



REFERRAL REPORT

Report Date: November 24, 2020
Contact: Michael Naylor
Contact No.: 604.871.6269
RTS No.: 14173
VanRIMS No.: 08-2000-20
Meeting Date: December 8, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5740 Cambie Street

RECOMMENDATION

- A. THAT the application by Polygon Oakridge Development Ltd, the registered owner of the lands located at 5740 Cambie Street [*Lots 1 to 4, all of Block 857, District Lot 526, Plan 7737; PIDs 010-337-156, 010-337-181, 010-337-211 and 010-337-229, respectively*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 8.33 and the building height from 13.8 m (45 ft.) to 84.8 m (278 ft.) to permit a mixed-use development with a 14-storey rental residential tower and a 27-storey strata residential tower, each with a rooftop amenity space, be referred to a Public Hearing, together with:
- (i) plans prepared by Dialog Architecture, received April 24, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- E. THAT Recommendations A to D 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 bylaw 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 5740 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development that includes a 14-storey residential tower, containing 80 secured market rental units, and a 27-storey residential tower, containing 133 strata units, both with partial rooftop storeys containing common amenity spaces. The two towers are situated atop a shared four-storey podium containing ground-floor commercial space, commercial office space, and 1,347.1 sq. m (14,500 sq. ft.) of non-profit organization (NPO) hub space which is to be delivered turn-key to the City. Four levels of underground parking, a maximum height of 84.8 m (278 ft.) to the top of the parapet for the taller tower, and a total FSR of 8.33 are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B and recommend that it 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 subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Cambie Corridor Plan (2018)*
- *Cambie Corridor Public Realm Plan (2018)*
- *Housing Vancouver Strategy (2017)*
- *C-2 District Schedule and Guidelines*
- *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)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2020)*
- *Urban Forest Strategy (2014)*
- *Making Space for Arts and Culture: Cultural Infrastructure Plan (2019)*
- *Culture|Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan 2020-2029 (2019)*
- *Healthy City Strategy (2014)*

REPORT

Background/Context

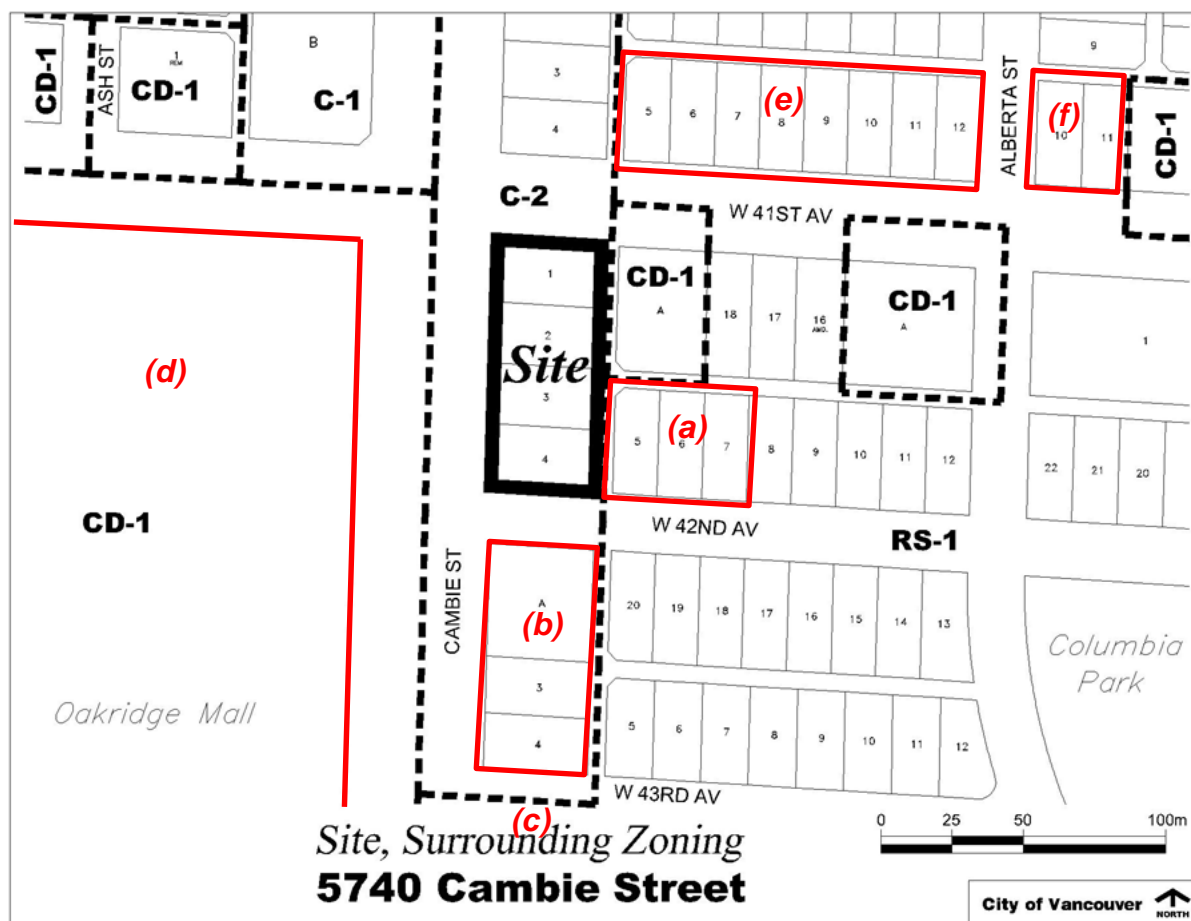
1. Site and Context

The subject site is located on the southeast corner of Cambie Street and West 41st Avenue, in the Oakridge local area (see Figure 1). The site is comprised of four tied lots, stretching the length of the block from West 41st Avenue to West 42nd Avenue, with a frontage of approximately 86.6 m (284 ft.) along Cambie Street and a frontage (depth) of approximately 36.6 m (120 ft.) along 41st Avenue, and with a total size of 3,167.9 m (34,100 sq. ft.). The site is currently zoned C-2 and is developed with two low-rise commercial buildings and surface parking at the lane.

The site is located at the centre of the Oakridge Municipal Town Centre as part of the *Cambie Corridor Plan*, directly across the street from Oakridge Centre and the Canada Line's Oakridge-41st Avenue Station. To the north and south, along Cambie Street, sites are zoned C-2 and consist of low-rise commercial buildings. To the east, across the lane, are new mid-rise residential buildings along West 41st Avenue, and detached RS-1 houses on the neighbouring streets.

There are multiple active rezoning applications in the immediate vicinity that are currently under review, including:

Figure 1: Location Map – Site and Context



- (a) 441-475 West 42nd Avenue: 18-storey residential tower with 124 market rental units (including 29 below-market rental units), and an FSR of 6.67
- (b) 5812-5844 Cambie Street: 32-storey market residential tower with 257 strata units, and a 12-storey office tower over a four-storey commercial-retail podium, with a 37-space public childcare facility and a youth centre, and an FSR of 9.85
- (c) 5910-5998 Cambie Street: 29-storey market residential tower with 168 strata units, and a 15-storey hotel tower over a five-storey commercial-retail podium, with 9 artist live-work studios, and an FSR of 10.86
- (d) 650 West 41st Avenue: increased height and density on Oakridge Centre to accommodate additional market and moderate income rental housing and new office space
- (e) 357-475 West 41st Avenue: 22-storey and 14-storey residential towers with 416 market rental units, with commercial space at grade, and an FSR of 6.12
- (f) 325-343 West 41st Avenue: 10-storey residential tower with 83 market rental units, with commercial space at grade, and an FSR of 5.28

Neighbourhood Amenities – The following neighbourhood amenities are within the local area:

- Columbia Park is located one block to the east;
- Queen Elizabeth Park is located four blocks to the north; and
- Oakridge Centre is located directly across the street to the west.

Local School Capacity – The site is located within the catchment of William Van Horne School at 5855 Ontario Street, which currently has an operating capacity of 452 students. According to the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan* dated May 29, 2019, enrolments in 2017 resulted in a surplus of 61 spaces. By 2025, the draft plan forecasts a surplus of approximately 23 spaces. Sufficient space exists to accommodate the current and forecast enrolment.

The site is also located in the catchment area of Eric Hamber Secondary School located at 5025 Willow Street. Capacity utilization was 93% of its 1,700-seat capacity in 2017, with a draft forecasted capacity of 105% in 2027. Surplus capacity exists and is forecasted for nearby secondary schools such as Sir Charles Tupper and John Oliver.

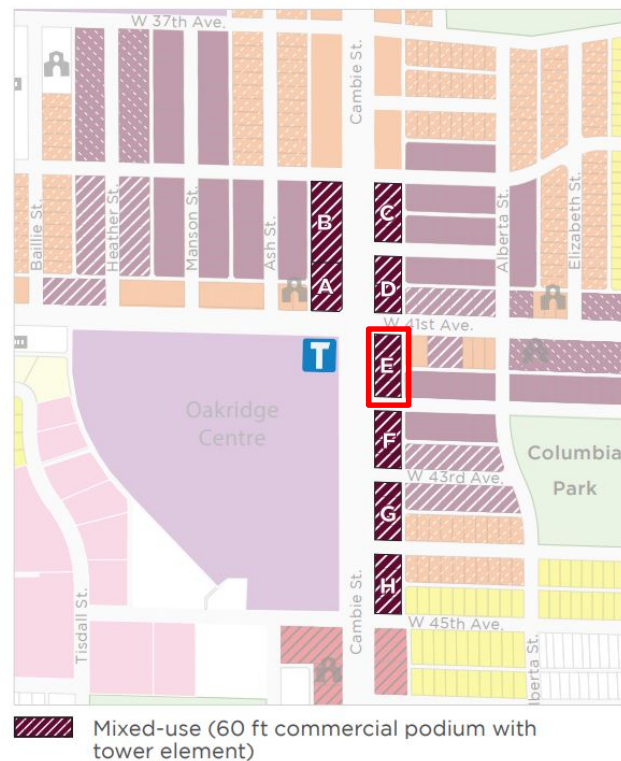
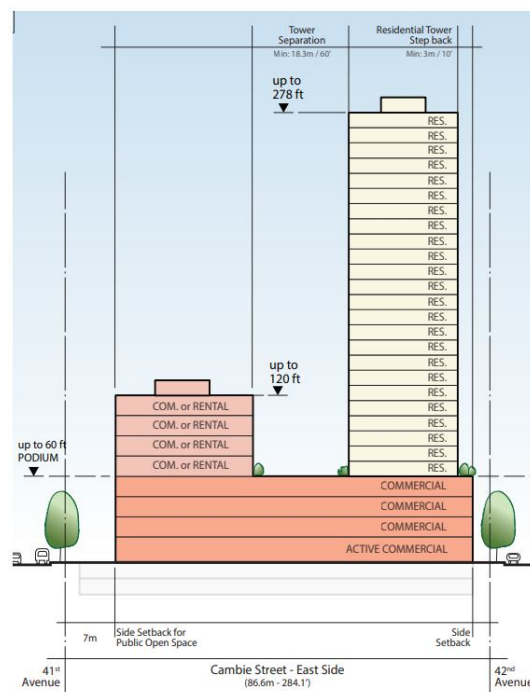
2. Policy Context

Cambie Corridor Plan – The *Cambie Corridor Plan* guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. Building on the opening of the Canada Line, the plan promotes transit-oriented development to meet the needs of a growing population. It introduces a strategically denser mix of housing and employment space in the Oakridge Municipal Town Centre and areas close to stations, while adding new townhouse opportunities to provide additional housing types for families and a sensitive transition to lower-density areas.

The subject site is located within the Oakridge Municipal Town Centre neighbourhood – one of 17 designated Municipal Town Centres (MTCs) and a Frequent Transit Development Area (FTDA) in the *Metro Vancouver Regional Growth Strategy*. The Oakridge MTC will be a vibrant hub in the corridor that meets community, city-wide and regional needs by providing exceptional opportunities to deliver housing and jobs in a transit-oriented hub, while continuing to expand amenities and services to create a complete community. As the geographic centre of the city and mid-point of the Canada Line, this area represents one of the most significant concentrations of urban uses and density in the corridor.

The subject site is governed by subsection 4.3.1 of the plan, for the area of Cambie Street between West 39th and West 45th Avenues (see Figures 2 and 3). This area represents a unique, highly urban place within the corridor, with a mix of uses, vibrant street life, and a dynamic public realm. The site is identified specifically as “Area E”, and provides direction for future development to have active commercial uses at grade, a commercial podium, and two towers on top. A major tower on the south end of the block can be considered up to 84.7 m (278 ft.) for residential uses, and a minor tower on the north end of the block of 36.6 m (120 ft.), or up to 45.7 m (150 ft.) if setbacks are provided, for commercial or secured market rental uses.

Sites governed by subsection 4.3.1 are expected to deliver specific on-site amenities to serve growth in the MTC area. Amenities are to be negotiated as part of the rezoning process, and should include one or more of the following: Non-Profit Organization (NPO) hub space, a youth centre, childcare facilities, and artist studios. All amenities are to be delivered turn-key to the City.

Figure 2: Subsection 4.3.1 Cambie Street: West 39th-45th Avenue**Figure 3: Area E: West 41st-42nd Avenue (east)**

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.

Making Space for Arts and Culture (2019), Healthy City Strategy (2014) and the Social Infrastructure Plan (underway) – In September 2019, Council approved *Making Space for Arts and Culture*, the City's cultural infrastructure plan, as part of *Culture|Shift: Blanketing the City in Arts and Culture*, Vancouver's new comprehensive plan and vision for arts, culture, and creativity. *Making Space for Arts and Culture* set Vancouver's first cultural space targets based on the needs identified through a comprehensive three year planning process. The overall target for cultural spaces over the next ten years is 800,000 sq. ft. and includes 650,000 sq. ft. of new, expanded or repurposed space. Cultural/social hubs that include space for administration, production, home-bases, and shared services were identified as a need and space priority.

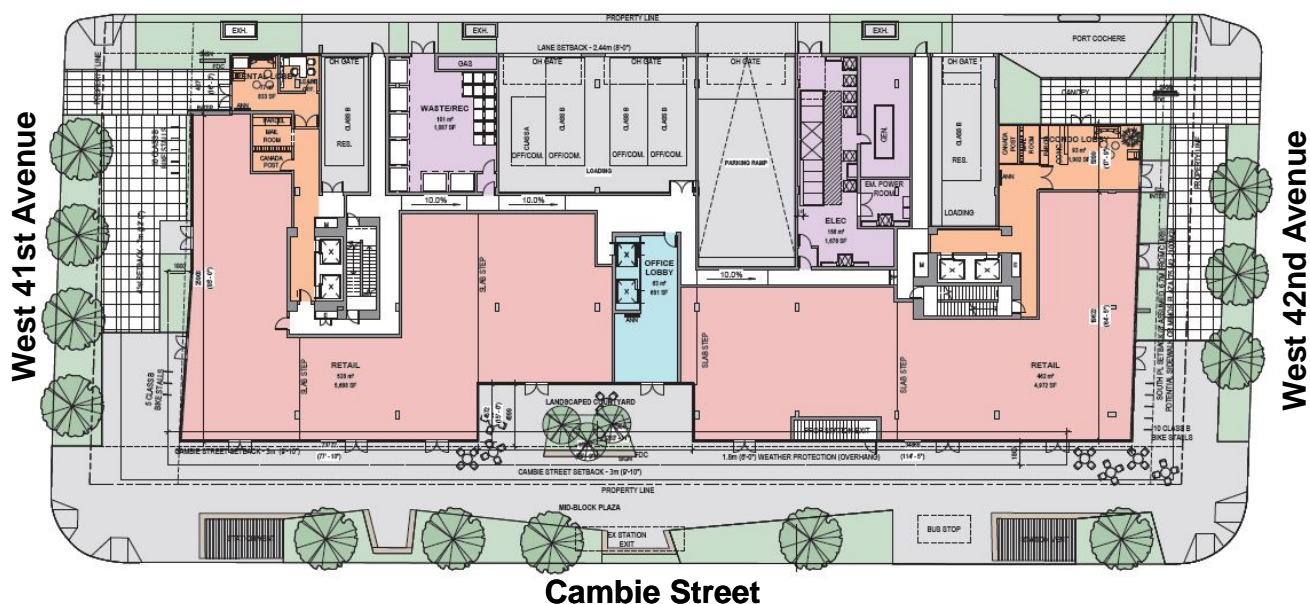
In October 2014, Council approved the *Healthy City Strategy*, which includes long-term goals for the well-being of the City and its people, including targets to reach by 2025. Social and cultural NPO hubs contribute to the achievement of a range of strategy goals including the provision of healthy human services and expressing ourselves through arts and culture. The *Healthy City Strategy* is the guiding policy for the upcoming *Social Infrastructure Strategy*. The research and consultation undertaken on the emerging *Social Infrastructure Strategy* identified the need for affordable, secure, and suitable Non-Profit Organization (NPO) spaces at locations that are easily accessible and close to transit. Social NPOs have expressed interest to co-locate with other organizations to engender collaboration with other non-profits and increase community access to services. The *Social Infrastructure Strategy* is anticipated to be brought forward to City Council in 2021 and will include future directions for NPO hubs.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from C-2 (Commercial) to CD-1 (Comprehensive Development) District to permit construction of a mixed-use development which includes a four-storey commercial podium containing commercial space and 1,347.1 sq. m (14,500 sq. ft.) of NPO hub space to be delivered turn-key to the City, a 27-storey tower with a height of 84.8 m (278 ft.) with 133 strata residential units, and a 14-storey tower with a height of 45.1 m (148 ft.) with 80 secured market rental units (see Figure 3). Both towers include partial rooftop storeys containing common amenity spaces. Four levels of underground parking accessed from the lane and a total FSR of 8.33 are proposed.

Figure 3: Site Plan



2. Land Use

The uses proposed in the application (ground-floor commercial use, office use, rental and strata residential) are consistent with the intent of the *Cambie Corridor Plan*. This project also includes 1,347.1 sq. m (14,500 sq. ft.) of NPO hub space to be delivered turn-key to the City.

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

Figure 4: Perspective from the corner of Cambie and West 41st Avenue looking east



In assessing urban design performance, staff take into consideration the built form guidance for the Municipal Town Centre Commercial Core as outlined in the *Cambie Corridor Plan*.

Form of Development – This application is consistent with the expectations of the *Cambie Corridor Plan* for the site to accommodate two residential towers over a shared commercial podium, where the minor tower is on the north side and the major one on the south. The taller tower is located away from the Cambie Street and West 41st Avenue intersection to permit wider views and a sense of openness at this key juncture. The form of development consists of a four-storey podium, a 14-storey tower and a 27-storey tower. The development provides an activated commercial street wall with at-grade continuous retail spaces and office spaces on the upper three podium storeys. The top of the major tower provides a stepped and gradual termination to the building against the skyline (see Figure 4). Staff have provided a condition to further enhance the design of the top or ‘crown’ of the major tower.

Height – The *Cambie Corridor Plan* outlines maximum heights for the podium at 18.2 m (60 ft.) and the two towers at 45.7 m (150 ft.), and 84.7 m (278 ft.) respectively. The proposed heights of these three components are within the plan’s permitted maximums.

Density – The *Cambie Corridor Plan* anticipates a density that is site-specific and subject to urban design performance following the prescribed built form guidelines. The application complies with the objectives of the guidelines and proposes a density of 8.33 FSR.

Amenity Space – The development offers several on-site amenities for residents and office occupants. Residential common outdoor amenity spaces adjacent to indoor amenity rooms are provided for both the strata and rental residents, atop both towers and on the podium, as expected by the *Cambie Corridor Plan*. A dedicated common children’s play area is located on the podium, shared between the residents of both the strata and rental towers. The office occupants will have access to dedicated outdoor terraces. Staff have included a condition to enrich the functionality and quality of the amenity space.

Public Realm – The *Cambie Corridor Public Realm Plan* sets expectations for an activated public realm, including a pedestrian sidewalk plaza at the south side along West 42nd Avenue, a mid-block inset pedestrian plaza along Cambie Street, and through the design of the lane interface. The mid-block plaza is intended to provide a break along the length of the frontage, to complement the retail uses at the ground level and provide opportunities for enhanced pedestrian comfort. There are also opportunities for pedestrian rest and restaurant seating. The overall proposal is consistent with the recommendations of the plan for the allocation of open space along the site’s edges through the mid-block and (south) sidewalk plazas. Staff have provided a condition to optimize the functionality and openness of the mid-block plaza, and to enhance the lane interface.

Urban Design Panel – The Urban Design Panel reviewed and supported this application with recommendations on September 18, 2019 (see Appendix D).

Conclusion – Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal complies with the density, height and built-form prescriptions of the *Cambie Corridor Plan* and is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Culture/Social Policy

A NPO hub consisting of a minimum gross indoor floor area of 1,347.1 sq. m (14,500 sq. ft.) is proposed to be located on the third floor of the podium office component, and have a street-level presence and visibility. This project, if approved, would advance *Cambie Corridor Plan* policy direction for NPO hubs to deliver local programming, services and employment, through the creation of this multi-tenant non-profit organization centre which would be delivered turn-key to the City.

Specifically, the *Cambie Corridor Plan*:

- 1) Supports the creation of a multi-tenant NPO hub that would allow a mix of affordable office and related programming space for social and cultural NPOs (Policy 10.5.1), and
- 2) Prioritizes appropriately sized NPO hubs in areas with high levels of visibility and convenient access to transit to increase accessibility and connections to the broader community (Policy 10.5.2).

As the population of residents and workers within the Cambie Corridor grows, the well-being of the community will be strongly tied to the availability, accessibility and affordability of community facilities and programs for people of all ages, incomes, backgrounds and abilities.

The proposed space is located at a key transit hub and, if approved, will provide affordable and flexible space for NPOs to effectively serve and support communities and contribute to valuable social infrastructure.

Non-profit organizations comprise a significant portion of GDP. In 2016, BC community non-profits contributed \$6.4B GDP to the economy that account for 117,131 jobs. Within Vancouver, social serving NPOs generated 24,540 jobs with \$748 M in wages while the arts and culture sector generated 11,820 jobs with \$131 M in wages. Providing affordable and secure space for NPO office use will allow social and cultural non-profits to stay in Vancouver and increase employment in the Oakridge Municipal Town Centre.

The NPO hub will further advance *Making Space for Arts and Culture* goals by securing affordable space for arts and cultural organizations, including cultural programming, production and administration. The current gap in secure and affordable space for arts and cultural organizations, coupled with the increased real estate pressure and unaffordability, make the proposed NPO hub a significant positive contribution to the city's cultural ecology. If approved, 5740 Cambie would contribute to Vancouver's 10 year cultural space target of which a total of 79,268 square feet of new cultural space has been completed or is under development since 2019.

The NPO Hub will be appropriate for administrative office use, related social programming and cultural uses as defined in the *Zoning and Development By-law*. The space is anticipated to be used by a mix of social, arts and cultural organizations for programming, services and administration functions and will include shared spaces such as kitchens, multipurpose rooms, meeting rooms, as well as ancillary support spaces.

The NPO Hub, has an estimated value of \$12,000,000 and will be conveyed to the City at a nominal cost as an air space parcel, upon its construction being deemed complete to the satisfaction of the Director of Facilities Planning and Development and of the Managing Director of Cultural Services and Managing Director of Social Policy. Further, dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking spaces, and bicycle spaces and end-of-trip facilities, will be secured for use by the NPO hub tenants.

Should the rezoning be approved in principle, staff will continue engaging with the social services, arts, and culture communities to refine the use of the NPO Hub in the form of a detailed functional program. Staff will also undertake an open process prior to delivery of the NPO hub to select one, or more, non-profit organizations tenants to operate it. Criteria for operator/tenant selection would include demonstrating mandates and programs that meet Council objectives and the needs of the local and city-wide communities.

Staff will report back to Council for approval of the selected non-profit space operator and lease terms. The proposed lease would be for a nominal total rent, with the chosen operator responsible for the administration, programming and operation of the NPO hub and associated facility costs, including regular maintenance and repairs. This is consistent with approaches taken with other City-owned facilities, as the nominal rent would help to ensure the facility serves locally-based non-profit social and cultural groups at an affordable rate. The City would typically be responsible for lifecycle replacement of major systems and structural components.

5. Housing

The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households.

This application, if approved, would add 80 secured market rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of June 30, 2020

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	3,728

*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 – The application proposes two residential towers atop a commercial podium – a strata tower on the south end and a rental tower on the north end. The strata tower includes 133 dwelling units comprising 14 one-bedroom, 104 two-bedroom, and 15 three-bedroom units. The rental tower includes 80 dwelling units comprising 10 studio, 31 one-bedroom, and 39 two-bedroom units. Under the *Family Room: Housing Mix Policy for Rezoning Projects*, rezoning applications with strata housing are required to provide 35% family units, with a minimum 25% as two-bedroom units, and 10% as three-bedroom units. For rental housing, the *Family Room* policy only requires that 35% of the units have two or more bedrooms. This application, for both tenures, meets the requirements of the *Family Room* policy (see Figures 6 and 7.)

Figure 6: Proposed Unit Mix (strata)

Type	Count	Percentage
1-bedroom	14	11%
2-bedroom	104	78%
3-bedroom	15	11%
Total	133	100%

Figure 7: Proposed Unit Mix (rental)

Type	Count	Percentage
Studio	10	13%
1-bedroom	31	39%
2-bedroom	39	48%
Total	80	100%

The applicant has indicated that the current mix is intended to be adjusted at the development permit stage to include some three-bedroom rental units. Further, at the development permit stage, the applicant will be required to meet the objectives of the *High Density for Families with Children Guidelines*, which sets targets regarding on-site amenity space and similar liveability objectives.

Security of Tenure – All 80 rental units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years. The Housing Agreement By-law would be brought to Council prior to Rezoning By-law enactment and the Housing Agreement would be registered on title to the development lands, and will prohibit the stratification and separate sale of individual units. The addition of 80 new secured rental housing units to the City's inventory of market rental housing contributes toward the *Housing Vancouver* targets (see Figure 4).

Vacancy Rate – Vancouver has one of the lowest vacancy rates in Canada. In October 2019, the vacancy rate in the City was 1%. That means only 10 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in Southeast Vancouver was higher than the City-wide average at 2.7%.

Existing Tenants – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

DCL Waiver – As the proposal includes a mix of both rental and strata housing within the same development, this project is not eligible for a DCL waiver under the *DCL By-law*. To be eligible, all residential units must be secured for rental tenure.

Average Rents and Income Thresholds – The average rents on the Westside for various units are shown in Figure 8. Rent increases over time are subject to the *Residential Tenancy Act*.

Figure 8: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Average Market Rent in Newer Buildings - Westside (CMHC, 2019)¹	Annual Income Required to Afford Average Market Rent in Newer Buildings	Monthly Costs of Ownership for Median-Priced Unit –Westside - (BC Assessment 2019)³	Annual Income Required to Afford Monthly Costs for Ownership
Studio	\$1,804	\$72,160	\$2,819	\$112,760
1-bed	\$1,999	\$79,960	\$3,413	\$136,520
2-bed	\$3,059	\$122,360	\$5,191	\$207,640
3-bed	\$3,876	\$155,040	\$8,571	\$342,840

1. Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Westside of Vancouver

2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2019 Rental Market Report plus 10%.

3. Based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Westside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Average market rents in newer rental buildings on the Westside are shown in Figure 8. Market rental housing provides options which are significantly more affordable than average home ownership costs as illustrated in Figure 8.

Housing conditions of approval are set out in Appendix B.

6. Transportation and Parking

Vehicle and bicycle parking are provided in four levels of underground parking, accessed from the lane. Overall, 283 vehicle parking spaces, 530 Class A and 25 Class B bicycle storage spaces, 1 Class A and 5 Class B loading spaces, are proposed. The project will be required to meet the Parking By-law. The site is directly across the street from the Canada Line's Oakridge-41st Avenue Station, in addition to frequent bus service on West 41st Avenue with the R4 rapid bus, therefore the project is eligible for a reduction to residential, commercial and retail parking due to proximity to frequent transit.

As recommended in the *Cambie Corridor Plan*, and coordinated with Translink, relocation of the existing emergency exit for the Oakridge-41st Avenue Station on the east side of Cambie Street is proposed as part of this development.

Engineering conditions of approval are set out in Appendix B.

7. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s 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, the application will be required 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 only remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A “by-law tree” has a trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are five trees currently on site and one tree on City property. No trees are proposed for retention, due to the siting of the development and the underground parkade, however 12 new street trees, and three trees in the future landscaped courtyard, are proposed.

Landscape conditions of approval are set out in Appendix B.

Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house on March 14, 2019 at the subject site to receive early feedback on the proposal. Approximately seven people attended this event. Seven written comments were received; five of those comments expressed support for the height, density, use, design, close proximity to transit and an overall positive addition to the Oakridge redevelopment, two comments expressed general curiosity if there are any social housing requirements for the development.

Public Notification – A rezoning information sign was installed on the site on June 20, 2019. Approximately 754 notification postcards were distributed within the neighbouring area on or about August 16, 2020. Notification and application information, as well as an online comment form, was provided on the Rezoning Centre’s applications webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on September 5, 2019 at the Peretz Centre, (6184 Ash Street). Staff, the applicant team, and 30 members of the public attended the open house. Consultation for this application predated the City’s virtual engagement strategy that was implemented due to the pandemic.

Public Response – Public input was received throughout the application process through the open house, online comment form, and by email and phone. A total of 87 comments were received.

Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Appropriate height and density:** The proposed height and density was considered to be appropriate considering proximity to Canada Line, neighbourhood walkability, and context with adjacent development approvals.
- **Appealing building design:** The overall building design and colour was considered to be attractive. Some respondents noted their appreciation for building design elements including the grating design along the podium as well as the design of various gathering spaces such as the rooftop amenity space.
- **The provision of non-market office space:** The proposal was thought to be an ideal location for non-profit office use and will contribute the supporting community needs and delivering services for those in the Oakridge area.
- **The provision of new rental housing stock:** Respondents considered this project to address the need for more rental units and more affordable housing in Vancouver.

Generally, comments of concern fell into the following areas:

- **Lack of affordable housing units:** The proposal for market rental and market strata units was not considered to address the need for more affordable housing units in Vancouver.
- **Excessive height and density:** Some respondents suggested that there is too much densification at the intersection of Cambie Street and West 41st Avenue and the proposal does not fit well into the existing streetscape. Of those who commented, some felt that there is insufficient infrastructure to support additional density in the area.
- **Excessive parking:** Too much parking provided considering proximity to Canada Line and neighbourhood walkability.

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

PUBLIC BENEFITS

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

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

The site is subject to the City-wide DCL and the Utilities DCL on the proposed 20,381.9 sq. m (219,389 sq. ft.) of residential floor area and 5,990.1 sq. m (64,477 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately \$7,468,695 are 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 Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 26,372 sq. m (283,866 sq. ft.), this project will contribute a public art budget of \$562,053. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Developers may fulfil the public art commitment in one of two ways:

- *Option A* – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan, which must be completed prior to issuance of the Development Permit.
- *Option B* – For developers not wanting to commission artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

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

The applicant is offering 1,347.1 sq. m (14,500 sq. ft.) of non-profit office space in the podium to be delivered turn-key to the City for use as a non-profit organization (NPO) hub as the in-kind CAC for this application. Real Estate Services staff have reviewed the applicant's development proforma, and have concluded that the amount of NPO office space offered aligns with the expected financial performance of this application. The estimated value of providing this in-kind NPO space is \$12,000,000.

See Appendix G for a summary of all the public benefits for this application.

Cambie Corridor Public Benefits Strategy (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. If approved, the application would contribute 80 secured rental housing units towards the City's rental housing goals as identified in the PBS and *Housing Vancouver Strategy*, in addition to 1,347.1 sq. m (14,500 sq. ft.) of NPO office space delivered turn-key to the City. 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

As noted in the section on Public Benefits, the applicant has offered 1,347.1 sq. m (14,500 sq. ft.) of NPO office space to be delivered turn-key to the City as a community amenity. The operating model for the NPO office hub, including administration, programming and maintenance of the amenity space will be subject to a separate Council report including the related financial implications.

The site is subject to both the City-wide DCL and the City-wide Utilities DCL. Should Council approve the rezoning application, it is anticipated that the applicant will pay \$7,468,695 in DCLs based on the rate in effect on September 30, 2020.

If a rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$562,053, or make a cash contribution to the City for off-site public art, in the amount of approximately \$449,643 (80% of the estimated value of public art.)

The 80 secured market rental housing units, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building and 60 years, will be privately owned and operated.

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

CONCLUSION

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

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown 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 conditions of approval in Appendix B.

* * * * *

5740 Cambie Street PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- (____) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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.]

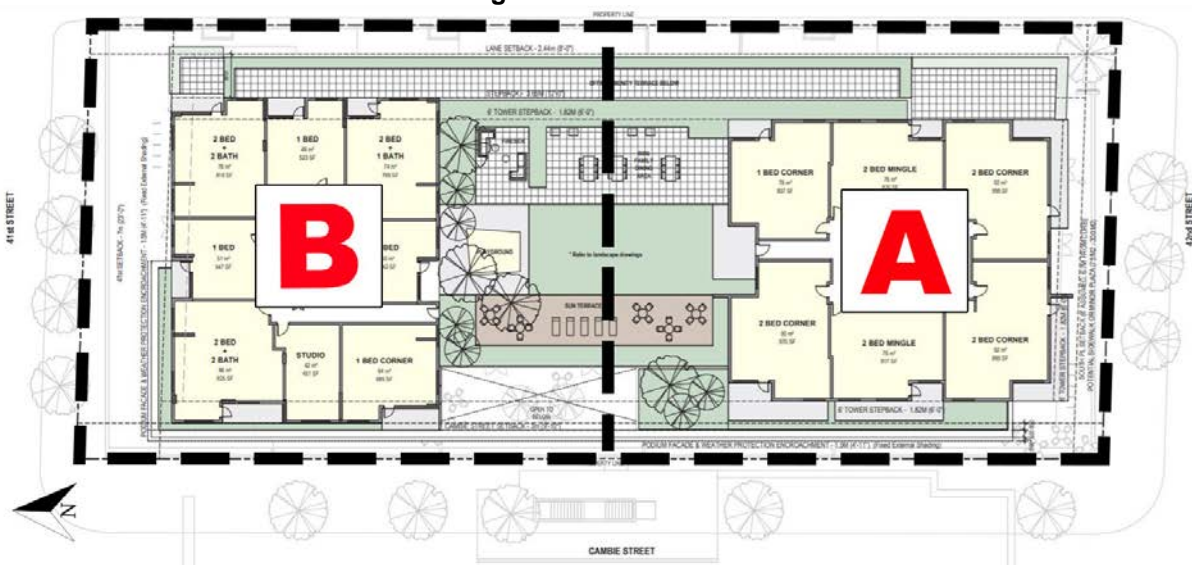
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (____).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



Uses

4. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted within CD-1 (____) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law, and Multiple Dwelling;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses;
 - (f) Institutional Uses; and
 - (g) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 5.1 No dwelling units may be located below the 5th storey or above the 27th storey.
- 5.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 5.3 The design and layout of at least 35% of the strata 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*".

5.4 The design and layout of at least 35% of the rental 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

- 6.1 Computation of floor space ratio must assume that the site consists of 3,167.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 6.2 The floor space ratio for all uses combined must not exceed 8.33.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 6.4 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 the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if 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
- 6.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 6.6 Computation of floor area may exclude office space deeded to the City, up to a maximum of 1,347.1 m².

- 6.7 The use of floor area excluded under section 6.4, 6.5, and 6.6 must not include any use other than that which justified the exclusion.

Building height

- 7.1 Buildings in each sub-area must not exceed the maximum permitted height for that sub-area, measured from base surface, as set out in Figure 2.
- 7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common indoor rooftop amenity space in a sub-area, the height of the portion of the building with the common indoor amenity space must not exceed the maximum permitted height for that sub-area, as set out in Figure 2.

Figure 2 – Maximum Permitted Building Height

Sub-area	Building height	Building height including common indoor rooftop amenity spaces
A	84.8 m	89.3 m
B	45.1 m	49.6 m

Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 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.
- 8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.
- 8.4 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.
- 8.5 An obstruction referred to in section 8.2 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 (___).
- 8.6 A habitable room referred to in section 8.1 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

9. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of 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.

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

Zoning and Development By-law

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

* * * * *

5740 Cambie Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Dialog Architecture received April 24, 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

- 1.1 Design development to maintain an unobstructed public realm by ensuring setbacks and Statutory Right of Ways (SRWs) are free of building encroachments.

Note to Applicant: SRWs should be free of any building encroachment, for all levels of the development. Demountable weather protection may encroach into the SRWs. The reduced dedication and SRW requirement along West 41st Avenue will result in shifting of the north tower closer to the street. See Engineering Condition 2.5. The northwest corner cut SRW may be addressed through a vertically continuous notch that is consistent with the overall expression of the project. See Engineering Condition 2.7.

- 1.2 Design development to enhance visual presence of the top of the south tower by relocating the higher massing to the west, recessing the indoor amenity, and adding visual interest to the visible wall.

Note to Applicant: Higher portions of the building should be located towards Cambie Street. As per the *Cambie Corridor Plan*, the additional partial storey for indoor amenity and contiguous with common outdoor amenity should be stepped back from all building edges to minimize visibility from ground level. Relocating the mechanical room to the basement will further reduce massing.

- 1.3 Design development to optimize the functionality and openness of the mid-block plaza.

Note to Applicant: The plaza should encourage a variety of activities, facilitate physical and visual openness and fluid circulation. Consider strategies such as chamfering the building corners. Revise landscape elements to allow for visual and physical permeability and connectivity. Refer to *Cambie Corridor Public Realm Plan*. See also Landscape Condition 1.14.

- 1.4 Design development to enhance pedestrian interface along the lane.

Note to Applicant: The *Cambie Corridor Public Realm Plan* identifies this as a “Connector Lane”. Design elements (e.g. ground surface, building façade) are encouraged to enliven the experience of the lane as a secondary public space.

- 1.5 Design development to enrich the quality of outdoor amenity spaces by:

- (a) Augmenting the size and functionality of the children’s play area on the podium.

Note to Applicant: Design should incorporate flexible features. Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. The size and use should be appropriate for the number of family units. Refer to *High Density Housing for Families with Children Guidelines*. See Housing Condition 1.11.

- (b) Introducing podium-roof indoor amenity spaces.

Note to Applicant: Co-located indoor and outdoor amenity space, for each tower, should include an accessible washroom and kitchenette.

- (c) Enhancing the functionality and visual presence of the office terraces.

Note to Applicant: These terraces are highly visible from the street level and should contribute to the pedestrian experience.

- 1.6 Design development to ensure that in-suite storage meets the requirements of the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin: <https://bylaws.vancouver.ca/bulletin/b004.pdf>

- 1.7 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.

- 1.8 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>.

- 1.9 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>.

Housing

- 1.10 The development permit drawings must clearly indicate the proposed total unit mix for the strata-titled market housing units of one-bedroom (11%), two-bedroom (78%) and three-bedroom (11%) units, and the proposed total unit mix for the secured market rental residential units of studio (13%), one-bedroom (39%), and two-bedroom (48%) units, in accordance with the *Family Room: Housing Mix Policy for Rezoning Projects*.

Note to Applicant: Any changes in unit mix from the proposed rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it meets the minimum requirement of 25% two-bedroom units and 10% three-bedroom units for all strata units, and meets the minimum requirement of 35% family units (units with 2 or more bedrooms), including a recommended 10% three bedroom units, for all secured market rental units.

- 1.11 The development is to comply with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) Children's play areas (Section 3.3.2 (a));
- (b) Seating with direct line of sight to the play area (Section 2.5.2);
- (c) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;
- (d) A balcony with 1.8 by 2.7 m minimum dimensions for each dwelling unit (Section 4.3.2); and,
- (e) Wheelchair accessible washroom and kitchenette within the multi-purpose indoor amenity spaces.

Note to Applicant: Play equipment is not required for the children's play areas but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

Crime Prevention through Environmental Design (CPTED)

- 1.12 Design development to respond to CPTED principles, including:

- (a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
- (b) Reduce opportunities for theft in the underground parking and mail theft;
- (c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and
- (d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

- 1.13 Design development to retain trees #495, 496 and 497.

Note to Applicant: These trees appear to be located within close proximity to the required SRW. Thus, retention of these trees will require coordination with Engineering's intent for public realm improvements on West 42nd Avenue. It is understood that this would also require adjustment to the parkade footprint. In the case that all efforts have been made and retaining all three trees is not viable, the eastern-most tree should be prioritized due to its value and relatively minimal impact to the development.

- 1.14 Design development to the landscaped courtyard (as per labels on the landscape plan) by performing the following:

- (a) Increase the size of outdoor dining areas in front of the retail space while allowing for adequate space for circulation.

Note to Applicant: This would require adjusting revisions to the building footprint and layout of the retail spaces alongside the main entry to widen the landscaped courtyard. Refer to Urban Design condition 1.3.

- (b) Provide a revised tree planting scheme to ensure tree growth and health.

Note to Applicant: The space between building façade and the fins is limited for the establishment of tree canopies. Ensure that the number of trees proposed can thrive and are supported by adequate spaces to grow and sufficient soil volume. If the number of trees in the landscaped courtyard will be reduced, additional tree planting should be provided elsewhere on-site.

- 1.15 Design development to improve the rental and condo entries by providing layered planting with trees.

Note to Applicant: Provide plant species with seasonal interest. Canopy trees that still allow for a certain degree of visual permeability would be preferred.

- 1.16 Design development to the amenity deck to provide urban agriculture and support facilities.

Note to Applicant: This would require re-arranging the layout of the programming areas and/or planting areas. A small reduction to the planted areas or extensive green roof may be considered.

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

- (a) Maximize natural landscape best management practices.
- (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.

Arts, Culture and Community Services

- 1.18 Design and finish the NPO Hub with a total area of not less than 1,347.1 sq. m (14,500 sq. ft.) gross floor area space to be operated by a non-profit organization or organizations, to the satisfaction of the Managing Director of Cultural Services and Managing Director of Social Policy, and the Director of Facilities Planning and Development to ensure that the functional requirements of the NPO hub can be met, including meeting the City's *Social Facility Technical Guidelines*, and forthcoming detailed functional program requirements to be provided by the City, as well as consider the ability to incorporate design requirements for various cultural uses such as Indigenous cultural practices of brushing off and smudging. Other requirements include, but may not be limited to, the following:
- (a) Design development of the NPO Hub with a strong visual identity, ground-level entrance, distinct presence and visibility, including large identification signage.
 - (b) Design development of the NPO Hub at a height of not less than 12 ft. floor-to-floor; to be designed and built on a contiguous floor on Level 3 to maximize uses and facilities.
 - (c) Design development of the NPO Hub to provide flexibility for a range of social-serving, and arts and cultural organizational uses, including administration, services, programming and presentation, as well as ancillary uses.
 - (d) Design development of the NPO Hub to maximize daylight access.
 - (e) Design development to provide direct route from the parking and loading areas to shared elevator(s).
 - (f) Ensure that drawings indicate NPO Hub associated parking, bike parking on parking levels, mechanical rooms, loading access, etc.
 - (g) Design development of the NPO Hub to have access to a dedicated garbage room, storage and end-of-trip facilities.
 - (h) Ensure that drawings denote programmable area square footage for the NPO Hub.
 - (i) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.
 - (j) Separate mechanical and electrical systems to be provided for the NPO hub with separate and dedicated metering.

Sustainability

- 1.19 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), 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

- 1.20 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.21 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.22 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.
- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

Note to Applicant: The Applicant is advised to contact Translink with regard to Limits of Approach and construction activities adjacent Translink infrastructure at <http://www.translink.ca/en/About-Us/Doing-Business-with-TransLink/Real-Estate/Adjacent-and-Integrated-Developments.aspx>

- 1.24 Provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:
- (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis.
 - (b) Review of the parking and loading design considering vehicle and truck turning movements and show vehicle turning swaths considering:
 - (i) Largest anticipated design vehicles and loading vehicles.
 - (ii) Loading to and from the lane.

Note to Applicant: For more information, please refer to the current TAMS Consultant Design Guidelines.

- 1.25 Subject to the acceptance of the finalized TDM Plan, and prior to issuance of a development permit, entry into a TDM agreement to the satisfaction of the General Manager of Engineering Services (GMES) and the Director of Legal Services which:
- (a) Secures provision of funding towards long-term TDM monitoring funding the amount of \$280 per parking space waived.
 - (b) Secures the provision of TDM measures on the site.
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.26 Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law.
- 1.27 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including:
- (a) Provision of a minimum 1.2 m access aisle for bicycle lockers.
 - (b) Delete columns interfering with Class A bicycle room access aisles and storage.
 - (c) Provision of automatic door openers on all doors providing outside access to bicycle storage.
 - (d) Provision of all Class A bicycle spaces (not including lockers) being located in a secure room.

- (e) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances. Racks must be usable for all ages and abilities.
- 1.28 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
 - (a) Redesign port-cochere pick-up/drop off area to mitigate conflicts in the lane and with pedestrians at the intersection of the lane and West 42nd Avenue.
 - (b) Delete the concrete island for port-cochere.
- 1.29 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 2.7 m vehicle stall width when next to one wall.
 - (b) Provision of all types of parking spaces being labelled, numbered, and dimensioned.
- 1.30 Removal all building elements above and below grade from the dedicated area.

Note to Applicant: Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.
- 1.31 Provision of generous and continuous weather protection on all frontages.
- 1.32 Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement. 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.
- 1.33 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.”*
- 1.34 Consideration of design development to accommodate within the building design an exit and tunnel connection to the Oakridge-41st Avenue skytrain station.

Note to Applicant: Legal arrangements may be required, such as amendments to the Owner's Works in the Services Agreement and Statutory Rights of Way, subject to confirmation of final design proposed.

Rainwater Management

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.

- 1.35 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) While infiltration of rainwater is greatly supported by the City, the infiltration gallery proposed does not meet the Building By-Law requirement of a 5.0 m setback for 'Dry Wells' (buried infiltration systems) from building foundations. Consider the installation of a surface rainwater feature with a portion of the sites runoff directed to it.
 - (b) Due to sewer capacity issues every effort must be made to retain or reuse the 24 mm of rainwater onsite, consider installing a Rainwater Harvest & Reuse system or directing roof runoff into landscaping planters at lower levels with an

underdrain provided for safe overflow. Provide justifications if the 24 mm capture cannot be achieved with Tier 1 & Tier 2 practices.

- (c) Clarify whether Green Roofs are proposed on this site as Architectural and Landscape drawings show them on all available roof areas. Include Green Roofs (extensive and intensive) as a separate surface type from landscaping over slab and planter boxes on the site plan and calculations.
 - (d) Provide a site plan 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.
 - (e) Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.
- 1.36 The peak flow rate for this development, based on the 10 year, 5 minute time of concentration, of 0.074 m³/s is acceptable to the City.
- 1.37 Staff note that a 'Stormceptor' system is proposed to meet the Water Quality requirement. Provide product information for all proposed practices and ensure that all products meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification.
- 1.38 For groundwater management review see comments pertaining to the Hydrogeological Study.
- 1.39 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.
- 1.40 Prior to Development Permit issuance, an 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 (GI) practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details. The O&M Manual shall include, but not be limited to the following components:
- (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established.
 - (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system.

- (c) Fact sheets (or similar reference material), for proposed plantings.
 - (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
 - (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.
- 1.41 Prior to issuance of a development permit, a Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered against the property's title. The Engineer of Record (EOR) will be required to inspect the RWM system as necessary during and after construction in order to determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

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 Services

- 2.1 Consolidation of Lots 1 to 4, Block 857, District Lot 526, Plan 7737 to create a single parcel.
- 2.2 Provision for the release of Easement & Indemnity Agreements 282614M (commercial crossing) and 302198M (landscaping encroachments) 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.
- 2.3 Dedication of a trapezoidal shaped area of the north side of the site as street. This area will measure 2.4 m along the property line adjacent Cambie Street from the intersection of the property line adjacent West 41st Avenue and the property line adjacent Cambie Street, and 1.2 m along the property line adjacent the lane from the intersection of the property line adjacent West 41st Avenue and the property line adjacent the lane.
- 2.4 Provision of a volumetric SRW agreement for the proposed relocation of the Canada Line emergency exit from its current sidewalk location to within the development site.
- 2.5 Provision of a 3.0 m offset distance measured from the new northern property line for widened sidewalks along West 41st Avenue to be achieved through a building setback and SRW for public pedestrian use over a portion of the site. The SRW will be free of

any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: No portion of the proposed building structure within the SRW area shall be less than 500 mm below City issued design elevations (DEs).

- 2.6 Provision of a 3.0 m offset distance measured from the existing property line for widened sidewalks along Cambie Street to be achieved through a building setback and SRW for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: No portion of the proposed building structure within the SRW area shall be less than 500 mm below City issued design elevations (DEs).

- 2.7 Provision of a building setback and SRW for public pedestrian use over a portion of the northwest corner of the site. The SRW will measure 2.5 m along the SRW line adjacent West 41st Avenue from the intersection of the SRW line adjacent West 41st Avenue and the SRW line adjacent Cambie Street, and 6.55 m along the SRW line adjacent Cambie Street from the intersection of the SRW line adjacent Cambie Street and the SRW line adjacent West 41st Avenue. 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).

Note to Applicant: No portion of the proposed building structure within the SRW area shall be less than 500 mm below City issued design elevations.

- 2.8 Provision of a 6.7 m offset distance measured from the back of the existing curb for widened sidewalks along West 42nd Avenue to be achieved through a building setback and surface SRW for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: SRW areas adjacent Cambie Street shall take priority when considering overlapping area projections of SRWs on West 41st and 42nd Avenues.

- 2.9 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services with complete information on TDM measures proposed as outlined in the Transportation Demand Management for Developments in Vancouver Policy.
- 2.10 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. Except as explicitly

provided in Conditions 2.11 and 2.12, the Services are not excess and/or extended services and the applicant is not to be entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project.
 - (i) Based on the development's Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by InterCAD dated March 21, 2019 and March 14, 2019 respectively, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development will be 150 mm or 200 mm depending on the servicing location chosen by the developer. The developer is responsible for 100% of the cost of any required water system upgrades.

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 5740 Cambie Street requires the following in order to improve SAN and COMB sewer flow conditions:
 - (i) Local Servicing Upgrade: Separate 312 m of COMB main from West 44th Avenue and Manitoba Street (MH__FJCOEL) to a new MH at West 47th Avenue and Manitoba Street.
 - a. Separate 101 m of 750 mm COMB main to 525 mm SAN and 900-1050 mm STM on Manitoba Street from West 44th Avenue (MH__FJCOEL) to West 45th Avenue (MH__FJCXRU).

Note to Applicant: This condition can be shared with RZ-2016-00035 (5812-5844 Cambie Street).
 - b. Separate 105 m of 750 mm COMB main to 525 mm SAN and 900-1050 mm STM on Manitoba Street from West 45th Avenue (MH__FJCXRU) to West 46th Avenue (MH__FJCOEC).
 - c. Separate 106 m of 900 mm COMB main to 525 mm SAN and 1050-1200 mm STM on Manitoba Street from West 46th Avenue (MH__FJCOEC) to a new MH at West 47th Avenue and Manitoba Street.

Note to Applicant: The City may opt to deliver the Manitoba Street combined sewer upgrade. This would mean the applicant would provide cash in lieu.
 - (ii) Off-site Servicing Upgrade: None.

- (iii) The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
 - (iv) The West 47th Avenue combined sewer requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded sewer for Year 5 of the DCL program (approximately 2023) to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the sewer delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.
 - (v) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
 - (vi) Development to be serviced by the existing 200 mm SAN and 250 mm STM sewers in Cambie Street.
- (c) Provision of improvements at the intersection of Cambie Street and West 41st Avenue including:
- (i) Modification and construction to accommodate the geometric changes proposed along Cambie Street and West 41st Avenue, adjacent to the site and associated enabling works to modify or relocate existing intersection infrastructure.
 - (ii) Provision for the construction of, or full funding for, future improvements to the heritage boulevard adjacent to the site including any transition areas to connect existing and new curb alignments and sidewalks. These improvements will generally include the following: Improvements to soil volumes, landscaping, new concrete curb and gutter and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
 - (iii) 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, protected intersection corner, 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.

- (iv) Provision for the construction of, or full funding for, future street improvements from the centerline of West 41st Avenue 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, protected intersection corner, 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.
- (v) Provision for the construction of, or full funding for, future street improvements from the centerline of West 42nd Avenue 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, curb bulge, protected intersection corner, 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.
- (vi) Provision of speed humps in the lane south of West 41st Avenue between Cambie Street and Alberta Street.
- (vii) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossings on West 41st Avenue and West 42nd Avenue adjacent to the site.
- (viii) Provision of the removal and re-installation of the existing bus stop amenities and associated features (bus shelter, advertising panel, bench, litter can, etc.) adjacent to the site on Cambie Street to a location determined by Engineering Services.
- (ix) 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.
- (d) Provision of a cash contribution of \$300,000 for the ultimate design and installation of new traffic signal at Cambie Street and West 41st Avenue.
- (e) Provision of a cash contribution of \$150,000 for traffic calming measures to address neighbourhood traffic impacts from the rezoning to the neighbourhood within 5 years of occupancy.
- (f) 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.

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

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- 2.11 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Condition 2.10 (b) (i) to Separate 312 m of COMB main from West 44th Avenue and Manitoba Street to West 47th Avenue and Manitoba Street.

Note to Applicant: The benefitting area to be further defined by City of Vancouver staff.

- 2.12 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which may, as a result of their implementation provide excess or extended services:

- (a) Condition 2.10 (d) Provision of a cash contribution towards a new traffic signal at Cambie Street and West 41st Avenue.

Hydrogeological

- 2.13 Prior to Rezoning Enactment, provide an updated Hydrogeological Study report which addresses the following:

- (a) Per the Preliminary Hydrogeological Study, a revised study must be submitted that includes results from:
 - (i) Ongoing monitoring of the groundwater table.
 - (ii) Hydraulic conductivity testing to determine soil properties.
 - (iii) Seepage analysis to estimate the groundwater inflow during and post construction.

- (iv) Determination of elevations at top of casing at MW18-01, MW18-02, and MW18-03 in underground parking.
- (b) Clarify the discrepancy in the Preliminary Study regarding the number of storeys in the project. Page 1 of the report indicates a 10-storey rental building and a 23-storey condo building, whereas page 4 indicates a 14-storey rental building and a 27-storey condo.
- (c) Clarify the discrepancy in excavation depth. On page 3, the report states that the P5 excavation depth will be 14.4 m, but on page 4 it states that the “excavation is expected to be deeper than this, in the range of 15-20 m.”
- (d) Provide the excavation depth and foundation depth in both metres below ground surface as well as geodetic elevations.
- (e) Provide the dimensions of the site in metres.
- (f) Include one clear map (plan) with topography, new building footprint with foundation depths indicated, and location of all sites (proposed and surrounding) and test pits/monitoring wells/etc.
- (g) Provide or comment on the groundwater flow direction.
- (h) Comment on the proximity of the proposed development to any nearby wells in the area.
- (i) Please include all relevant information/data in the report related to the hydrogeology of the site and surrounding area. For example, GeoPacific’s Hydrogeological Study submission for a different site in this area notes that groundwater pumping from the Oakridge Mall development has lowered groundwater levels locally.
- (j) Provide details about short- and long-term groundwater management methods for any groundwater extraction/diversion, as applicable.
- (k) Provide a quantitative estimate (in litres per second) of the anticipated construction dewatering rate and permanent groundwater discharge rate.
- (l) Provide an Impact Assessment, as outlined in the *Groundwater Management Bulletin*. In the Impact Assessment, comment on the proximity of the proposed development to the any nearby infrastructure.
- (m) 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.
- (n) 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.

Arts, Culture and Community Services

- 2.14 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a non-profit office space, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for a range of social-serving, and arts and cultural organizations use for administrative, programming and services use. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements:
- (a) Design, construction and delivery of a turn-key and fully fit, finished and equipped NPO Hub with support spaces, which meets the City's *Social Facility Technical Guidelines* and forthcoming detailed functional program, as well as consider the ability to incorporate design requirements for various cultural uses such as the Indigenous cultural practices of brushing off and smudging, all to be contained within a separate air space parcel.
 - (b) The non-profit office space to have an indoor area of not less than 1,347.1 sq. m (14,500 sq. ft.) GFA floor-to-floor height to be minimum 3.66 m (12 ft.) to allow sufficient space for mechanical and electrical equipment and maintain minimum 2.44 m (8 ft.) clear ceiling heights for any localized ceiling drops throughout the facility.
 - (c) The non-profit office space is to be designed and built on a contiguous floor to maximize uses and facilities with some street-level presence and visibility. Design of facility is to provide flexibility to be used by a range of social-serving, and arts and cultural organizations. Design to include ample daylight.
 - (d) Transfer to the City at no cost an air space parcel in fee simple containing the non-profit office space, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
 - (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior-to rezoning enactment; all LCs must be in compliance with and in the form set out in the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>
 - (f) The applicant will grant the City an option to purchase, for a nominal purchase price, the non-profit office space air space parcel, exercisable upon completion of the non-profit office space and registration of the related air space plan.
 - (g) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the non-profit office space and satisfactory acceptance of the non-profit office space by the City.
 - (h) Agreement to grant a perpetual right in favour of the City and the users of the non-profit office space, in the form of an easement, for access to and use of the

shared elevators that will connect to the parking and loading area, garbage and recycling rooms, mechanical rooms, electrical and end-of trip facilities, and required parking spaces, bicycle parking and loading spaces as per Parking By-law in the underground parkade on this site.

- (i) Minimize the obligations of the non-profit toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the non-profit office space or which are related to any part of the development for which the users or invitees of the non-profit office space may (from time to time) have the use of and/or access to.
- (j) Arrangements for notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings, to notify residents that their dwelling unit is located in a building with a non-profit office space that will include social services, and arts and culture uses and activities.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

Public Art

- 2.15 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

Housing

- 2.16 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure 80 residential units as secured rental housing units, comprising not less than 6,008 square metres (64,670 square feet) of gross floor space for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time; and
- (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Sustainability

- 2.17 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

- 2.18 If 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.

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.

* * * * *

5740 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

“5740 Cambie Street [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“CD-1 #] [By-law #] 5740 Cambie Street”

* * * * *

**5740 Cambie Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

EVALUATION: Support with Recommendations (9-0)

Introduction: Rezoning Planner, Scott Erdman, began by noting that this application is to rezone a site at 5740 Cambie Street under the Cambie Corridor Plan. The site is located on the east side of Cambie Street, spanning the full block between West 41st and 42nd Avenues. The site is directly across the street from Oakridge Centre and Oakridge-41st Avenue Canada Line Station. The site is zoned C-2, currently developed with two, 3-storey office buildings. The site measures approx. 284 feet wide and 120 feet deep.

The site is located within the Oakridge Municipal Town Centre section of the Cambie Corridor Plan, and anticipates mixed-use developments at this location, as the neighborhood transitions to a high-density, 'urban', mixed use community.

This block is identified in the Plan as "Area E", and requires:

- Active commercial-retail uses at grade
- Commercial uses in the podium, which should be between 50 and 60 ft. in height
- Above that, a major tower at the south end with residential uses, up to 278 ft. in height
- A minor tower, that can be either commercial or rental uses, at 120 or 150 ft. in height
- An additional partial storey on both towers may be considered for common rooftop indoor amenity spaces, if contiguous with common outdoor amenity space. Additional height should be stepped back from all building edges to minimize the appearance from ground level.
- Regarding density, there is no maximum limit provided in the Plan. Instead, it is site-specific and varies with building performance.

This site is also required to provide an on-site community amenity, from a list of options in the Plan which includes childcare, a youth center, artist studios, and non-profit office space, to be delivered turn-key to the City.

The proposal before you is the first application received for this neighborhood, and is for a mixed-use development, and includes:

- A four-storey commercial podium, with commercial-retail spaces on the ground floor, approximately 30,000 sq. ft. of non-profit office space on floors 2 and 3 as the community amenity to be delivered, and office space on the 4th floor.
- Above the podium are two towers.
- At the south end is a 27-storey residential tower with 133 strata units, at 278 ft. in height.
- At the north end is a 14-storey residential tower with 80 secured market rental units, at 150 ft. in height.
- Below grade are 4 levels of underground parking with 274 parking spaces and 559 bicycle spaces.
- The proposed density in total is 8.61 FSR.

Development Planner, Miguel Castillo Urena began by explaining the context of the site noting that to the west, there is an existing 6 storey office space and to the south-west, another existing 6-storey (residential) building in place, both are part of the Oakridge redevelopment. To

the north-west, the Cambie Corridor Plan anticipates a 305-foot tower and to north, a similar form of development as presented, with a tower of 120 ft. at the intersection of West 41st Avenue and Cambie St. with potential of higher tower up to 150 ft. Further north, this site would include a 260-foot tower. To the north-east, two towers of 22-storeys and 16-storeys are anticipated. To the east, there is an existing 6-storey apartment building with a 2-storey building at the rear. An 18-storey tower may be developed next to it. Across the lane to the south-east, a combination of 4-storey podium and 18-storey tower may be accommodated. South of the site, another development with a 4-storey podium and two towers up to 150 ft. and 330 ft. are anticipated.

The site presents a significant slope of about 2.8 m along Cambie Street. The project consists of a mixed-used development with retail at grade consisting of one 150 ft. (14-storey) and one 278 ft. (27-storey) tower over a 4-storey podium. Amenity spaces are located at the top of the towers. At grade, a pocket plaza half block on Cambie Street is proposed. Residential entries are off the flanking streets.

Advice from the Panel is sought on the following:

Building Form, Height and Density, considering the anticipated built form, particularly:

- The Cambie Corridor Plan envisions a 120 ft. tall building for the northern tower. How successful the proposal is in terms of the desired visual openness at West 41st Avenue and to the anticipated built form at the intersection?

Please consider: Proposed 150 ft. tall northern tower and its absence of residential tower setbacks above the podium.

- Please comment on the massing and height of the building crown.
- Ground level spatial planning, including residential entries.

Public Realm at full perimeter, including:

- At-grade interface along Cambie Street, including at the north-west corner.

Please consider: Topography (approx. 2.8 m decline along Cambie Street)

- How successful is the proposed mid-block plaza in lieu of the corner plaza at West 42nd Avenue?
- Lane connector interface.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant began by noting that the project is under the Cambie Corridor Plan. The project contains a 14-storey rental building and 27-storey market housing building on top of a 4-storey podium.

There are three sidewalk plazas and a mid-block plaza space containing seating areas, retail, and café spaces.

The roof top amenity space will be shared between the rental and market units.

The lane is designed to be pedestrian and bike focused.

The project contains roof top interior and exterior lounge area.

The project contains a large courtyard to join the two connected building.

The project will have solar shading system with public art.

The project meets sustainability guidelines.

The applicant team then took questions from the panel.

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

THAT the Panel SUPPORTS the project with the following recommendation to be reviewed by City Staff:

- Design development of the building crown.
- Further exploration of the lane treatment to enhance pedestrian friendliness.
- Pursue further design development of the west side street public realm especially in relation to transit elements (venting etc.).
- Explore the relocation of the mid-block plaza to West 42nd Avenue or consider expanding the midblock plaza to allow a more public expression.
- Explore the clarity of the building expression at the ground plane in relation to the different uses (retail, residential, or commercial)

Related Commentary:

There was general support for the project, including density and height.

Panel members supported the placement of the residential entries.

Some panel members supported the interface on Cambie Street and recommended careful attention to how the building comes down ensuring the corner does not become too crowded.

Some panel members recognized that the building provided a backdrop expression and supported the simplistic design of the project. Others felt that consideration should be given to the context and with the Oakridge Centre design the towers could be a little less sedate.

Many panel members supported the podium of the project.

Panel members supported the shared amenity spaces.

Some panel members recommended relocating the mid-block plaza to the south where the solar orientation is better and to enhance and capitalize foot traffic from the park and residential area to the mall.

Many panel members suggested a larger plaza area to support the amount of pedestrians and to ensure it is not privatized by the building.

Panel members noted the reference to the previous building through the horizontal element and mentioned that integration of art should be further considered.

Panel members recommended further design development of the building crown.

Some panel members recommended further improvement and enhancement of the lane treatment.

Applicant's Response: The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement. A consideration to Planning was noted – that prescriptive projects like those in the Cambie and Marpole areas only come to the Urban Design Panel at the Development Permit stage.

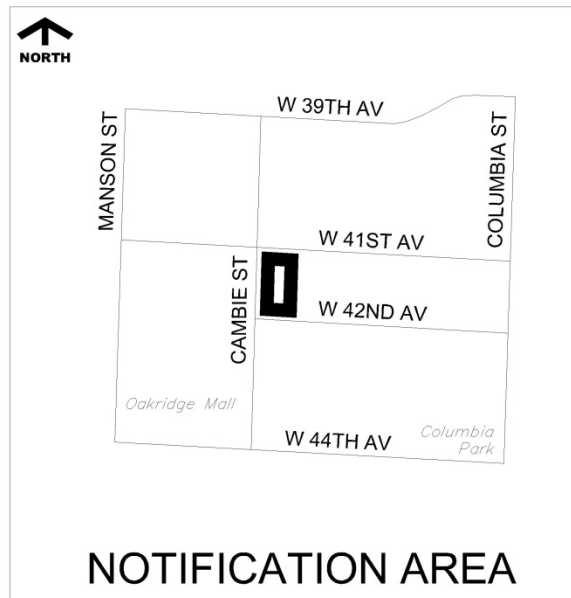
2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant led)	March 14, 2019	7 attendees
Community open house (City led)	September 5, 2019	30 attendees
Public Notification		
Postcard distribution – Notice of Community Open House	August 16, 2019	754 notices mailed
Public Responses		
Pre-application comment forms	March 14, 2019	7 submittals
Open house comment forms	September 15, 2019	6 submittals
Online comment forms	June – November, 2019	0 submittals
Other input	June – November, 2019	1 submittal

Note: All reported numbers above are approximate.

Map of Notification Area



Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Appropriate height and density:** The proposed height and density was considered to be appropriate considering proximity to Canada Line, neighbourhood walkability, and context with adjacent development approvals.
- **Appealing building design:** The overall building design and colour was considered to be attractive. Some respondents noted their appreciation for building design elements including the grating design along the podium as well as the design of various gathering spaces such as the rooftop amenity space.
- **The provision of non-market office space:** The proposal was thought to be an ideal location for non-profit office use and will contribute the supporting community needs and delivering services for those in the Oakridge area.
- **The provision of new rental housing stock:** Respondents considered this project to address the need for more rental units and more affordable housing in Vancouver.

Generally, comments of concern fell into the following areas:

- **Lack of affordable housing units:** The proposal for market rental and market strata units was not considered to address the need for more affordable housing units in Vancouver.
- **Excessive height and density:** Some respondents suggested that there is too much densification at the intersection of Cambie Street and West 41st Avenue and the

proposal does not fit well into the existing streetscape. Of those who commented, some felt that there is insufficient infrastructure to support additional density in the area.

- **Excessive parking:** Too much parking provided considering proximity to Canada Line and neighbourhood walkability.

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

General comments of support:

- Appreciates the integration of the Canada Line entrance/exit into the proposed development.
- Conforms to the guidelines in the Cambie Corridor Plan.

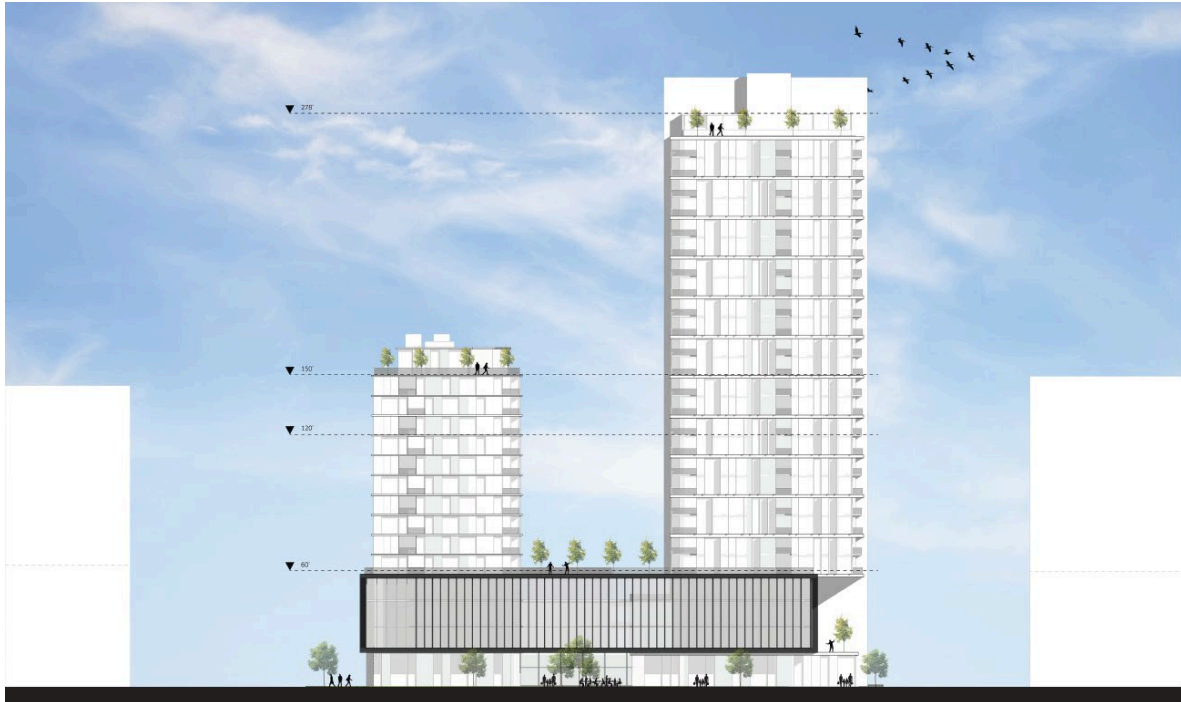
Neutral comments/suggestions/recommendations:

- Would like to see more car-share options.
- Would like to see a bike lane implemented along Cambie Street as called for in the Cambie Corridor Plan.
- Consider incorporating more a more diverse colour scheme, light features, elements of public art such as a mural along the lane, or a public art piece at the intersection of Cambie Street and West 41st Avenue.
- Proposal should not be required to go to the Urban Design Panel considering compliance to the guidelines in the Cambie Corridor Plan.

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**5740 Cambie Street
FORM OF DEVELOPMENT**

West Elevation (Cambie Street)



North Elevation (West 41st Avenue)



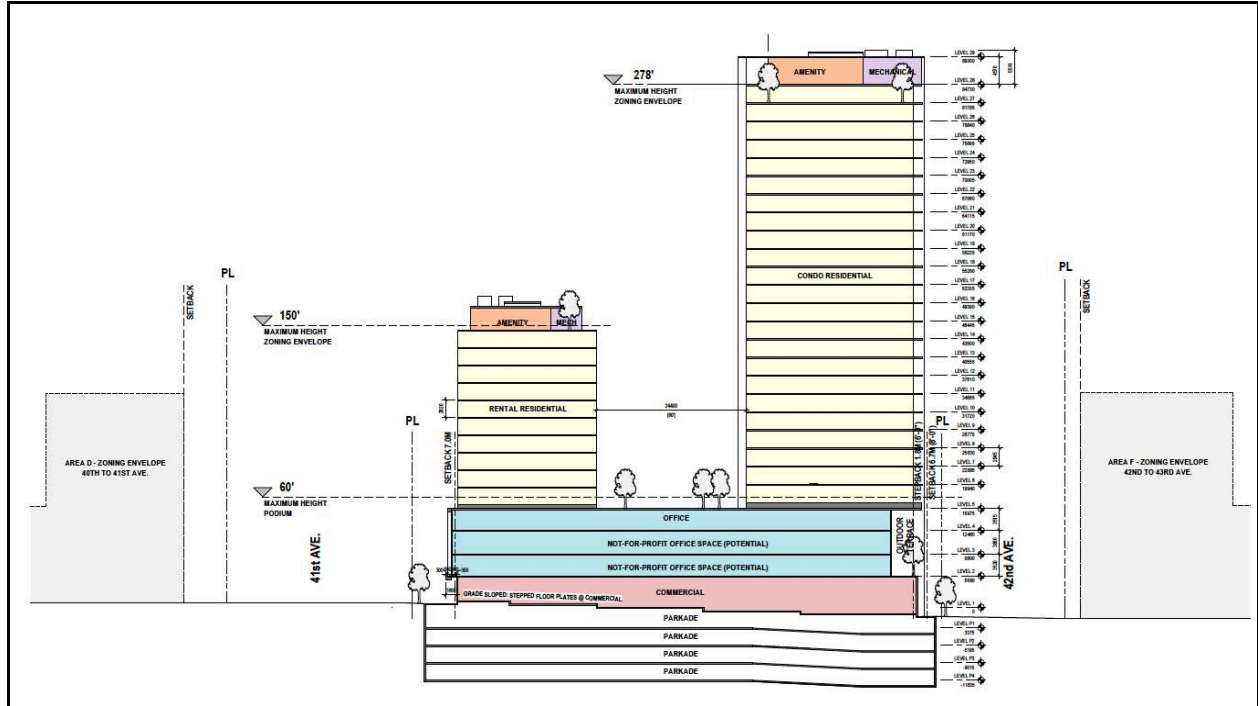
East Elevation (lane)



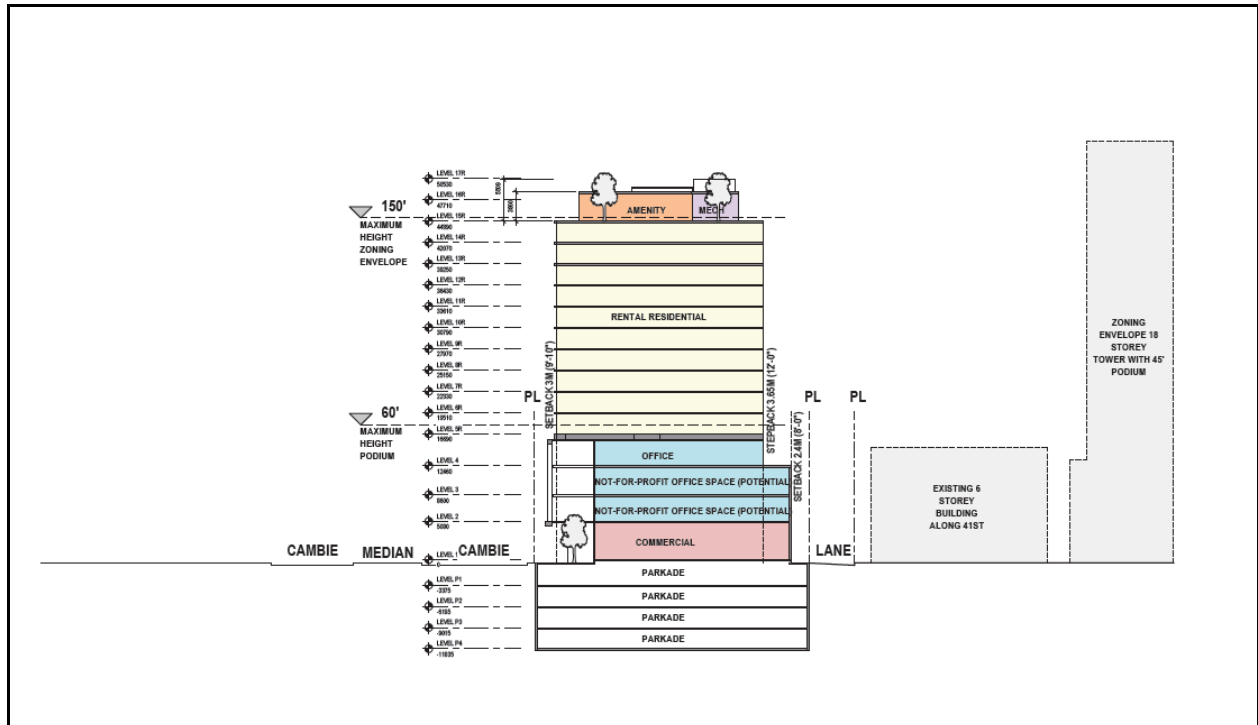
South Elevation (West 42nd Avenue)



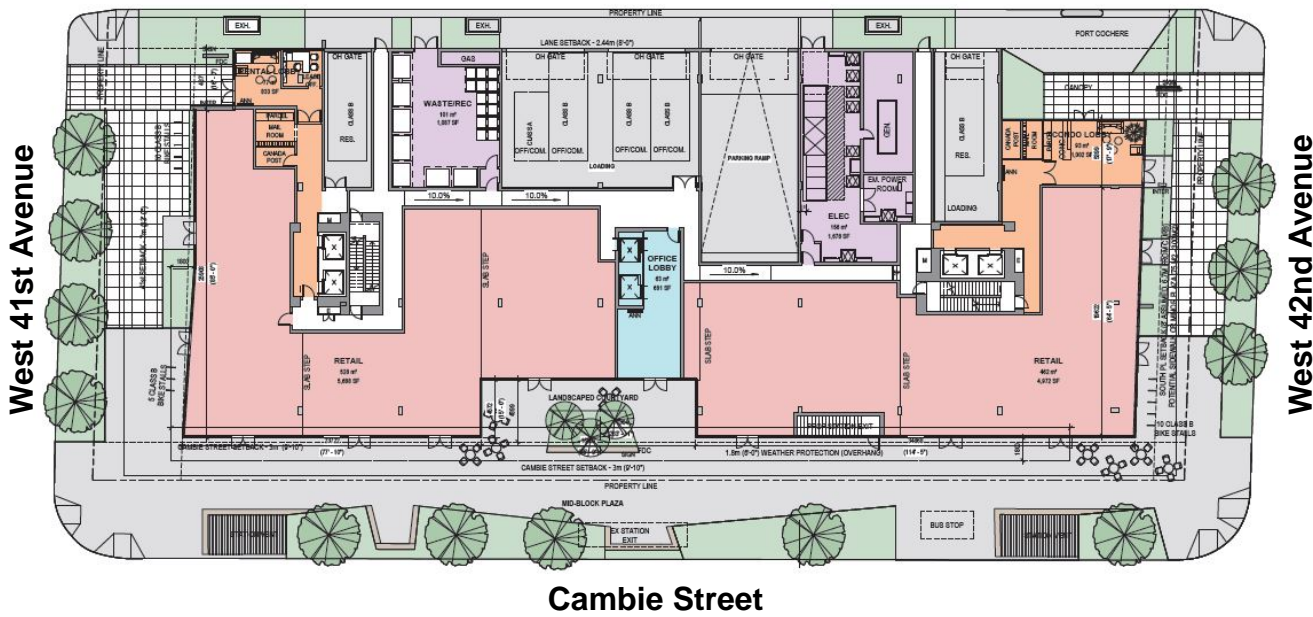
Sections (North-South)



(East-West)



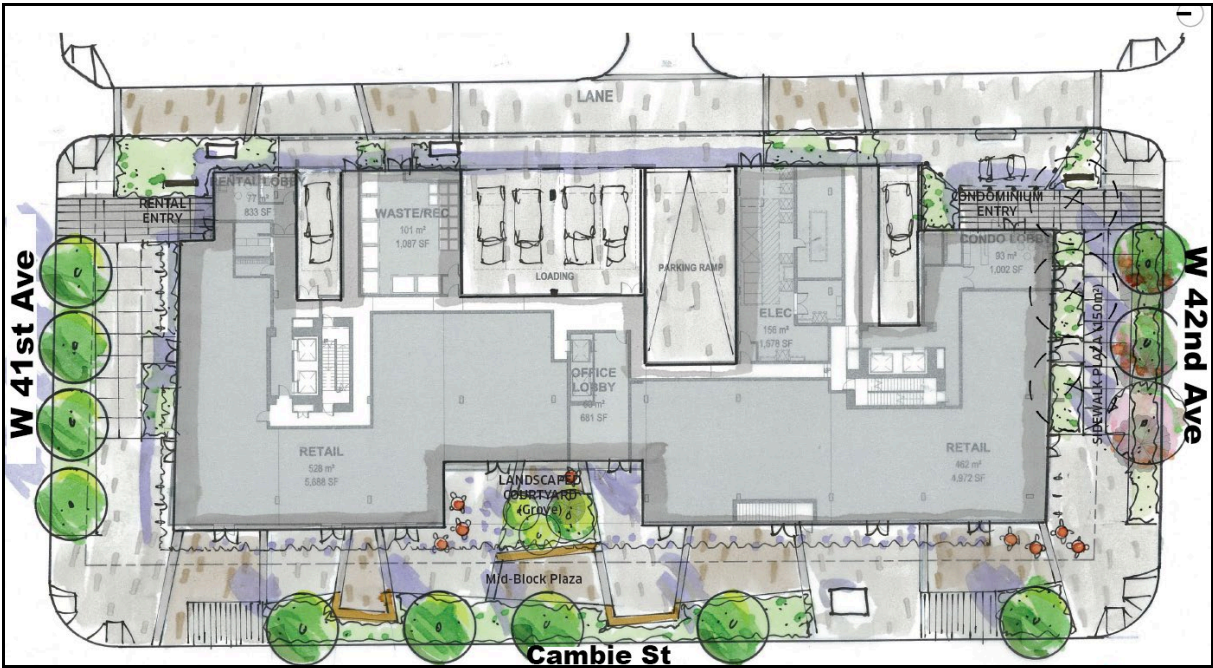
Site Plan



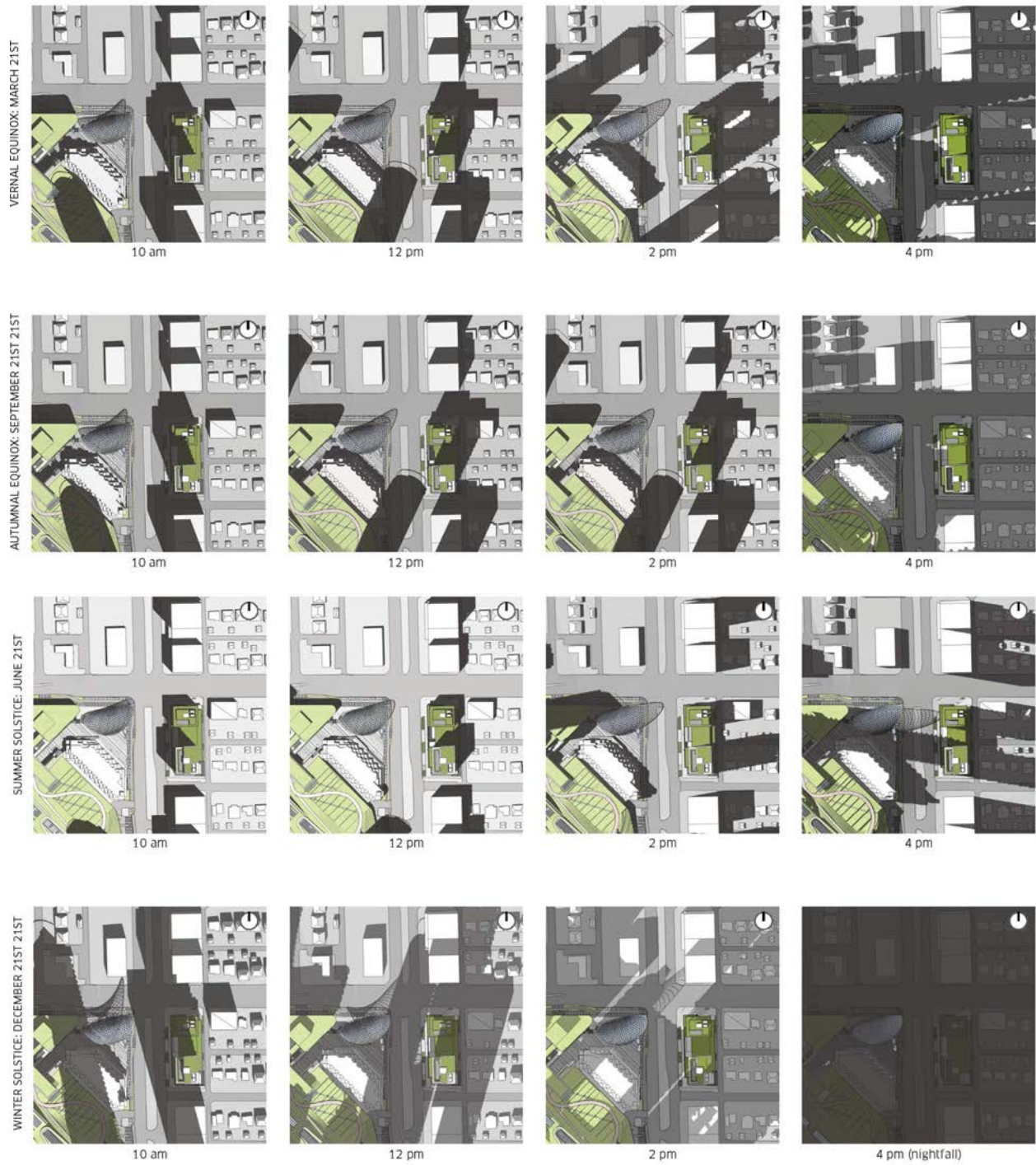
Landscape Plan
(Overall Roof Plan)



(Concept Site Plan)



Shadow Study



Perspectives (from corner of Cambie Street and West 41st Avenue looking east)



(Street View from Cambie Street and West 41st Avenue)



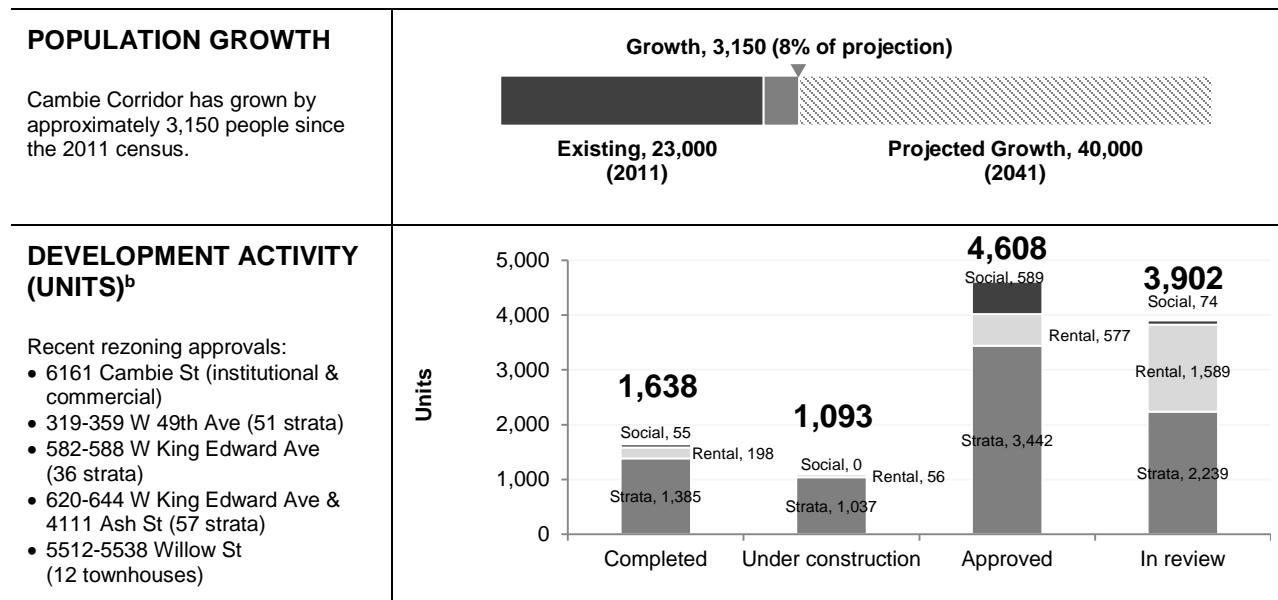
(Aerial View)



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5740 Cambie Street

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.

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5740 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary

A 14-storey tower with 80 secured market rental units, a 27-storey tower with 133 market strata units, and a four-storey podium with ground-floor retail, commercial-office space, and 1,347.1 sq. m (14,500 sq. ft.) non-profit office space.

Public Benefit Summary:

The project would generate a City-wide DCLs payment, a public art contribution, and 1,347.1 sq. m (14,500 sq. ft.) of NPO Hub space delivered turn-key to the City as a public amenity.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 3,167.9 sq. m / 34,100 sq. ft.)	2.50	8.33
Floor Area (sq. ft.)	7,919.8 sq m (85,248 sq. ft.)	26,372 sq. m (283,866 sq. ft.)
Land Use	Commercial	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$4,933,685
City-wide Utilities DCL ¹	\$2,535,010
Public Art	\$562,053
Community Amenity Contribution (in-kind – NPO space)	\$12,000,000
TOTAL VALUE OF PUBLIC BENEFITS	\$20,030,748

¹ 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.

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5740 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5740 Cambie Street	010-337-156	Lot 1 Block 857 District Lot 526 Plan 7737
	010-337-181	Lot 2 Block 857 District Lot 526 Plan 7737
	010-337-211	Lot 3 Block 857 District Lot 526 Plan 7737
	010-337-229	Lot 4 Block 857 District Lot 526 Plan 7737

Applicant Information

Architect	Dialog
Developer	Polygon
Property Owner	Polygon Oakridge Development Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	C-2	CD-1
Site Area	3,167.9 sq. m (34,100 sq. ft.)	3,167.9 sq. m (34,100 sq. ft.)
Uses	Commercial	Mixed-use
Floor Area	7,919.8 sq m (85,248 sq. ft.)	26,372 sq. m (283,866 sq. ft.)
Floor Space Ratio (FSR)	2.50 FSR	8.33 FSR
Height	13.8 m (45 ft.)	Strata tower (top of parapet): 84.8 m (278 ft.) Strata tower (top of amenity room): 89.3 m (293 ft.) Rental tower (top of parapet): 45.1 m (148 ft.) Rental tower (top of amenity room): 49.6 m (163 ft.)
Unit Mix	n/a	Total rental units: Studio units: 10 (13%) One-bedroom units: 31 (39%) Two-bedroom units: 39 (48%) Total strata units: One-bedroom units: 14 (11%) Two-bedroom units: 104 (78%) Three-bedroom units: 15 (11%)

Parking, Loading And Bicycle Spaces	as per Parking By-law	283 vehicle parking spaces 530 Class A bicycle spaces 25 Class B bicycle spaces 2 Class B residential loading spaces 1 Class B retail loading space 1 Class A and 2 Class B office loading spaces
Natural Assets	5 on-site trees	15 new on-site trees

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