.5 m of the site for road purposes. A subdivision is required to effect the dedication.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

3. Provision of a 2.0 m x 2.0 m corner cut Statutory Right of Way (SRW) (after dedication) for public pedestrian use at the corner of Cambie Street and 37th Avenue adjacent 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).
4. Make arrangements for 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 provided. No development permit for the site will be issued until the security for the services is 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.

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 500 mm COMB sewer in Cambie Street.

(c) Provision of improvements at the intersection of Cambie Street and 37th Avenue including:

- (i) Design and installation of traffic signal modifications to accommodate the proposed geometric changes, and associated enabling works to modify or relocate existing infrastructure.

(d) Provision for the construction of, or full funding 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. These improvements will generally include the following: new concrete curb and gutter, concrete sidewalk, curb ramps, raised protected bike lane, protected intersection corner, transit passenger infrastructure, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (e) Provision for the construction of, or full funding for, future street improvements from the centerline of West 37th Avenue adjacent to the site including any transition areas to connect existing and new curb alignments. These improvements will generally include the following: new concrete curb and gutter, concrete sidewalk, curb ramps, raised protected bike lane, protected intersection corner, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (f) Provision of speed humps in the lane west of Cambie Street between 37th and 39th Avenue.
- (g) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 37th Avenue adjacent to the site.
- (h) 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.
- (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (j) 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.

- (k) 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 which will address the following:

- (i) Provide the dimensions of the site in metres;
- (ii) Provide additional supporting hydrogeological data, such as hydraulic conductivity calculations/estimates and flow direction;
- (iii) Provide estimated or measured excavation depth, foundation depth, and water table levels in both metres below ground surface as well as geodetic elevations;

- (iv) 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.;
- (v) 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;
- (vi) Provide a quantitative estimate (in litres per second) of the anticipated construction dewatering rate and permanent groundwater discharge rate;
- (vii) 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;
- (viii) Discuss the potential impacts of the development in an Impact Assessment section, as outlined in the *Groundwater Management Bulletin*;
- (ix) Comment on the proximity of the proposed development to any nearby wells in the area;
- (x) 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;
- (xi) Provide a plan for monitoring and reporting on the flow discharged to the sewer during the construction dewatering period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to utilities.servicing@vancouver.ca.

Sustainability

- 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.

Environmental Contamination

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

Community Amenity Contributions

7. Pay to the City a Community Amenity Contribution of \$1,647,305 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.

* * * * *

526-528 West 37th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

To Schedule C, Council adds:

“

Address	By-law No.	CD-1 No.	Parking Requirements
526-528 West 37th Street	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements, except that a minimum of one Class A loading space must be provided.

”

* * * * *

**526-528 West 37th Avenue
ADDITIONAL INFORMATION**

1. PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on July 24, 2019. Approximately 729 notification postcards were distributed within the neighbouring area on or about September 3, 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

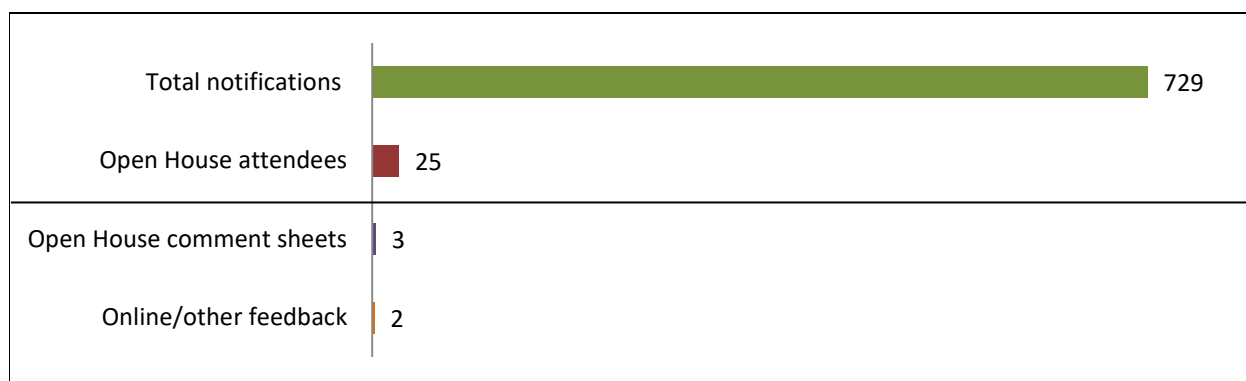
On September 17, 2019 a community open house was held at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 25 people attended the Open House.

Public Response

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

- 3 comment sheets, and 2 emails were received from the public in response to the September 17, 2019 open house.

Figure 1: Notification and Public Response



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 cited the following themes:

- Appropriate height and density that was considered to be appropriate for the area and proximity to transit.
- Appealing building design with particular support for design elements such as the greening on levels two, four, and six, as well as the shared parkade access with the adjacent development.

Concerns expressed by respondents included the following themes:

- Proposed units may be unaffordable and will not contribute to increasing the supply of affordable housing units in Vancouver.
- The proposed density could cause further congestion on road and transit infrastructure with some respondents expressing concern for the safety of pedestrians, cyclists, and motorists..
- Too much parking provided considering proximity to transit.
- Lack of privacy for ground-floor units along Cambie Street, particularly in relation to the adjacent bus stop.

Neutral comments/suggestions/recommendations:

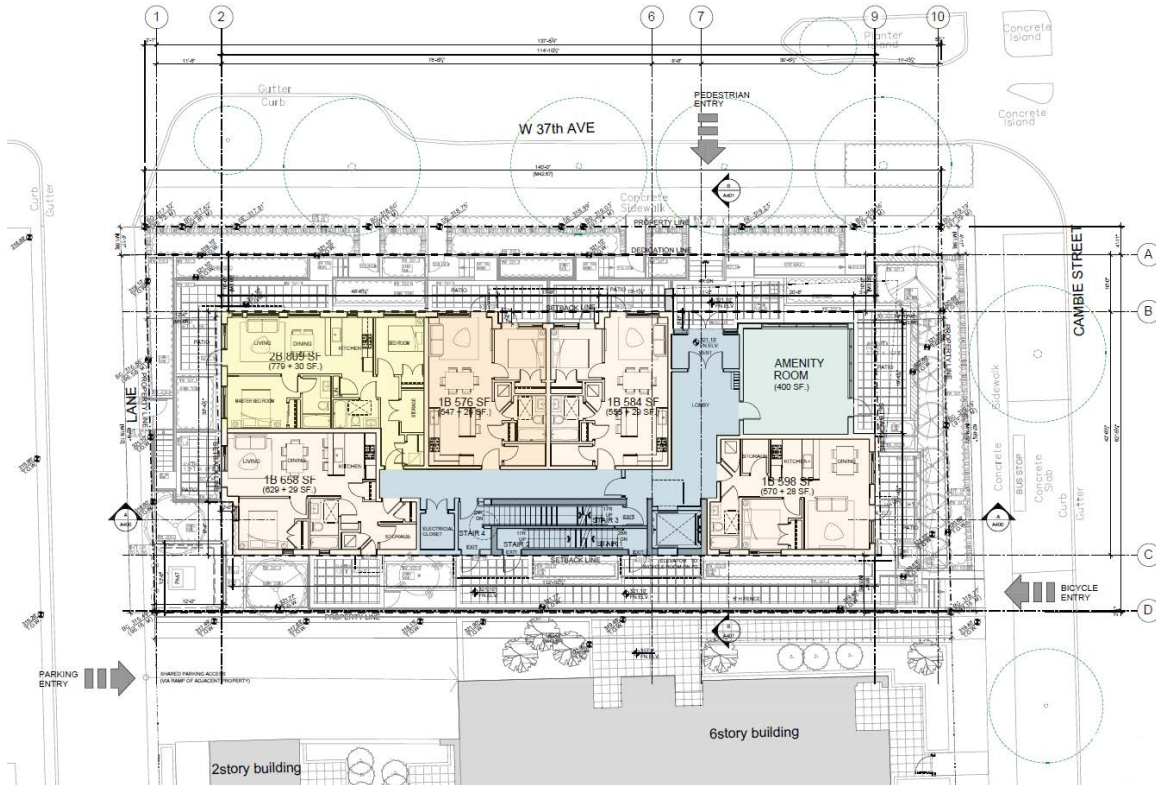
- Proposal conforms to the *Cambie Corridor Plan*.
- Appreciative that the rezoning application did not go through the Urban Design Panel as the proposal conforms to the *Cambie Corridor Plan*.
- Questioning of the necessity of a community open house for projects that conform to the enabling policy.
- Would like to see staff examine minimum parking requirements in the Cambie Corridor.
- Would like to see a comprehensive traffic study completed for 37th Avenue to examine what measures should be taken to ensure pedestrian, cyclist, and motorist safety.

- Would like to see bike lanes added along Cambie Street.
- Would like to see the addition of colour or materiality, especially along the south façade.
- Preference to see an indoor/outdoor amenity space on the building's rooftop that would be counted as a partial storey.
- Would like to see additional greening on the rooftop.

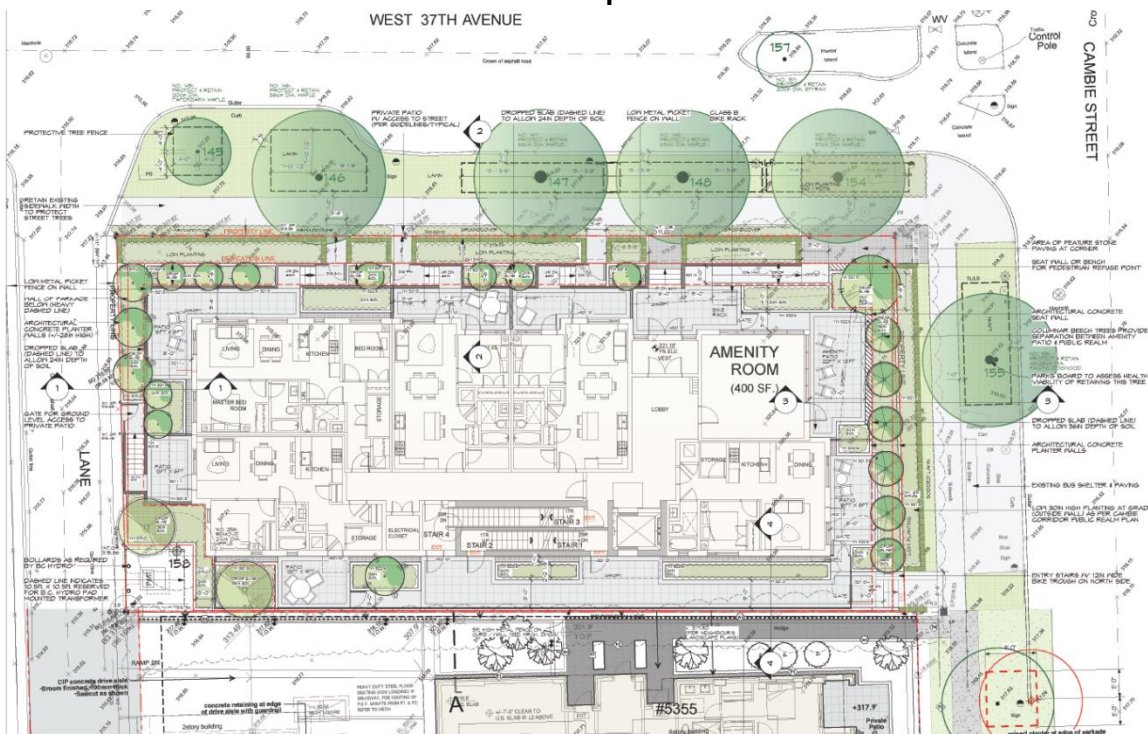
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526-528 West 37th Avenue FORM OF DEVELOPMENT

Site Plan Level 1 Floor Plan



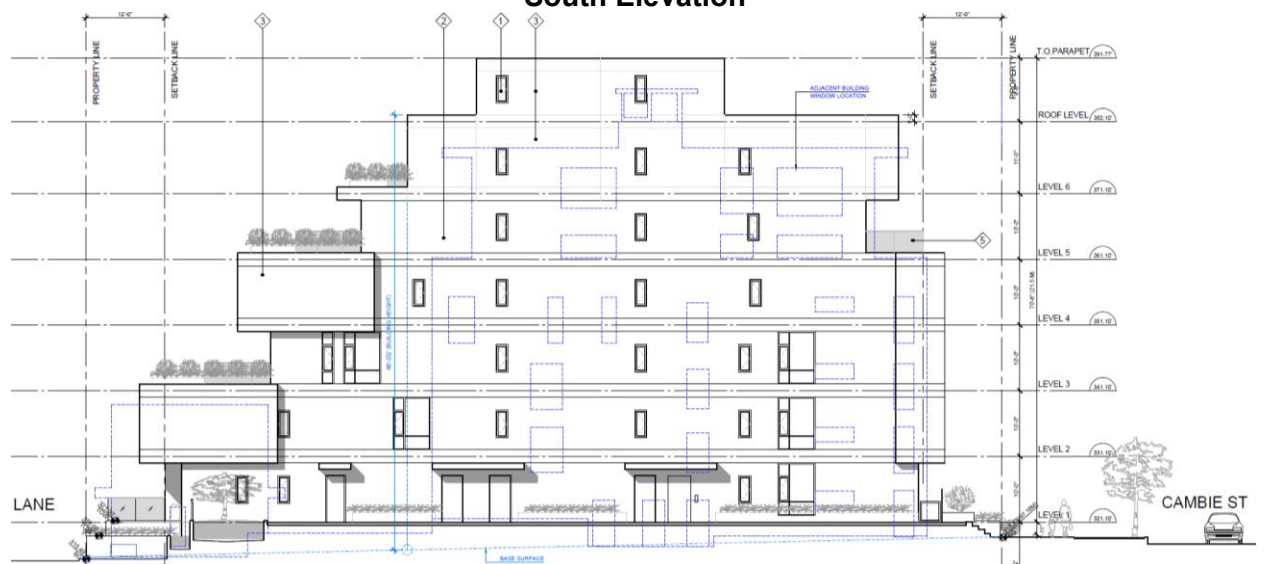
Landscape Plan



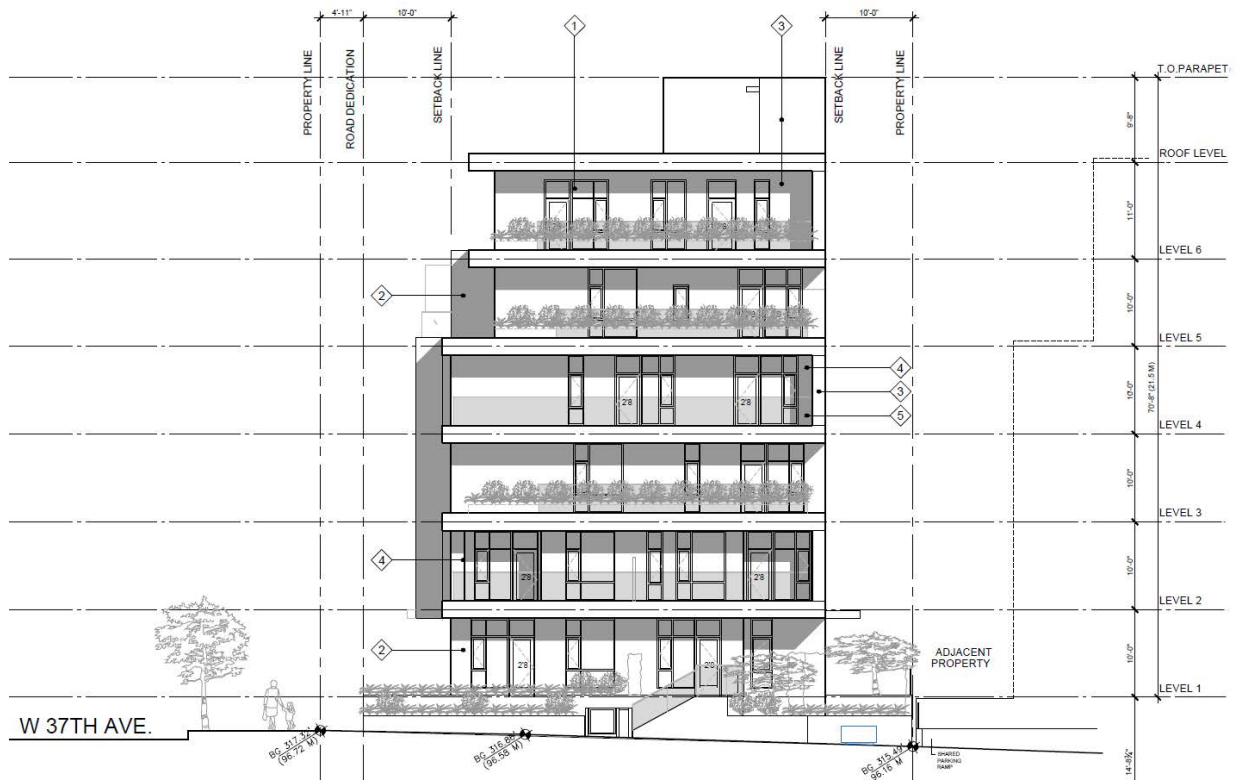
North Elevation



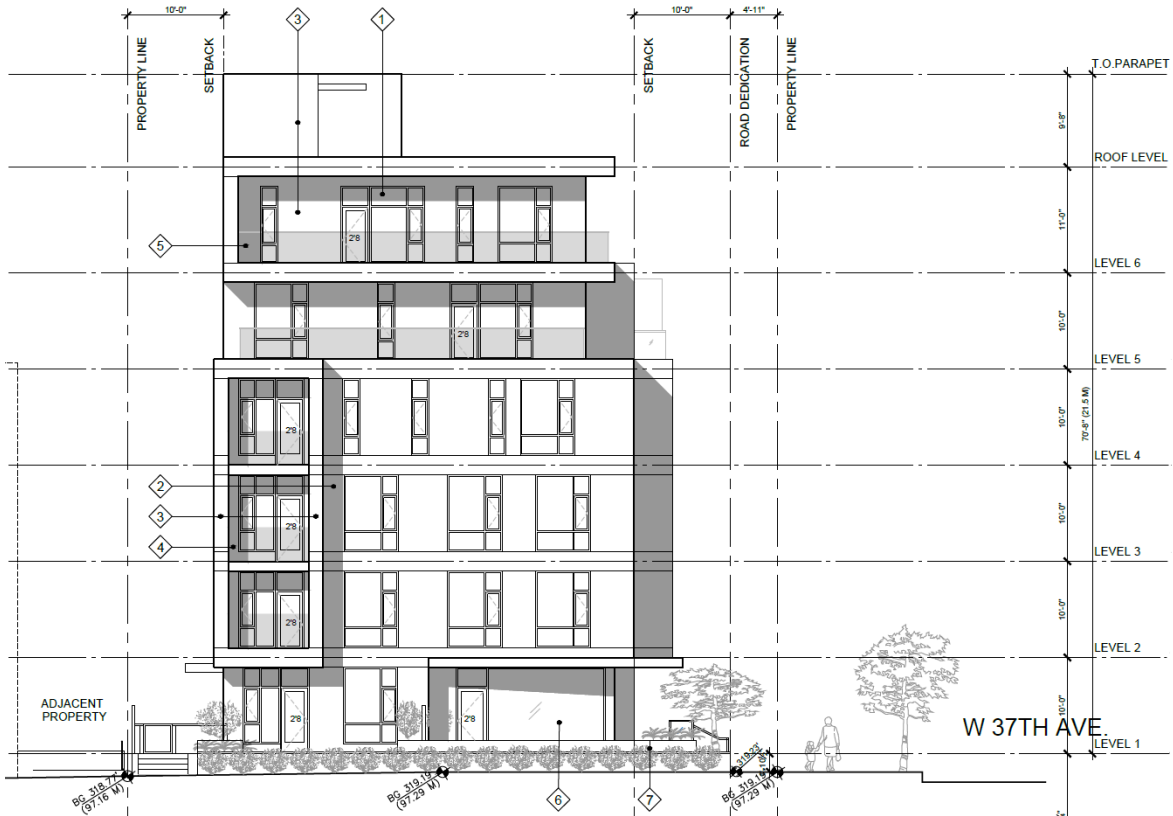
South Elevation



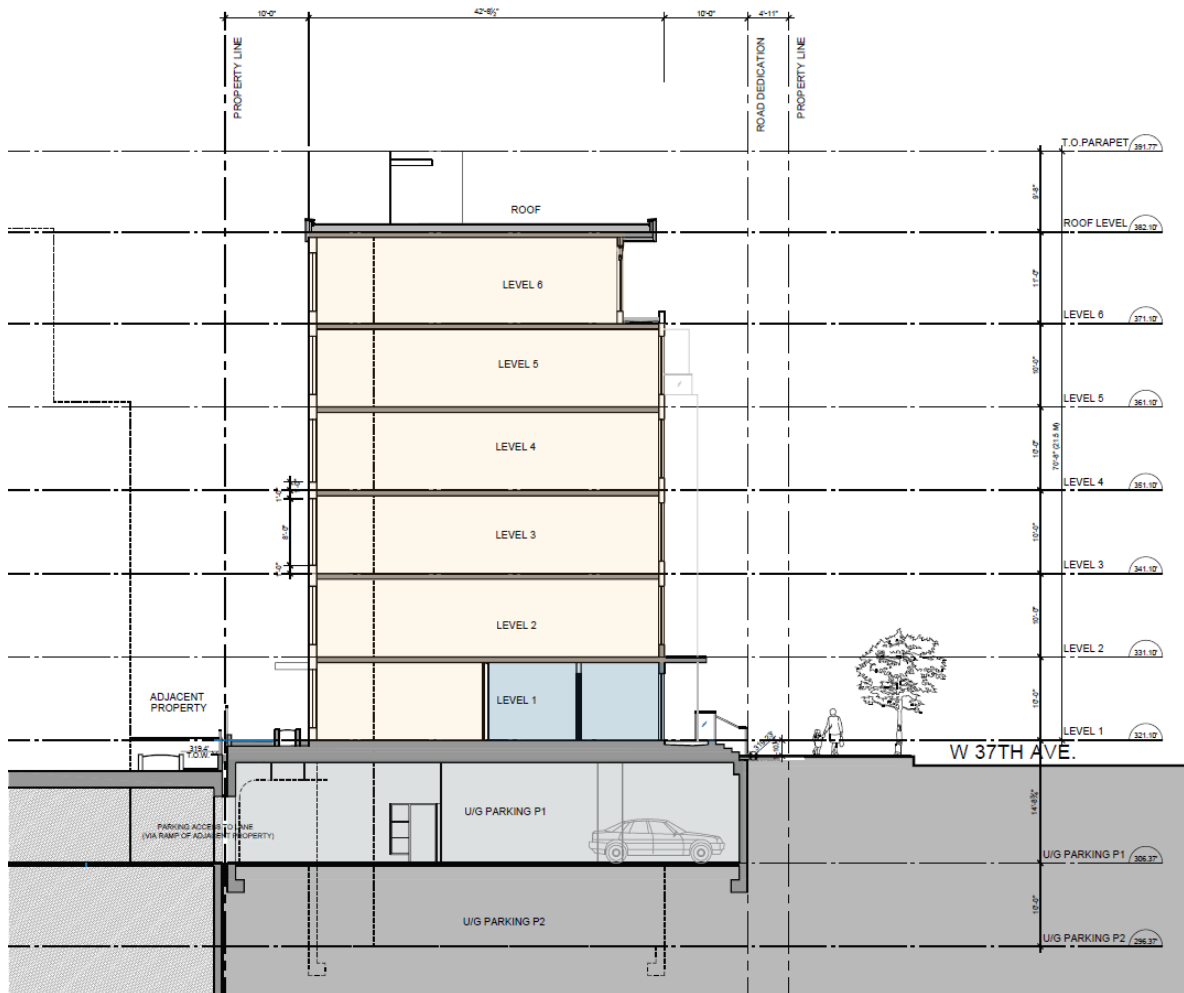
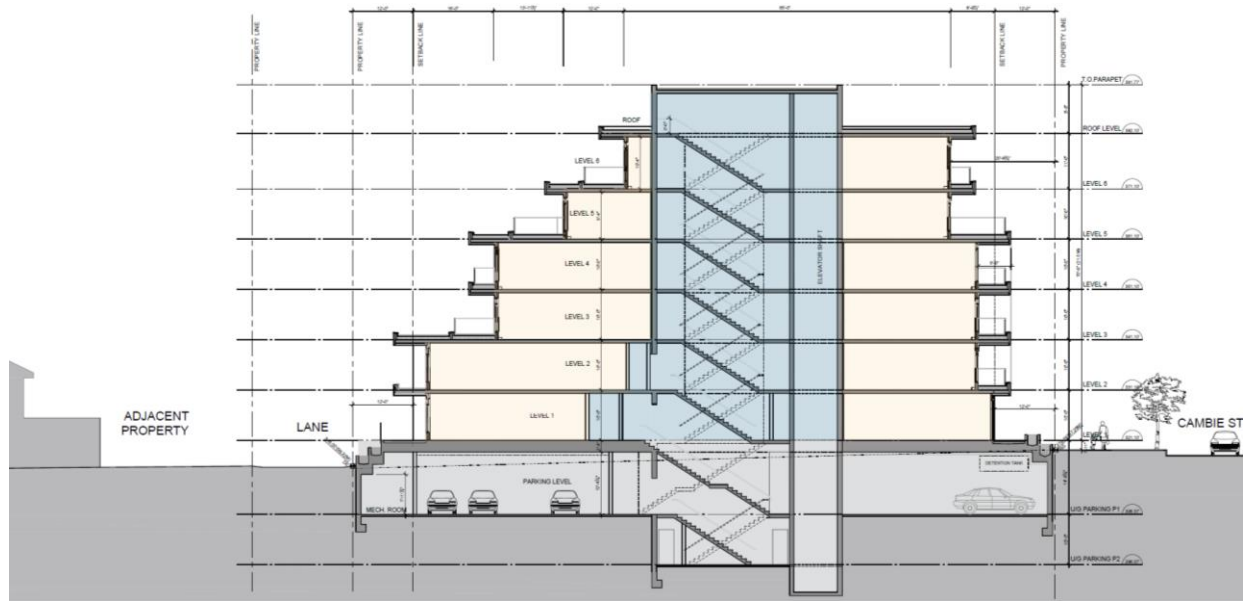
West Elevation



East Elevation



Sections



Perspectives – Northwest View

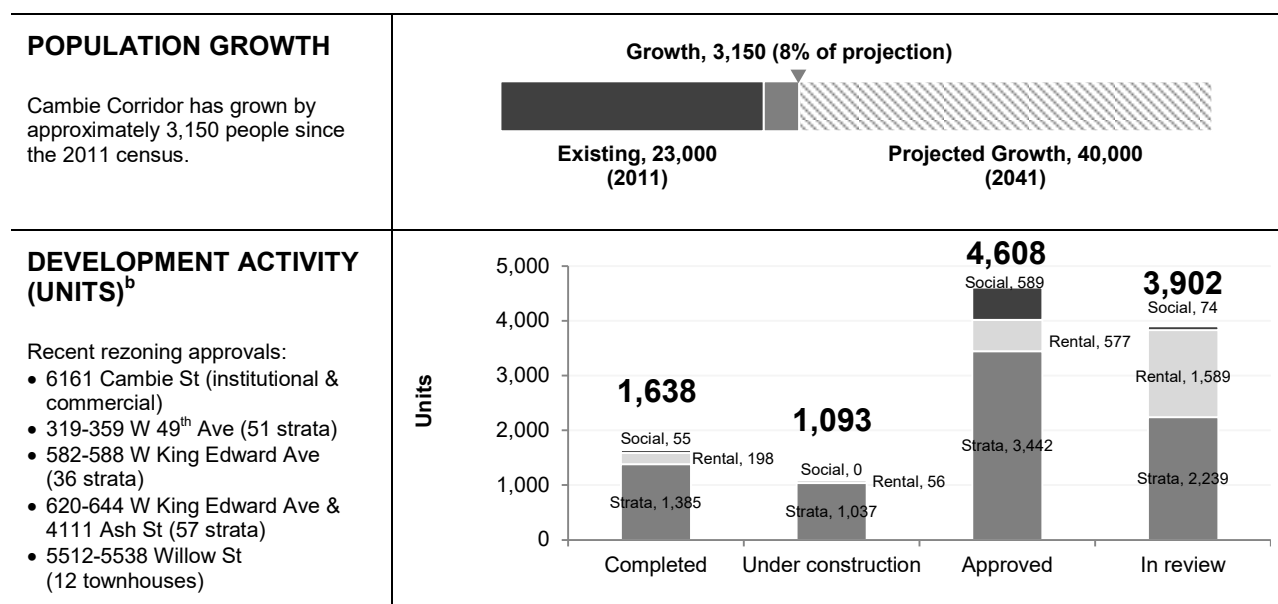


Perspectives – Northeast View



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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	<ul style="list-style-type: none"> + 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	<ul style="list-style-type: none"> + 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	<ul style="list-style-type: none"> + 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	<ul style="list-style-type: none"> + Additional Seniors' Centre + Youth Hub + Non-profit organization centre 		0%
Parks	<ul style="list-style-type: none"> + 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.

526-528 West 37th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A six-storey market residential building containing 22 strata-titled units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the *Cambie Corridor Public Benefit Strategy*.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 879.7 sq. m / 9,469 sq. ft.)	0.75	2.44
Buildable Floor Space	7,102 sq. ft.	23,095 sq. ft.
Land Use	Two-Family Residential	Multi-Family Residential
Summary of development contributions expected under proposed zoning		
City-wide DCL ¹		\$419,636
City-wide Utilities DCL ¹		\$233,029
Community Amenity Contribution		\$1,647,305
TOTAL		\$2,299,970

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.

526-528 West 37th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
526-528 West 37th Avenue	009-972-706	Lot 19, Block 875, District Lot 526, Plan 8664

Applicant Information

Architect	GUD Group
Developer/Property Owner	D&W Investments Ltd

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-2	CD-1
Site Area	879.7 sq. m (9,469 sq. ft.)	879.7 sq. m (9,469 sq. ft.)
Land Use	Two-Family Dwelling (Residential)	Multiple Dwelling (Residential Strata-Titled)
Maximum FSR	0.75	2.44
Maximum Height	10.7 m (35 ft.)	20.2 m (66.2 ft.)
Floor Area	660 sq. m (7,102 sq. ft.)	2,145.6 sq. m (23,095 sq. ft.)
Residential Units	-	Total: 22 strata units One-bedrooms: 11 Two-bedrooms: 6 Three-bedrooms: 5
Parking and Bicycle Spaces	As per Parking By-law	23 vehicle spaces, 0 loading spaces, 48 bicycle spaces
Natural Assets	8 City street trees 1 on-site tree	8 City street trees 22 on-site trees

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