



## REFERRAL REPORT

Report Date: September 1, 2020  
Contact: Michael Naylor  
Contact No.: 604.871.6269  
RTS No.: 14089  
VanRIMS No.: 08-2000-20  
Meeting Date: November 3, 2020  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 618 West 32nd Avenue

### **RECOMMENDATION**

- A. THAT the application by Liveable City Planning Ltd. on behalf of 618 West 32nd Holdings Ltd., the registered owner of the lands at 618 West 32nd Avenue [*PID 008-150-401; Lot 6 Block 819 District Lot 526 Plan 7221*] to rezone the lands from RS-1 (Single-detached and Duplex) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.45 and the maximum building height from 9.5 m (31 ft.) to 21.7 m (71 ft.) and 22.1 m (72.5 ft.) for the portion with rooftop amenity, to allow development of a six-storey residential building containing a total of 34 market rental dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by Shift Architecture Inc., received March 17, 2016 and supplemental drawings from Iredale Architecture, received May 22, 2020;
  - (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 draft CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.
- B. THAT, subject to approval 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 creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone a lot located at 618 West 32nd Avenue from RS-1 (Single-detached and Duplex) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 34 market rental dwelling units. The site is located in the Queen Elizabeth 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**

- *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 Rezonings* (2010, last amended 2018)
- *Urban Forest Strategy* (2014)
- *Community Amenity Contributions – Through Rezonings* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

## REPORT

### Background/Context

#### 1. Site and Context

The subject site is comprised of one legal parcel located at the southwest corner of Cambie Street and 32nd Avenue (see Figure 1). The total site size is 927 sq. m (9,983 sq. ft.), with frontage of 24.4 m (80 ft.) along Cambie Street and depth of 38.1 m (125 ft.) along 32nd Avenue. The site is currently zoned RS-1 and developed with a single-detached house.

Across Cambie Street to the east is Queen Elizabeth Park. Immediately to the south is a five-storey residential building and at 33rd Avenue is a three-storey townhouse development. The properties fronting 31st and 32nd Avenue are developed with single-detached houses with potential to be rezoned to RM-8 townhouses. The parcels fronting Cambie Street may be rezoned for six-storey residential buildings under the Plan.

**Figure 1: Site at 618 32st Avenue and surrounding zoning**



Nearby public amenities include Queen Elizabeth Park and Hillcrest Community Centre to the east. The site is a one-minute walk to bus route #15 and an 11-minute walk to the King Edward Canada Line station. There are two cycling routes nearby: 33rd Avenue bikeway and the Heather bikeway.

## 2. Policy Context

**Cambie Corridor Plan** – In 2018, Council adopted the final Cambie Corridor Plan. The subject site is located within the Queen Elizabeth neighbourhood. Subsection 4.3.2 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. Supportable density is to be determined by analysis based on site specific urban design and public realm performance. The properties across the lane to the west can be considered under the Plan for townhouses up to 1.2 FSR.

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

**Rental Incentive Programs Bulletin** – To correspond with Council's approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on Development Cost Levy (DCL) waivers and other incentives available to eligible secured rental projects.

**Housing Vancouver Strategy (2017)** – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining diversity of incomes and households in the city, of shifting housing production towards rental to meet the greatest need, and of coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. This rezoning application, if approved, will contribute towards the targets for purpose-built market rental units and family units.

**Development Cost Levy By-Laws** – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law"), projects which meet the by-laws' definition of "for-profit affordable rental housing", a term specifically used by the province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a waiver of DCLs for the residential portion of the development. The DCL By-law establishes maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

Prior to September 30, 2020, eligible projects were also entitled to a waiver under the Vancouver Utilities Development Cost Levy By-law No. 12183 (the "Utilities DCL By-law"). In-stream rate protection provided under the Vancouver Charter allows eligible projects to apply for a waiver of the Utilities DCL provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

Staff note that the term "for-profit affordable rental housing" as defined by the Vancouver Charter, and used in relation to the DCL By-law, does not necessarily create rental units which are affordable to all Vancouver residents. The DCL waiver provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the *Vancouver Housing Strategy*.

## ***Strategic Analysis***

### **1. Proposal**

In accordance with the Plan, the application proposes a six-storey residential building with 34 secured market rental units (see Figure 2). Two levels of underground parking are accessed from the lane at the west of the site. The overall density proposed is 2.45 FSR with a proposed building height of 21.7 (71 ft.). A shared indoor amenity room connected to an outdoor amenity area is located on the roof, creating a partial seventh storey. The application has not requested a DCL waiver for the residential floor area of the development.

**Figure 2: View from Cambie Street looking northeast**



A previous application for 15 strata residential units for this site was approved in principle at a [Public Hearing](#) on October 17, 2017. The applicant subsequently chose not to proceed with enacting the rezoning and instead withdrew the application. The current application for rental housing was received in May 2020. It supersedes the previous one, and requires a new report and another Public Hearing. The density, height, and form of development have not changed from what was presented in the 2017 [rezoning report](#), except that the new application proposes secured market rental units in the place of strata units.

The previous application with strata tenure included a Community Amenity Contribution (CAC) of \$959,310. By changing to secured market rental units, the current proposal is now exempt from a CAC. The Community Amenity Contributions – Through Rezoning policy exempts rezoning projects that are routine, lower density (six storeys and below) secured market rental housing that comply with the City's rental policies. The public benefit associated with this project would be the creation of 34 secured rental housing units.

The application includes reconfiguration of interior plans to accommodate a change in bedroom mix. This reconfiguration meets the current requirements of Family Room: Housing Mix Policy for Rezoning Projects. See the Appendix E and H for proposal information.

The conditions of rezoning approval are contained in Appendix B, while many are similar to the 2017 report, current City policies, guidelines, bulletins, and development permit submission requirements apply to this project.

## **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**

(Refer to drawings in Appendix E and statistics in Appendix H)

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

The proposal consists of a six-storey residential building located at the southwest corner of Cambie Street and 32nd Avenue with its primary entry on Cambie Street. The front yard setback and the side yard setback on 32nd Avenue are consistent with the Plan (12 ft.) however the setback from the south property line is 8 ft. The existing building immediately south of the subject site at 4867 Cambie Street, known as the Elizabeth, has a substantial setback to its north property line meaning that there is an adequate separation between the Elizabeth, and the proposed building (see Figure 3).

The Plan envisions enhancing the residential character of the Queen Elizabeth neighborhood with new mid-rise residential buildings for families and enhanced public realm through green setbacks. The Plan indicates that supportable density on this site ranges from 1.75 to 2.25 FSR with maximum achievable density determined by urban design and public realm performance. Staff have concluded that based on the proposed built form, setbacks and massing, a density of 2.45 FSR is appropriate for this site, particularly due to the single parcel development, subject to the conditions outlined in Appendix B.

The Urban Design Panel reviewed and supported the building design on June 15, 2016 (see Appendix D). Staff conclude that it responds well to the expected character of development as outlined in the Cambie Corridor Plan and support the application.

**Figure 3: View from the lane looking northeast**

#### 4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would contribute 34 secured market rental housing units to the City's rental housing targets set out in the *Housing Vancouver Strategy* (see Figure 4).

**Figure 4 – Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of August 31, 2020**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	20,000	4,418

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

\*\*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

\*\*\*Includes Developer-Owned Below-Market Rental Housing

**Housing Unit Mix** – Figure 4 summarizes the change in bedroom mix between the previous proposal for strata and the current proposal for rental. The application meets the requirements contained in the Family Room: Housing Mix Policy for Rezoning Projects by providing 35% of the units with two or more bedrooms.

**Figure 4: Proposed Rental Units**

	Strata (previous)	Rental (proposed)
<b>Studio</b>	-	8 (23.5%)
<b>1 Bed</b>	2 (13.3%)	13 (38.2%)
<b>2 Bed</b>	10 (66.7%)	11 (32.4%)
<b>3 Bed</b>	1 (6.7%)	2 (5.9%)
<b>4 Bed</b>	2 (13.3%)	-
<b>Total</b>	15 (100%)	34 (100%)

Supplementary drawings as part of the new application include minor modifications to the overall form of development which demonstrate how the conditions in Appendix B can be met. These modifications include reconfiguration of the units, setting back the ground floor units to accommodate the parking ramp, and setting back the building to retain two black pine trees located at the property line. These modifications are illustrated in Appendix E.

**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.

As the application only involves a single RS-1 lot developed with a single-detached house, the updated Tenant Relocation and Protection Policy does not apply to the proposed rezoning application.

The existing house is currently tenanted. All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented, and includes specific provisions for ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

**Development Cost Levy Waiver** – The proposal is currently eligible for a DCL waiver if it provides units with a maximum rent consistent with the requirements of the *Rental Incentive Programs Bulletin*. The applicant has not requested a DCL waiver for the residential floor area of the proposal. However, they will be eligible to request a DCL waiver at the Development Permit stage of the approval process.

## 5. Transportation and Parking

Vehicle parking and bicycle spaces are provided on two underground levels accessed from the lane. The previous application proposed 29 vehicle parking spaces, including three accessible spaces, five visitor spaces, and one passenger loading space. 20 Class A bicycle spaces and five Class B bicycle spaces are proposed. New Transportation Demand Management (TDM) measures and updates to the Parking By-law are in effect since the previous application. This development will be required to meet the updated Parking By-law and will be eligible for parking reductions and alternative sustainable transportation options available under TDM.

Engineering conditions of approval are set out 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 within the policy. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the updated 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. Upon development permit application, the applicant will submit a 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. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of infill redevelopment. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

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. There are a total of four by-law sized trees on site and five City street trees. A condition of the rezoning requires retention of two trees with a setback of the building needed to address this condition. The applicant has submitted a revised arborist report supporting retention of these two trees. Illustrations in Appendix E demonstrate that this setback will be achievable with the proposed unit reconfigurations. An additional 14 trees are proposed around the perimeter of the site.

Landscape conditions are set out in Appendix B.

### **Public Input**

**Public Notification** – A rezoning information sign was installed on the site on June 25, 2020. Approximately 780 notification postcards were distributed within the neighbouring area on or around June 29, 2020 Notification and application information, as well as an online comment form, was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>) and listed on the Rezoning Centre webpage ([vancouver.ca/rezapps](https://vancouver.ca/rezapps)). As the form of development has not changed from the previous application from March 2016, a virtual open house was not held. Staff responded to questions submitted by the public throughout the application process.

**Public Response and Comments** – Public input was received throughout the application process through online comment forms and by email and phone. A total of nine submissions were received.

**Figure 4: Public Response**

<b>Public notification</b>	
Notification Postcards	780
<b>Public response</b>	
Online comment forms	4
Other input	1
Total submissions	5

Comments of support on the application included commending the change from strata to rental, increasing the number of units, and the project's close proximity to transit.

Comments of concern included the low proportion of family sized units, small amenity and play area for children, the fire hazard of a wood frame building during the construction phase, the high rental prices expected, and concerns over the engagement process for a rezoning resubmission.

Neutral comments included the suggestion the project should consider higher density given its close proximity to transit and the suggestion that providing fewer underground parking spaces could increase overall affordability of the rental units.

***Public Notification and Comments on Previous Application*** – Public notification and comment collection took place throughout the summer and fall of 2016. A community open house was held on June 6, 2016 with 20 members of the public who attended. The City received a total of five responses to the application. Comments included concern regarding the proposed density, safety, construction noise, impaired views, and tree retention. Other comments expressed an interest in increasing density and reducing the amount of parking.

## **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 the City-wide DCL and Utilities DCL on the proposed 2,270 sq. m (24,430 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately \$684,837 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.

In accordance with amendments to Section 3.1B of the Vancouver DCL By-law approved by Council on November 26, 2019, rezoning projects that are not subject to Community Amenity Contributions (CACs) may request a DCL waiver at the development permit application stage. This application is exempt from CACs and is eligible to request a DCL waiver.

In accordance with amendments to the Utilities DCL By-law, effective as of September 30, 2020, the waiver of Utilities DCL is no longer available. However, under in-stream rate protection, this project will remain eligible for the Utilities DCL waiver on qualifying rental residential floor area, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

**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.

The previous application with strata tenure included a Community Amenity Contribution (CAC) of \$959,310. By changing to secured market rental units, the current proposal is now exempt from a CAC as the CAC Policy for rezonings exempts rezonings for routine, lower density secured market rental that comply with the City's rental policies. The public benefit achieved for this application is secured market rental housing. No further contribution towards public benefits is anticipated in this instance.

**Rental Housing** – The applicant has proposed that all 34 of the residential units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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, 2020, total DCLs of approximately \$684,837 would be expected from this development. As discussed in the Public Benefits section of this report, the project is eligible to request a DCL waiver at the development permit application stage.

The 34 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

As noted in the section on Strategic Analysis, the current proposal for secured rental tenure is exempt from CACs as such the cash CAC contribution of \$959,310 offered as part of the previous application will no longer apply. No public art contribution is applicable.

**CONCLUSION**

Staff have reviewed the resubmission of the application to rezone 618 West 32nd Avenue from RS-1 to CD-1 to permit the development of a six-storey residential building with 34 market rental units. 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.

\* \* \* \* \*

**618 West 32nd Avenue**  
**PROPOSED BY-LAW PROVISIONS**

Note: A By-law 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; 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 927 m<sup>2</sup>, 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 2.45.
- 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 buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

### **Building Height**

- a. Building height, measured from base surface, must not exceed 21.7 m.

- b. Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building with the common indoor amenity space must not exceed 22.1 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 m<sup>2</sup>.

**Acoustics**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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 ( ).

\* \* \* \* \*



**618 West 32nd 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 Shift Architecture Inc., received March 17, 2016 and supplemental drawings by Iredale Architecture, received May 22, 2020, 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**

- 1.1 Design development to substantially revise the building massing at the northeast corner of the proposed building as necessary and required to facilitate the safe retention of two existing trees as noted below.

Note to Applicant: See also landscape condition 1.4. The above condition may result in a commensurate reduction of the proposed density.

- 1.2 Design development to relocate the parking garage exit stair (currently located at the southeast corner of the site) to a location that does not compromise the front yard landscape and the functioning of the outdoor amenity space.

Note to Applicant: The proposed stair is located in a required setback. Relocation of the stair will improve the patio space. An alternative stair location can be considered at the rear of the site.

- 1.3 Design development to raise the amenity patio grading to be situated at or near to natural (existing) grade.

**Landscape Design**

- 1.4 Design development to provide a more conservative tree removal strategy, by enabling the safe retention and protection of two significant existing trees #4 and #5 referenced on the Arborist Report as a *Pinus nigra* (black pine);

Note to Applicant: The current scheme proposes the removal of all five site trees, which conflicts with Council's approved Urban Forest Canopy Strategy. The Urban Forest Canopy Strategy sets out to retain and protect as many viable trees at the site edges as possible, while still allowing for development. The retention of Trees #4 and #5 will

require revisions to the underground parking and building footprint to allow sufficient clearance for the Critical Root Zones. A revised Arborist Report should also document and make recommendations for the trees to be retained. The analysis will require additional arborist reporting and details of construction work near trees. Modifications to the underground parkade and open space plan will be needed. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. It is recommended to measure the current surveyed dripline of these two trees and add an additional further distance of 1.22 m for setback to building. The scheme should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage). Ensure building glazing near the retained trees is non-reflective.

- 1.5 Design development to expand programming and improve sustainability by including opportunities for expanded common green amenity areas.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should be designed to adhere to Council's Urban Agriculture Design Guidelines for the Private Realm. They should provide maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

- 1.6 Consideration of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the Plant Palette.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- 1.7 Design development to improve public realm and encourage connectivity with context. Streetscape improvements should include street furniture. There should be clear visual and wayfinding pedestrian connections to Cambie Street and other neighbourhood amenities.

- 1.8 Design development to the common outdoor spaces, to achieve the following:

- (a) Better physical and visual connection between the formal indoor seating area and the children's play area;
- (b) Provision of outdoor seating in the amenity patio;
- (c) Deletion of the entry gate to the amenity patio and expansion of the space by relocating the bike racks;
- (d) Increase in children's play area, in order to provide a more active and viable space; and
- (e) Access to sunny areas for all outdoor spaces.

- 1.9 Provision of a pedestrian-friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8 in. high curb.

- 1.10 Design development to resolve grade changes near property lines using a terraced, landscape approach.

Note to Applicant: Any necessary transition to raised patios should be done by setting patio retaining walls away from the property line, 2 ft. minimum, with planting at grade in front. Walls higher than 3 ft. should be avoided. Exposed walls should have high quality surfacing and be softened with planting.

- 1.11 Design development to include additional site furniture along Cambie Street edge and along 32nd Ave frontage. With the retention of the corner trees there may be an opportunity to embellish the corner edges.

- 1.12 Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform the design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

- 1.13 Design consideration to provide sustainable rainwater management practices such as rainwater collection and reuse.

- 1.14 Conditions to be addressed at development permit application, provision of:

- (a) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8 in. scale.
- (b) Section details at a minimum scale of 1/4 in. = 1 ft. scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details to be dimensioned to confirm depth of proposed growing medium on structures is deep enough to accommodate actual rootballs of proposed trees well into the future.
- (c) Sections (1/4 in. = 1 ft. or 1:50) illustrating the buildings to public realm interface facing the street and courtyard, confirming a delineated and appropriate private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (d) A “Tree Management Plan”.

Note to Applicant: Provide a large scale tree management plan that is separate from the landscape plan and consistent with the legal survey. The scaled plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- (e) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (f) Trellis and vines over the underground garage access ramp.

- (g) A high efficiency irrigation system for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft. Indicate hose bibs on the plans and add notation regarding high efficiency irrigation system in general notes.

- (h) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.

- (i) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- 1.15 Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building’s open space and public realm.

- 1.16 Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines.

Note to Applicant: For more information, refer to the guidelines at  
<https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rt-10847.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.17 Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees at the site perimeter should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. The underground

slab should angle downward at the corner (1 m across and 1.2 m downward) to accommodate private property trees and planting near the property line.

- 1.18 Design development to improve the edge condition at the site perimeter, within semi-private patio spaces and between buildings.

Note to Applicant: Attention will be needed to ensure that common areas (walkways, breezeway, patios, corridors) are pedestrian friendly and visually clear, avoiding dead ends and ambiguous way finding. Ground-oriented semi-private residential patios and areas between buildings should be more clearly delineated, respecting CPTED principles (security, ownership, safety). Grade resolution at the property lines should be resolved on private property. Self-supporting architectural walls exposed to the public realm should be surfaced or screened with landscaping to mitigate opportunities for graffiti. Provide additional large ornamental shrubs and small trees (instead of hedging) in front of patios. Provide an interim wall for more planting depth on the green roof above the parking entry so there is a minimum soil depth of 36 in. in the middle section. Pull the south property line wall into the property a few feet to soften the transition and avoid the extreme grade condition between the properties. Review the lane south section/ elevation condition and provide a softer lower edge planting condition and or plants to cascade over the wall.

- 1.19 Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

### **Crime Prevention through Environmental Design (CPTED)**

- 1.20 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.

### **Sustainability**

- 1.21 Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 1.22 Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water

efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

In lieu of the requirements in the condition above, the applicant may choose to 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).

## **Housing**

- 1.23 The proposed unit mix of at least 38% two- and three-bedroom units is to be included in the Development Permit drawings.

Note to Applicant: Any change to the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% for two- and three-bedroom units.

## **Engineering**

- 1.24 Provision of a storm water management plan that confirms that site runoff will not increase from the existing levels as a result of this development.
- 1.25 Provision of automatic door openers on the doors providing access to the bicycle room(s).
- 1.26 Clearly show a stair free route from bicycle storage rooms to grade.
- 1.27 Provision of additional design grades at all entries along the property line clearly confirming entries meet City building grades.

- 1.28 Provision of an upgraded landscape plan that reflects the improvements sought by this rezoning. Please submit a copy of the updated plan directly to Engineering Services for review.
- 1.29 Delete special sidewalk treatments that encroach beyond the property line and show standard broom finished saw cut sidewalks.
- 1.30 Delete lawn or greenery and concrete parking entry ramp shown encroaching over the lane property line on the landscape plans (L1.1).
- 1.31 Provision of widened access from the garbage storage area to the garbage pick-up point. (Existing plans show a 3 ft. 8 in. aisle which is not adequate for bin access to and from the garbage area.) Please refer to the engineering services garbage and recycling guidelines for direction on space requirements.
- 1.32 Confirmation that the first risers for stairs on 32nd Ave frontage are set 1 ft. 0 in. behind the property lines.
- 1.33 Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Please refer to the Parking and Loading Design Guidelines at the following link:  
(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- (a) Provision of an improved section drawing showing minimum vertical clearances.

Note to Applicant: 2.3 m of vertical clearance to the underside of all security gates, plumbing and pipes is required for access and maneuvering from street level to all disability spaces.

- (b) Modification of the P1 and P2 parking ramp design. Provide measures to address conflicts between vehicles on the ramp. Due to restricted sight lines between P1 and P2, a warning light/signal system is required. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices to be clearly noted on the plans.

## **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**

- 2.1 Provision of a Services Agreement to detail the on-site 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 is provided.

- (a) Provision of street improvements along 32nd Avenue adjacent to the site and appropriate transitions including the following:
  - (i) 2.14 m (7 ft.) wide broom finish concrete sidewalk;
  - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to the current COV standards and IESNA recommendations; and
  - (iii) Adjustments to all existing infrastructure to accommodate the proposed street improvements.
- (b) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on 32nd Avenue adjacent to the site.
- (c) Provision of street trees adjacent the site where space permits.
- (d) 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 and domestic flows submitted by R.F.Binnie & Associates Ltd. dated March 19, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along 32nd Avenue or 300 mm along Cambie Street. Should the development require water service connections larger than the existing mains, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. 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 will be required for re-evaluation of the Water System.

- (e) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
- (f) The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then



arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (g) 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, 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, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (h) Provision for the construction of, or full funding for, green infrastructure improvements to 32nd Avenue and incorporated into the Cambie Complete Street redevelopments. This includes providing a bioswale at the northwest corner of the property on 32nd Avenue. On Cambie Street, provide min 0.5 m depth of structural soil under bike lane, and bioswale in the new median between bike lane and road. Refer to the conceptual section for general intent for green infrastructure in Cambie complete street frontage.
- (i) Provision of funding 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 lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV street lighting infrastructure.

2.2 Engineering Services will require all utility services to be underground for this “conditional” development. 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 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 shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/engineering-design-manual.pdf>). All third-party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.

The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Sustainability**

- 2.3 If, at time of development permit, the applicant chooses to meet requirements for the Green Buildings Policy for Rezoning (amended May 2, 2018), they will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

## **Housing**

- 2.4 Arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as rental housing units for the longer of 60 years and the life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant;
  - (b) A no stratification covenant;
  - (c) That none of such units will be rented for less than one month at a time;
  - (d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit;
  - (e) Such other terms and conditions as the General Manager of Arts, Culture and Community Services, General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement (including a Section 219 Covenant) to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

### **Environmental Contamination**

2.5 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 a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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.

\* \* \* \* \*

**618 West 32nd 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 *PID 008-150-401 Lot 6 Block 819 District Lot 526 Plan 7221*, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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**618 West 32nd Avenue  
ADDITIONAL INFORMATION**

**Urban Design Panel**

The Urban Design Panel (UDP) reviewed this rezoning application on June 15, 2016. The application was supported 7-3

**EVALUATION: SUPPORT (7-3)**

**Introduction:** Rachel Harrison, Rezoning Planner, introduced the project on the southwest Corner of Cambie Street and 32nd Avenue. The proposal is being considered under the Cambie Corridor Plan, which contemplates a residential building up to six storeys.

Across the street is Queen Elizabeth Park, and south of the site is a five-storey residential building, 'The Elizabeth', that was a rezoning approval in 2012. Next to that site are 2 1/2 storey row houses with laneway houses in the back. This development was approved in 2008 prior to the Plan. The subject site, and houses to the west and to the north are zoned RS-1. Along Cambie these sites can be rezoned under CCP to a height of six-storeys.

Sites west of the lane are in the Cambie Corridor Phase 3 planning area. While ground-oriented housing is being considered, the planning exercise is ongoing and final direction for these sites has not yet been determined. The Cambie Corridor Plan anticipates residential buildings up to six-storeys with a suggested FSR range of 1.5 - 2.0.

This site is approximately 25,000 sq. ft. The rezoning application proposes to rezone the site from RS-1 to CD-1 to allow the development of a six-storey building over two levels of underground parking with an FSR of 2.45. The proposal includes 15 market residential units.

Tim Potter, Development Planner, continued the introduction by stating that the site is on the west side of Cambie Street at 32nd Avenue across from Queen Elizabeth Park. The site is approximately 80 ft. wide and 122 ft. deep, with some slope across the site. It is also served by a lane. There are single family context (RS-1) sites across the lane with possible Cambie Corridor Phase 3 zoning in the future. Mr. Potter reiterated that the proposed height of the building is six storeys, and a density of 2.45 FSR. Mr. Potter reminded the panel that the density range in the plan is an estimate and not a limit, and is based on the urban design performance.

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

1. Please comment on the relationship to the neighbouring building in terms of its setback proposed on the south side.
2. Please comment on the overall success of the landscape design.
3. Are the overall form, massing and density supportable?

**Applicant's Introductory Comments:** The applicant team introduced the site by mentioning that the site falls significantly from the southeast to the northwest, with most of that fall taking place along 32nd Avenue. In order to get a more favourable condition the parking ramp was moved from the original shared condition that had been considered on the Elizabeth site to the south.

The building has a series of three frame extrusions floated over top of the base. There is a composition of glass and wood-like cladding. The upper floors step back with generous overhangs to provide shading for the units. This building has larger units than typical. There are large balconies on the corners of the building and large decks around the face. According to the applicants "the elevator core is used to hang the masses off the south side" and uses panels to add more strength to the building. The main intent of the landscape design is to transition from the building to the private realm by using raised planters to accomplish this.

Along the patio edge there are a few materials used. Glass guardrails allow for over-view. Along Cambie Street is a garden wall with natural materials, and the lower retaining wall is faced with the same material. At the lane is a low-level planter to provide a buffer, and a small plaza with a seating area. The main entry is on Cambie Street. Although this is a concrete building, an effort has been made to source materials referencing the natural environment, such as basalt rock.

The overall window to wall ratio is a lot lower than is typical. There are significant overhangs to reduce overall solar gain, especially on the upper levels. Double-glazed windows have been used to reduce R-values across the building. Rainwater is being collected and filtered for re-use.

The applicant team then took questions from the Panel.

#### **Panel's Consensus on Key Aspects Needing Improvement:**

- The frames are heavy and need design development considering they are the main expression of the architectural language
- The exit stair to the north could be better integrated with the landscape
- A better landscape transition is needed from the street to the residential units
- Design development is needed on the south elevation to improve the blank wall condition and overlook issues towards the Elizabeth development
- More work is needed on the exit stair and the terracing along 32nd Avenue
- Use the collected rainwater for irrigation
- The upper amenity is too closed in
- Open up the main entrance to make it more welcoming

**Related Commentary:** Although the panel thought that the massing and form of development were supportable, they were split on supporting the density. Some panel members declined to comment on density at this stage as the massing was not set in stone, while others thought that the proposed density would not work given the context and neighbouring issues. An architectural treatment may be needed to reduce the massing. One person wished that the building was one storey less in order to reduce the shadow impact. Design development is needed to bring light into the units on the first floor as they currently seem very dark. In addition, there is nothing expressing the entrance on the north elevation except the narrow stairs and a thin frame. Design development is needed to open this up and make it more welcoming.

Some panel members thought the building separation was fine, others thought that the setback to the neighbouring building needs to be increased to be more neighbourly. The blank wall closest to the neighbours needs further design development, and the applicant should consider re-arranging the patios to mitigate overlook issues. The stair tower is not a neighbourly condition. Consideration should be given to whether the stair treatment can be done differently; it probably doesn't need an overrun and the stair should not go straight into the street. It would

also make the design better if the scissor stair with the elevator were re-planned to eliminate the north exit.

The stepping along the street edges is fine, but consideration should be given to using more terracing to compensate for the grade. Overall the stepping and planters are an appropriate method of dealing with the grade on this site.

The proposed frames are a bit clumsy and should be reviewed to determine if they are the right architectural expression going forward. It seems like this is a three-part component building, so maybe clarify and celebrate those three parts. However, generally speaking the building look and feel works well considering the location.

With respect to the large patio, consideration should be given to additional programming. Currently, for example, it is not a successful children's space.

The landscape components seem fragmented and need to be tied together or made stronger. The panel also suggested re-using the collected rainwater for irrigation.

**Applicant's Response:** The applicant team thanked the panel for their thoughtful comments. This is an opportunity to improve the building, so they will go back to take a good hard look at it.

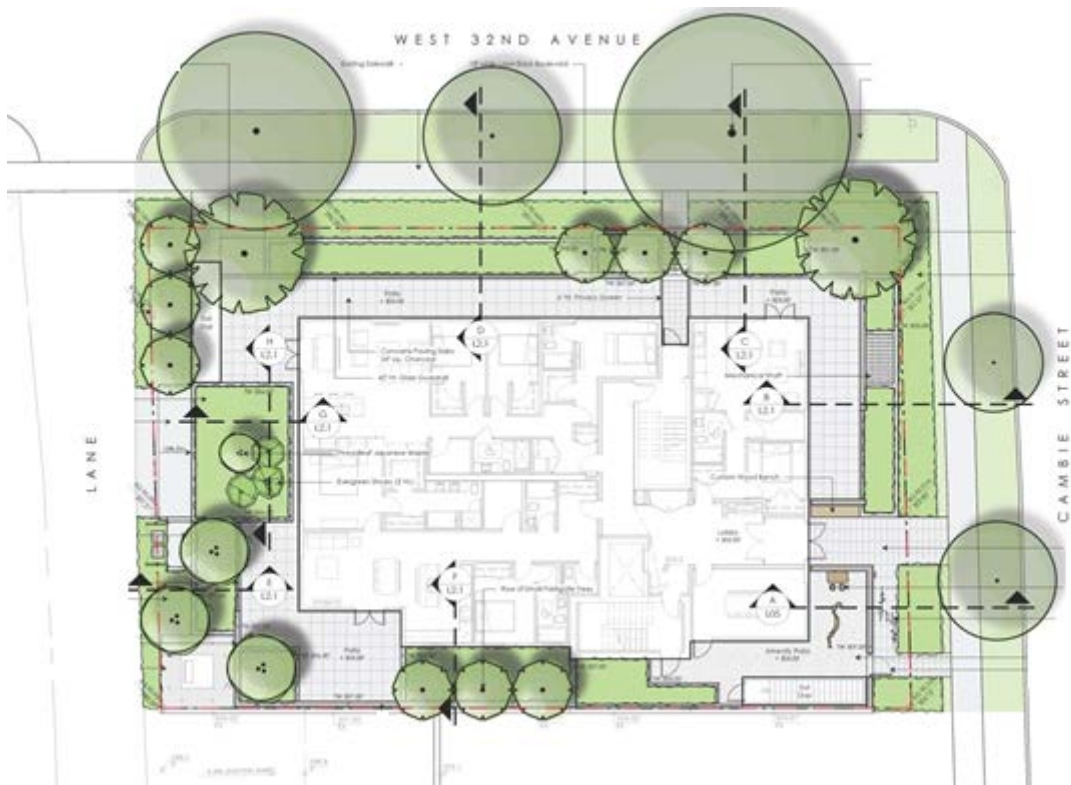
The issues of overlook will be addressed, and different materials and patterns can be introduced to improve the wall. The top floors also deserve work, as does the frame. The applicants are confident that they will come back with something that will get through the development permit stage. The north stair is problematic and will be better integrated in the future. The residential expression will be re-thought. Overall the applicants liked the comments and thought that this will be a good opportunity to create a better building.

618 West 32nd Avenue  
FORM OF DEVELOPMENT

Site Plan



Landscape plan





**East Elevation**



**North Elevation**



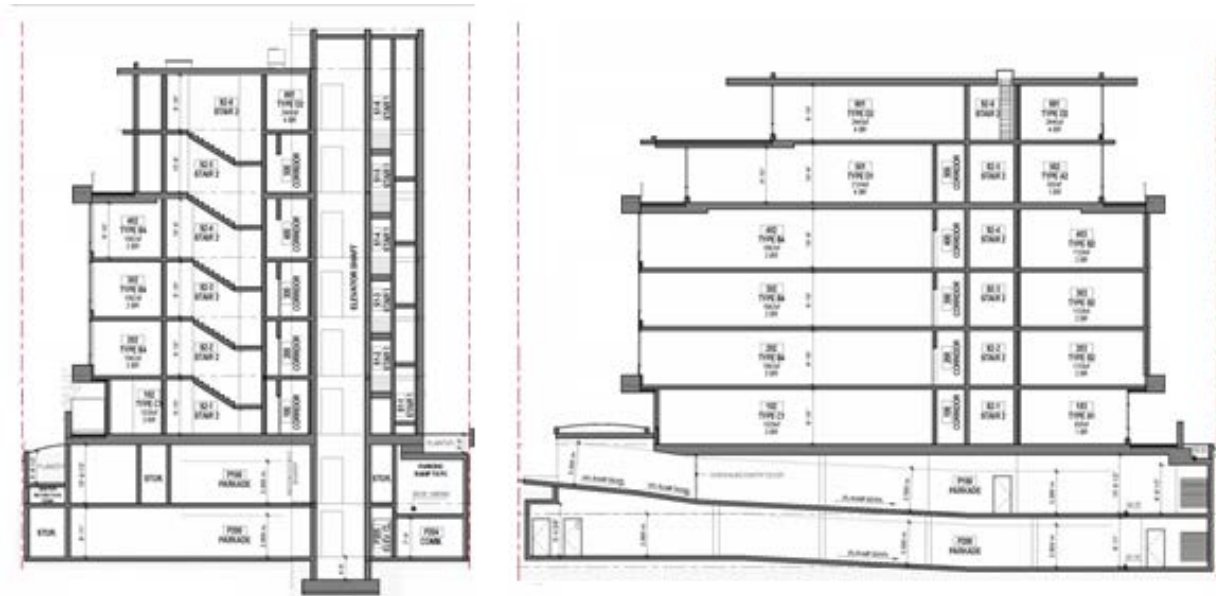
**West Elevation**



**South Elevation**



## Building Sections

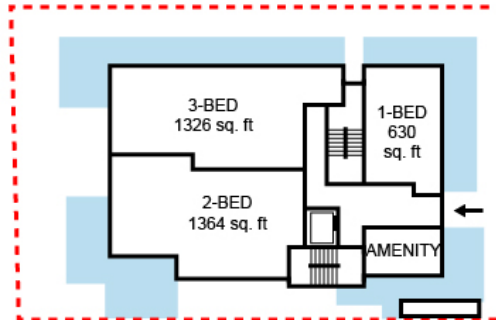


## Perspective view from northwest

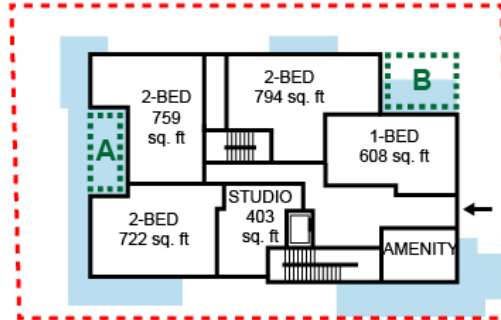


## Reconfiguration of Units

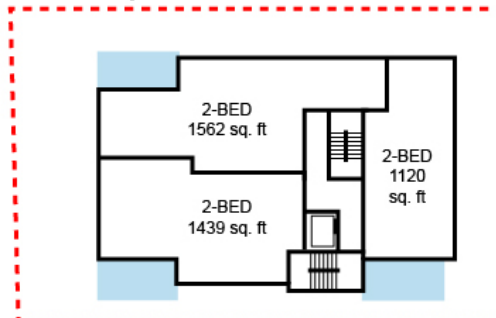
**2017 Proposal - Ground Floor**



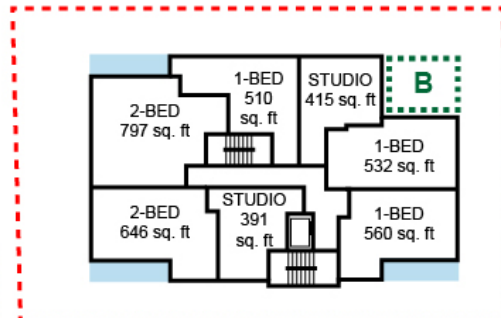
**Current - Ground Floor**



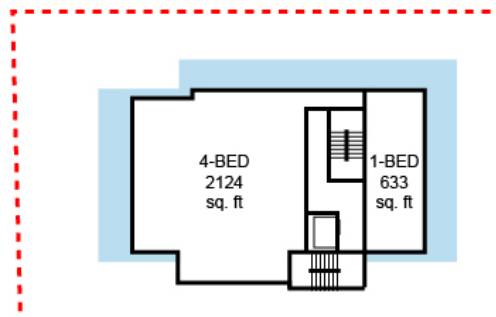
**2017 Proposal - Floor 2-4**



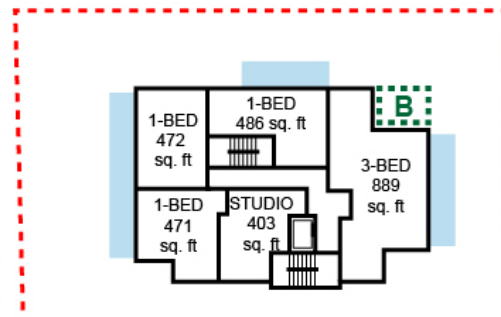
**Current - Floor 2-4**



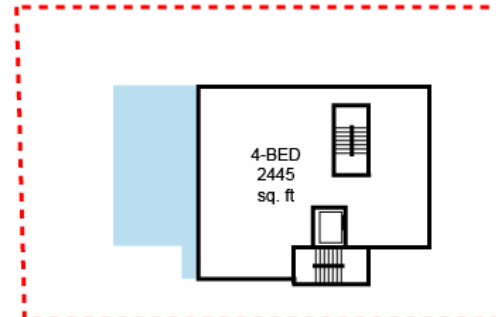
**2017 Proposal - Floor 5**



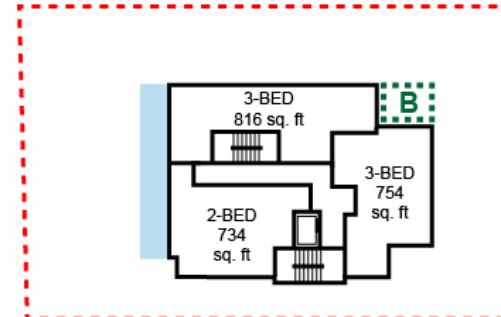
**Current - Floor 5**



**2017 Proposal - Floor 6**



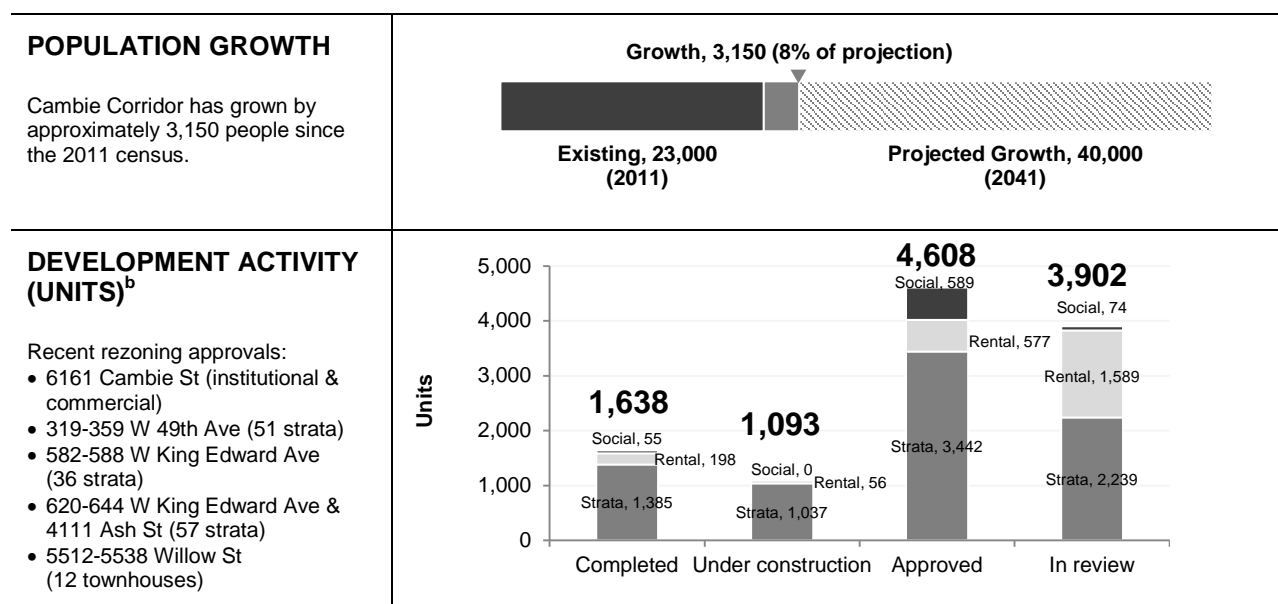
**Current - Floor 6**



**A: Setback to accommodate the parking ramp**  
**B: Setback to retain two black pine trees**

\*\*\*\*\*

## PUBLIC BENEFITS IMPLEMENTATION TRACKING CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave<sup>a</sup> Updated End of Year 2019



### PUBLIC BENEFITS ACHIEVED – North of 57th Ave<sup>a</sup>

Category	Anticipated Public Benefits by 2041 (+) <sup>c</sup>	Completed (•) or In Progress (◦)	% <sup>d</sup>
Housing <sup>b</sup>	<ul style="list-style-type: none"> <li>+ 2,250 additional social housing units</li> <li>+ 4,700 secured market rental units</li> <li>+ 400 below-market rental units</li> </ul>	<ul style="list-style-type: none"> <li>• 55 social housing units (5688 Ash St, 4899 Heather St)</li> <li>• 98 temporary modular housing units (5077 and 5095 Heather St)<sup>e</sup></li> <li>• 198 rental units (458 W 41st Ave, 4867 Cambie St, 611 W 41<sup>st</sup> Ave, 210-262 W King Edward Ave)</li> <li>◦ 56 rental units (408 W King Edward Ave)</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	<ul style="list-style-type: none"> <li>+ Upgrade/expand walking and cycling networks</li> <li>+ Complete Street design on Cambie St. and major streets</li> <li>+ "Car-light" greenway on Heather St.</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Avenue Bikeway</li> <li>◦ 29th and Cambie Plaza</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	<ul style="list-style-type: none"> <li>+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre)</li> <li>+ Oakridge Library renewal and expansion</li> <li>+ Additional library branch</li> <li>+ Hillcrest Community Centre – Fitness centre expansion</li> <li>+ Fire Hall #23</li> <li>+ Community Policing Centre</li> </ul>		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• James Residence (567 King Edward Ave)</li> <li>• Milton Wong Residence (5010 Cambie St)</li> <li>◦ Turner Dairy Heritage Redevelopment</li> <li>◦ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	<ul style="list-style-type: none"> <li>+ Additional Seniors' Centre</li> <li>+ Youth Hub</li> <li>+ Non-profit organization centre</li> </ul>		0%
Parks	<ul style="list-style-type: none"> <li>+ New parks on large sites</li> <li>+ Queen Elizabeth Park Master Plan and Phase 1 upgrades</li> <li>+ 6 plazas and enhanced open spaces</li> <li>+ Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park (17th and Yukon)</li> <li>• Playground Renewal at Douglas Park</li> </ul>	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**

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> See chapter 13 of the [Cambie Corridor Plan](#) for detailed information about the City’s commitments to deliver public benefits along the Cambie Corridor.

<sup>d</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the [Cambie Corridor Plan](#).

<sup>e</sup> 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.

618 West 32nd Avenue  
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

A six-storey market rental building containing a total of 34 units.

**Public Benefit Summary:**

The proposal would provide 34 dwelling units secured as market rental housing for the life of the building or 60 years, whichever is longer. The project would generate a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 927 sq. m / 9,983 sq. ft.)	0.70	2.45
Floor Area (sq. ft.)	6,988	24,430
Land Use	Single-family residential	Multi-family residential

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1,2</sup>	\$440,244
City-wide Utilities DCL <sup>1,2</sup>	\$244,593
<b>TOTAL</b>	<b>\$684,837</b>

<sup>1</sup> Based on rates in effect as at September 30, 2020; 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.

<sup>2</sup> – The proposal is currently eligible for a DCL waiver if it provides units with a maximum rent consistent with the requirements of the Rental Incentive Programs Bulletin. The applicant has not requested a DCL waiver for the residential floor area of the proposal. However, they will be eligible to request a DCL waiver at the Development Permit stage of the approval process.

\* \* \* \* \*

**618 West 32nd Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
618 West 32nd Avenue	008-150-401	Lot 6 Block 819 District Lot 526, Plan 7221

**Applicant Information**

Architect	Shift Architecture Inc. and supplemental drawings from Iredale Architecture.
Property Owner	618 West 32nd Holdings Ltd., Inc. No. BC 1035616

**Development Statistics**

	<b>Development Permitted Under Existing Zoning</b>	<b>2017 Application (Withdrawn)</b>	<b>Proposed</b>
Zoning	RS-1	CD-1	No change
Site Area	927 sq. m (9,983 sq. ft.)	927 sq. m (9,983 sq. ft.)	No change
Land Use	One-Family Dwelling	Multiple Dwelling	No change
Maximum FSR	0.70 FSR	2.45 FSR	No change
Maximum Height	10.7 m (35 ft.)	21.7 m (71 ft.) Including rooftop amenity	21.7 m (71 ft.) residential floors 22.1 m (72.5 ft.) with rooftop amenity
Floor Area	649 sq. m (6,988 sq. ft.)	2,270 sq. m (24,430 sq. ft.)	No change
Residential Units	-	Total: 15 strata units  One-bedrooms: 2 (13%) Two-bedrooms: 10 (67%) Three-bedrooms: 2 (13%) Four-bedrooms: 1 (7%)	Total: 34 rental units  Studio: 8 (24%) One-bedrooms: 13 (38%) Two-bedrooms: 11 (32%) Three-bedrooms: 2 (6%)
Parking and Bicycle Spaces	as per Parking By-law	as per Parking By-law	as per Parking By-law
Natural Assets	5 City street trees 4 on-site trees	Retain 2 trees 14 replacement trees	Retain 2 trees 14 replacement trees

\* \* \* \* \*