



REFERRAL REPORT

Report Date: January 28, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14275
VanRIMS No.: 08-2000-20
Meeting Date: February 9, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5910-5998 Cambie Street

RECOMMENDATION

A. THAT the application by Perkins&Will Canada Architects Co. on behalf of Cambie and 43rd Nominee Ltd., the registered owner, to rezone 5910-5998 Cambie Street [*Lots 1-4, Block 860, District Lot 526, Plan 7737; PIDs 010-547-053, 010-548-041, 005-221-790, and 005-221-811, respectively*], from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with a 15-storey hotel tower, a 29-storey market strata tower and live-work artist studios, be referred to a Public Hearing, together with:

- (i) plans prepared by Perkins&Will Canada Architects Co., received December 20, 2019;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

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

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

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

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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 5910-5998 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit a mixed-use development that includes a 15-storey tower, containing 270 hotel units, and a 29-storey residential tower, containing 168 market strata units, both with partial rooftop storeys for common amenity spaces. The two towers sit atop a shared five-storey podium containing ground-floor commercial space, hotel space, and nine affordable live-work artist studios. The artist studios will be delivered turn-key to the City and are planned to be used as part of the City's Artist Studio Award Program. A maximum height of 85.7 m (281 ft.) to the top of the parapet for the taller tower, 89.1 m (292 ft.) for the portion with rooftop amenity, and a total FSR of 10.41 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. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Public Realm Plan* (2018)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning Projects* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezoning Projects* (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)
- *Artist Studio Guidelines* (2017)
- *Live-Work Use Guidelines* (2006)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

1. Site and Context

The subject site is located in the Oakridge local area on the east side of Cambie Street, stretching the length of the block from West 43rd Avenue to West 44th Avenue (see Figure 1). The site is comprised of four legal parcels, with a frontage of approximately 81.1 m (266 ft.) along Cambie Street and a frontage (depth) of approximately 36.6 m (120 ft.) along 43rd Avenue, with a total area of 2,941.0 sq. m (31,657 sq. ft.). The site is currently zoned RT-2 and is developed with five houses built in the 1950s.

The site is located at the centre of the Oakridge Municipal Town Centre, across the street from Oakridge Centre and two blocks from the Canada Line's Oakridge-41st Avenue Station. To the north along Cambie Street, sites are zoned C-2 and consist of low-rise commercial buildings. To the south, sites are zoned RT-2 and to the east RS-1, consisting of single-family dwellings.

There are multiple active rezoning applications in the immediate vicinity that are currently under review, shown in Figure 1.

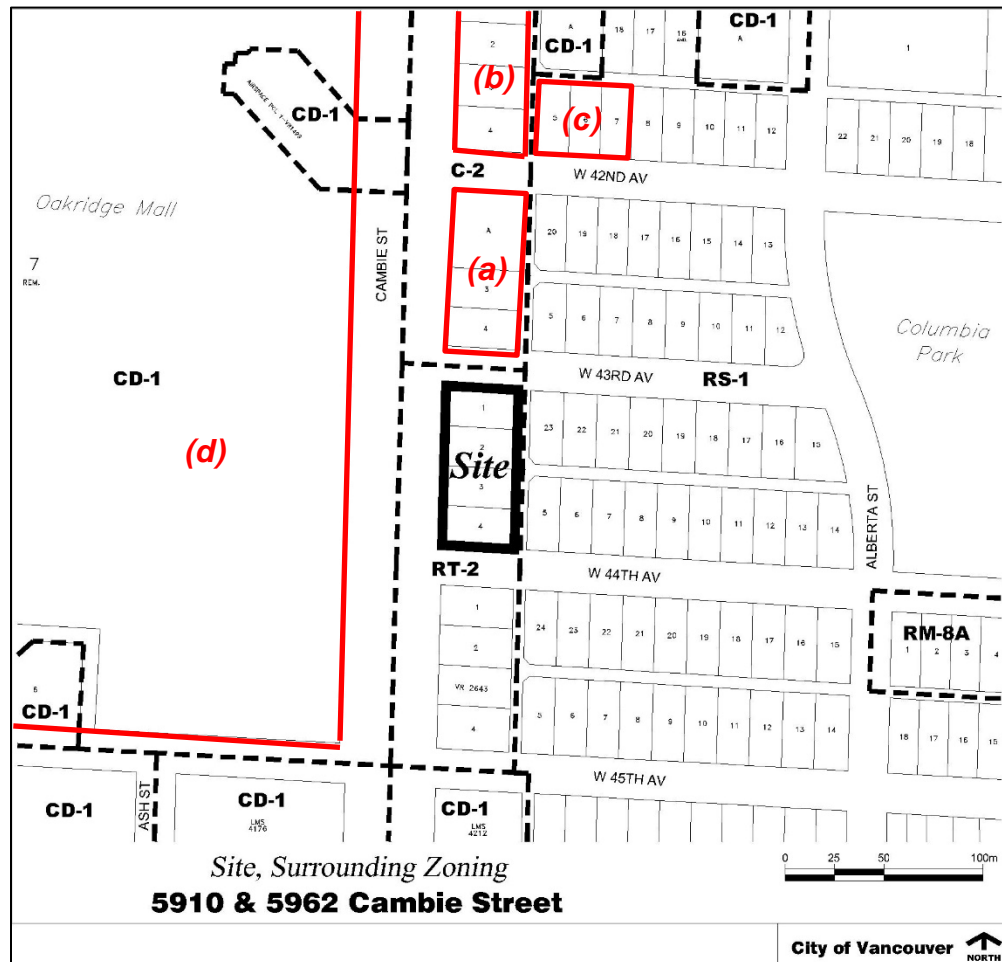
Neighbourhood Amenities – The following neighbourhood amenities are within the local area:

- Columbia Park is located one block to the east;
- Queen Elizabeth Park is located six blocks to the north; and
- Oakridge Centre is located directly across the street and includes a large amount of retail shops and services.

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 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 Tupper and John Oliver Secondary Schools.

Figure 1: Location Map – Site and Context



- (a) 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
- (b) 5740 Cambie Street: 14-storey rental tower with 80 secured market rental units, and a 27-storey market residential tower with 133 strata units over a four-storey commercial-retail podium, with 1,347.1 sq. m (14,500 sq. ft.) of non-profit office space, and an FSR of 8.75 (approved at Public Hearing in January 2021)
- (c) 441-475 42nd Avenue: 18-storey residential tower with 124 market rental units (including 29 below-market rental units), and an FSR of 6.67 (approved at Public Hearing in January 2021)
- (d) 650 41st Avenue: increased height and density on Oakridge Centre to accommodate additional market and moderate income rental housing and new office space

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. The Plan 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 located within subsection 4.3.1 of the *Cambie Corridor Plan*, for Cambie Street between 39th and 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. In the *Cambie Corridor Plan*, this site is identified specifically as “Area G”, and provides direction for future development to have active commercial uses at grade, and a commercial podium with two towers above. A ‘major tower’ up to 84.7 m (278 ft.) in height can be considered on the south end of the block, and a ‘minor tower’ of 36.6 m (120 ft.) on the north end, both for market strata residential uses. A height up to 45.7 m (150 ft.) can be considered for the north tower for commercial or secured market rental uses noting that heights are site-specific and will be performance based.

Sites within this subsection are expected to deliver specific on-site amenities to service growth in the MTC area. Amenities will be negotiated as part of the rezoning process, and should include one or more of the following: non-profit office space, a youth centre, childcare facilities, and artist studios. All amenities are to be delivered turn-key to the City.

The map shows the Oakridge Centre area in Vancouver. Key streets include Cambie St., Albera St., and W 41st Ave. to W 45th Ave. A red box highlights a specific lot labeled 'G' on Cambie St. between W 43rd Ave. and W 45th Ave. A legend at the bottom indicates that the red box represents a 'Mixed-use (60 ft commercial podium with tower element)'.

The diagram illustrates a proposed building facade on Cambie Street - East Side, bounded by 43rd Avenue and 44th Avenue. The building is divided into three main vertical sections: a Residential Tower, a Tower Separation, and a commercial podium.

- Residential Tower Step back:** This section is 3m / 10' wide. It features a series of horizontal setbacks. The top section is labeled "up to 278 ft" with a downward arrow. Below this, the tower is labeled "up to 120 ft" with a downward arrow. The tower is composed of 18 floors, each labeled "RES.".
- Tower Separation:** This section is 18.3m / 60' wide. It contains a small rectangular structure at the top, labeled "up to 278 ft" with a downward arrow.
- Commercial Podium:** This section is 7m wide. It is labeled "up to 60 ft PODIUM" with a downward arrow. It consists of four floors, each labeled "COM. or RENTAL".
- Base:** The base of the building is labeled "ACTIVE COMMERCIAL".
- Setbacks:** The building is set back from the street by 7m. The setbacks are labeled "Side Setback for Public Open Space" and "Side Setback".
- Street and Avenue:** The street is labeled "Cambie Street - East Side (80.5m - 264.1')". The avenues are labeled "43rd Avenue" and "44th Avenue".

Representative Section: East side of Cambie Street between
43rd and 44th Avenue

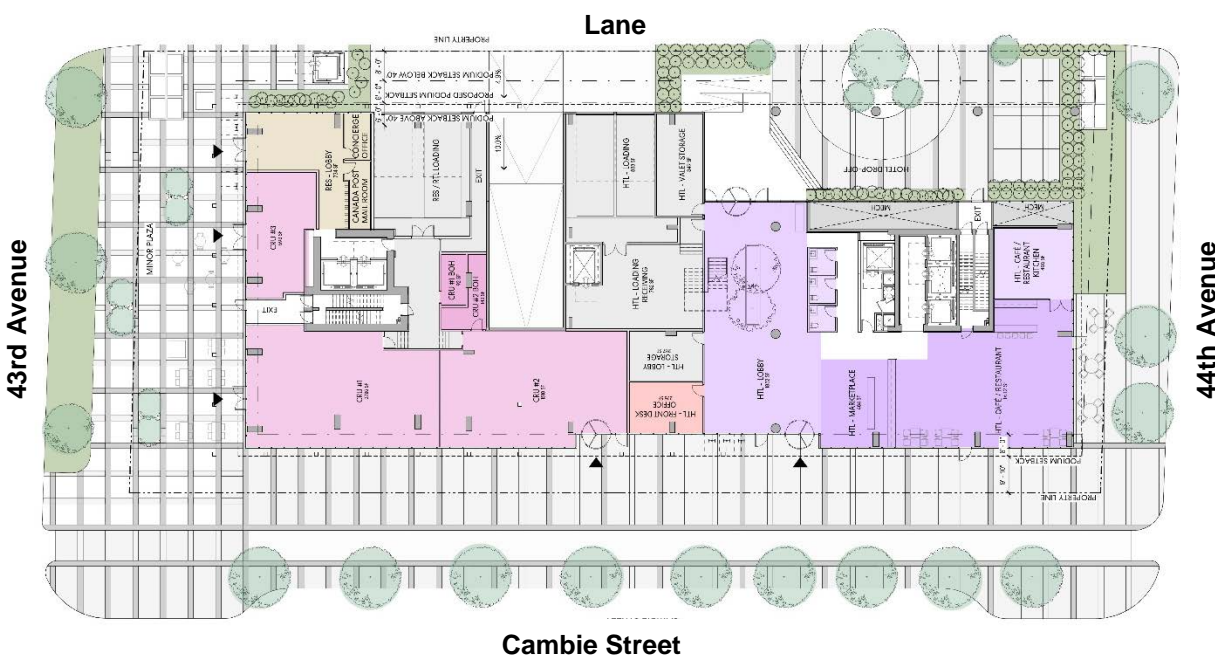
Tenant Relocation and Protection Policy – The *Tenant Relocation and Protection Policy* (TRP Policy) last amended June 11, 2019 applies to this application. The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four months of free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation options that best meet the tenants' identified priorities.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RT-2 (Residential) to CD-1 (Comprehensive Development) District to permit construction of a mixed-use development which includes ground-floor commercial space, a five-storey commercial podium, containing nine live-work artist studios to be delivered turn-key to the City, a 15-storey tower with a height of 47.0 m (154 ft.) and 270 hotel units, and a 29-storey residential tower with a height of 85.7 m (281 ft.) and 168 strata residential units (see Figure 3). Both towers include partial rooftop storeys containing common amenity spaces. Six levels of underground parking accessed from the lane and a total floor space ratio of 10.41 are proposed.

Figure 4: Site Plan



2. Land Use

The uses proposed in the application (ground-floor commercial uses, hotel use, artist studios and strata residential) are consistent with the intent of the Plan.

This project also proposes nine live-work artist studios to be delivered turn-key to the City.

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

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 Plan for the site to accommodate two towers over a shared commercial podium, where the major tower is on the north side and the minor on the south. The form of development consists of a five-storey podium, a 15-storey tower and a 29-storey tower (Figure 5). The development provides an activated commercial street wall with at-grade continuous retail spaces, hotel space, and artist studios within the podium.

Figure 5: Perspective from Cambie Street and 43rd Avenue looking east



The *Cambie Corridor Plan* identifies maximum floorplates of 603.9 sq. m (6,500 sq. ft.) for residential towers and 789.7 sq. m (8,500 sq. ft.) for commercial towers, intended to ensure slim, compact and efficient floor plates, and reduced building bulk. At 14,753.5 sq. m (158,805 sq. ft.) for residential and 15,850.9 sq. m (170,618 sq. ft.) for commercial, the towers meet the requirements of the Plan for maximum floor plate sizes.

The Plan requires 18.3 m (60 ft.) separation between residential and commercial towers. The intent is to ensure privacy for residential units, permit views from the units and through the site, and allow for open space, solar access and ventilation between towers. The proposed north

tower is shifted 2.7 m (9 ft.) beyond the northern edge of the podium to create a cantilever above the plaza on 43rd Avenue, resulting in a tower separation of 21.9 m (72 ft.). Shifting the north tower improves separation between the towers, as well as serving to frame and identify the plaza. The Urban Design Panel noted support for this approach of shifting the north tower as it is a departure from a more conventional tower-podium relationship. Staff have included urban design conditions for further design development to the cantilevered element, including ensuring a high quality soffit treatment for the overhang. Overall, the simplicity and restraint of the proposal is intended to complement and provide a backdrop to the more sculptural forms of the Oakridge Mall development across the street.

Height – The *Cambie Corridor Plan* outlines maximum heights for the podium base of 18.2 m (60 ft.), and the two towers at 45.7 m (150 ft.) and 84.7 m (278 ft.) respectively, noting that the Plan acknowledges that heights may vary with building performance. The proposed height for the 15-storey hotel tower is 47.0 m (154 ft.), 50.3 m (165 ft.) for the rooftop amenity space, and the proposed height for the 29-storey residential tower is 85.7 m (281 ft.), 89.1 m (292 ft.) for the portion with rooftop amenity. These meet the intent of the Plan with a slight overage. A modest linear two-storey massing is proposed above the five-storey podium on the east side. These additional two storeys are set back significantly from Cambie Street, will not be visible from the street, and will not affect the public realm. It also provides the ability to include double-height artist studio spaces and supports additional artist studios than was expected in the Plan. The proposed building heights of the podium and two towers is generally consistent with the expectations set out in the Plan.

Shadowing – The Plan requires careful consideration to minimize adverse shadowing on the public realm in particular Columbia Park to the east of the site. There is no shadowing onto Columbia Park due to the site's location and orientation.

Density – The 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 total commercial floor area of 15,850.9 sq. m (170,618 sq. ft.), a total residential floor area of 14,753.5 sq. m (158,805 sq. ft.) and 942.5 sq. m (10,145 sq. ft.) dedicated to artist studios, for a total FSR of 10.41.

Amenity Space – The proposal will offer a wide variety of amenity spaces for residents and hotel guests including fitness spaces, outdoor areas, rooftop children's play areas, rooftop agriculture plots and shared lounge areas.

Public Realm – The *Cambie Corridor Public Realm Plan* sets expectations for an activated public realm, including a 300.0 sq. m (3,229 sq. ft) pedestrian plaza at the northwest corner of the site at 43rd Avenue. The plaza will form a gateway for the connection between the Oakridge Mall and Columbia Park along 43th Avenue, and offers opportunities for pedestrian rest and social gathering, as well as supporting businesses by further animating the public realm. A mixture of continuous retail storefronts and the hotel lobby, all with weather protection, will improve the walking experience along Cambie Street. The overall proposal is consistent with the recommendations of the Plan for the allocation of open space for the pedestrian plaza and the uses and treatment of the ground floor of the building.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on June 17, 2020 (see Appendix E) with recommendations for refinements to the design which have been included as conditions of approval.

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. Cultural Amenity

Nine turn-key live-work artist studios are proposed with a total floor area 942.5 sq. m (10,145 sq. ft.). This project, if approved, would build on the *Cambie Corridor Plan* policy direction for a minimum of five artist studios to support the City's Artist Studio Award Program be delivered turn-key, as an air space parcel, to the City within the Oakridge Municipal Town Centre area.

In September 2019, Council approved *Culture|Shift: Blanketing the City in Arts and Culture*, along with the integrated cultural infrastructure plan, *Making Space for Arts and Culture*. Space affordability and displacement are critical challenges facing artists and cultural workers in Vancouver. In addressing these challenges, *Making Space for Arts and Culture* set a 10-year city-wide goal of securing 800,000 sq. ft. of cultural space including 400 units of social housing for artists – 30 of which would support the City's Artist Studio Award Program.

This application, if approved and delivered, will almost triple the live-work studios currently available in the program (from five to fourteen) and secure close to one third of the Artist Studio Award target. It will provide a variety of spaces including two dedicated accessible units, two family units, and a unit with a larger studio to support performance based production and rehearsal space.

While the rezoning application originally proposed ten spaces, upon review of the space, staff concluded nine units would provide more efficient, usable live-work space and allow for some units to have high ceilings to accommodate activities such as dance. The space will allow for a variety of arts and cultural disciplinary production uses including community arts, dance, literary, media, music, theatre and visual arts. Staff have intentionally clustered multiple studios in one development to support a community setting.

The City's Artist Studio Award Program provides much needed affordable artist space by supporting low-income, Vancouver-based professional artists working in any artistic discipline at a critical moment in their career. The program has been operating for twenty-five years and demand has consistently far exceeded the available number of units. The program includes an open call and provides the spaces at below-market rates to professional Vancouver based artists and/or members of the Musqueam, Squamish, or Tsleil-Waututh First Nations, who demonstrate financial need. Staff will be returning to Council later this year for approval of the next cohort.

The live-work artist studios, having a total estimated value of \$6,120,000, 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.

Staff support the proposed artist studios subject to the conditions of approval (Appendix B) which will further refine the units through the development permit stages.

5. Housing

Existing Tenants – The newly amended *Tenant Relocation and Protection Policy* (TRP Policy) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of four RT-2 lots containing secondary rental units, the updated TRP Policy applies.

Within the subject site, one rental unit is currently occupied with a tenant who is aware of the rezoning application while the remaining houses are vacant. This one tenancy is eligible for provisions under the TRP Policy, including relocation assistance, assistance with moving costs and monetary compensation calculated based on length of the tenancy.

The applicant is providing a draft Tenant Relocation Plan (TRP), which will be secured as a condition of rezoning (summarized in Appendix D). A final Tenant Relocation Plan will be required at the time of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report prior to Occupancy Permit issuance.

To better understand tenants' relocation needs, including any special housing requirements or vulnerabilities (e.g. low income), the tenant completed a Needs Assessment and will be provided another opportunity to report any changes closer to their end of tenancy.

All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch. Housing conditions of approval are set out in Appendix B.

6. Transportation and Parking

Vehicle and bicycle parking are provided in six levels of underground parking, accessed from the lane. Overall, 213 vehicle parking spaces, 377 Class A and 16 Class B bicycle storage spaces, 2 Class A and 4 Class B loading spaces are proposed. The project will be required to meet the Parking By-law. Hotel drop off is located at the lane at the south end of the site towards 44th Avenue. The site is two blocks from the Canada Line's Oakridge-41st Avenue Station, in addition to frequent bus service on 41st Avenue with the R4 rapid bus.

A variety of conditions to improve access and movement through the site for all travel modes are included in the conditions of approval (Appendix B) and are to be addressed at the development permit stage, as indicated. Conditions include widened sidewalks along Cambie Street, upgrades to Heritage Boulevard adjacent the site, a shared vehicle agreement with the City, a Transportation Demand Management (TDM) plan, and improvements at the intersections of Cambie Street and 43rd and 44th Avenues.

Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the rezoning conditions included in Appendix B are satisfied.

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. In April 2014, Council amended the Protection of Trees By-law 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 13 trees currently on site and one tree on City property. No on-site trees are proposed for retention, due to the siting of the development and the underground parkade however, 50 new trees are proposed spread amongst the ground level and roof terraces with an additional 29 new street trees.

Landscape conditions of approval are set out in Appendix B.

8. Public Input

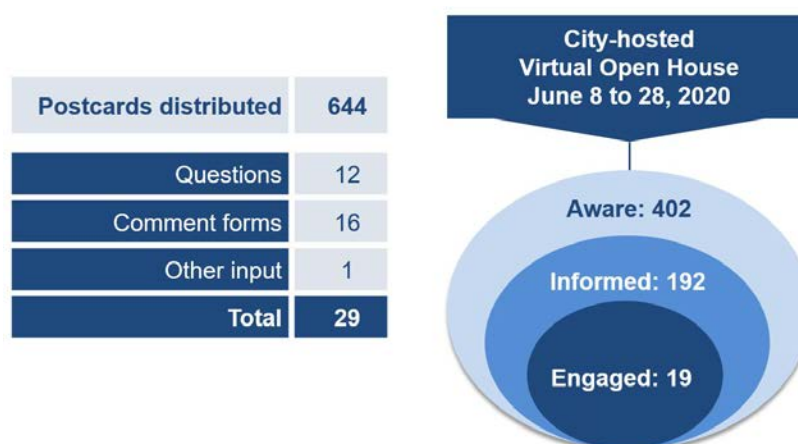
Public Notification – A rezoning information sign was installed on the site on February 14, 2020. Approximately 644 notification postcards were distributed within the neighbouring area on or about June 2, 2020. Notification and application information, as well as an online comment form, was provided on the Rezoning Centre’s applications webpage (vancouver.ca/rezapps).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from June 8, 2020 to June 28, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 29 submissions were received. A summary of all public responses is found in Appendix E.

Figure 6: Overview of Notification, Responses and Engagement



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:

- **Additional Housing Stock:** Housing for artists in the development is greatly appreciated and would assist with solving Vancouver's fading arts and culture sector due to inadequate housing for artists. Additional housing stock to the city is always welcomed especially in areas near transit.
- **Building height, density, and massing:** Appropriate density and height for the location and conforms to the Cambie Corridor Plan.
- **Building design:** Rooftop amenity space is well designed and thought out.
- **Arts and Culture:** Affordable live-work spaces for artists in this project is greatly appreciated and would liven up the community.
- **Parking:** Number of proposed parking spaces is adequate for the size of the development and also because development is close to transit.
- **Process:** The virtual open house process compares well to an in person experience and staff have done an excellent job at accommodating participants during the pandemic.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** Building is too dense and tall. The height of the building paired with the future towers going up at Oakridge would result in portions of Cambie Street losing its overall sense of openness.
- **Traffic:** Increased traffic and overall traffic congestion is a continued cause of concern as more projects get approved along the Cambie Corridor and surrounding streets will be impacted as a result.
- **Parking:** Parking spaces provided is not enough to satisfy both residents and other users of this proposed building and will cause spill overs to already cramped side streets.
- **Affordability:** The short term nature of the artist housing is worrisome as there is already a lack of affordable housing for artists in the city.
- **Building Design:** Design of the building is not aesthetically appealing as it lacks interesting architectural design and natural features. The podium is too bulky.

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 E.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

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 City-wide DCLs and City-wide Utilities DCLs on the proposed 14,753.5 sq. m (158,805 sq. ft.) of residential floor area and 15,850.9 sq. m (170,618 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately \$7,943,855 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 application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$652,258. As a

condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

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.

As part of this application, the applicant has offered a total CAC package of \$19,800,000, consisting of in-kind and cash components as discussed below. Staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

In-kind Contribution – The *Cambie Corridor Plan Public Benefits Strategy* anticipated a minimum of five turn-key artist studios be delivered in the Oakridge Municipal Town Centre area. The applicant is offering nine live-work artist studios as the in-kind CAC for this application. The artist studios will be delivered turn-key to the City and staff have estimated the cost of constructing, fitting, furnishing, equipping and supplying the artist studios, valued \$6,120,000. The artist studio ownership will be in the form of an airspace parcel owned by the City.

Cash Contribution – In addition to the provision of artist studio space, the applicant has also offered a cash CAC of \$13,680,000 of which will be allocated to further support delivery of the *Cambie Corridor Public Benefits Strategy*.

Cambie Corridor Public Benefits Strategy – It is recommended that the cash component of the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated to support delivery of the *Cambie Corridor Public Benefits Strategy*, approved on May 1, 2018. The strategy identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *Increase affordable housing supply* – 550 social housing, 190 below market rental and 1,500 secured market rental units.
- *New childcare facilities* – Up to 360 additional spaces for 0-4 year olds, and 195 out-of-school care spaces.
- *New and upgraded community and civic facilities* – New Oakridge civic centre, Hillcrest Community Centre fitness centre expansion, youth hub, land acquisition for new fire hall.
- *New and upgraded parks and open spaces* – New Fraser River Park and parks on major project sites, upgrades to existing parks, six new plazas or open spaces.
- *Transportation improvements* – Complete Street designs on Cambie Street and other arterials, “car-light” Heather Street between 37th Avenue and 41st Avenue.
- *Heritage* – Allocate 5% of cash CAC revenues to support funding for the conservation of heritage resources City-wide, and Cambie Corridor on-site conservation.

See Appendix G for details of the Cambie Corridor Plan Public Benefits Implementation Tracking and Appendix H for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, total DCLs of approximately \$7,943,855 would be expected from this development.

A public art contribution of approximately \$652,258 is expected from this rezoning.

The applicant has offered a CAC package of \$19,800,000, which consists of:

- Nine turnkey on-site live-work artist studios valued at \$6,120,000.
- \$13,680,000 cash CAC, to be allocated in accordance with the *Cambie Corridor Public Benefits Strategy*.

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

Live-Work Artist Studios – Once delivered, the City will be responsible for the costs associated with the artist studios' proportionate share of monthly strata fees or of common area maintenance (CAM) costs, routine systems maintenance, and minor capital costs associated with turnover of the units at the end of the award term in preparation for the next round of artist tenants. The City will also be responsible for the capital/life cycle replacement costs associated with the artist studios including major systems and maintenance of these systems. Funding for these costs would be considered as part of the Capital Planning and Budgeting processes.

The City plans to use the turnkey artist studios as part of the City's Artist Studio Award Program. Through the program, the City-owned studios are rented to artist tenants at below-market rental rates set on a cost-recovery basis. The artist tenants are typically responsible for liability and contents insurance, utilities, and any associated operation costs for the live-work artist studios. The awards will be brought forward for Council approval as part of a future reports.

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 F, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

**5910-5998 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.]

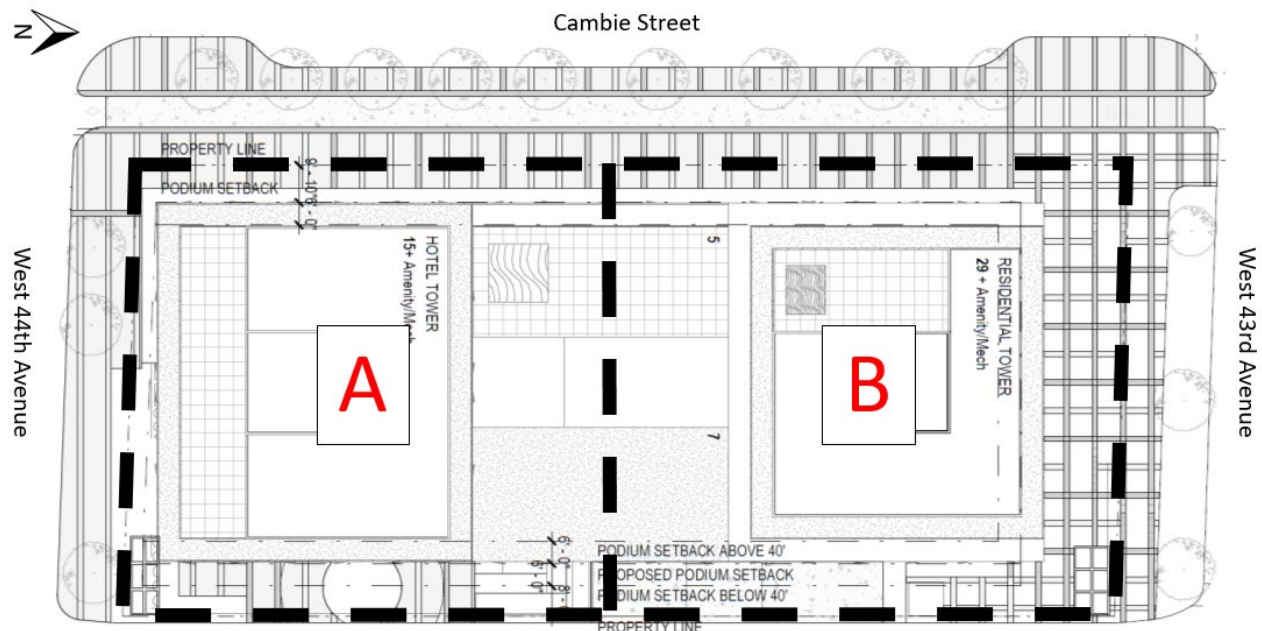
Designation of CD-1 District

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 Residential Units associated with and forming an integral part of an artist studio;
 - (c) Live-Work Use, limited to Live-Work use in conjunction with Class A artist studios;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Institutional Uses; and
 - (h) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 5.1 Commercial uses above Level 1 are limited to hotel.
- 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 dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and

- (ii) at least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Floor area and density

- 6.1 Computation of floor space ratio must assume that the site consists of 2,941.0 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 10.41.
- 6.3 The total floor area for commercial uses must be a minimum of 15,850.9 m², including a minimum of 15,443.7 m² for hotel.
- 6.4 Computation of floor area may exclude artist studios deeded to the City, up to a maximum of 942.5 m².
- 6.5 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.
- 6.6 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 residential floor area; 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
 - (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 6.7 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

- 6.8 The use of floor area excluded under sections 6.4, 6.6 and 6.7 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 heights 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	47.0 m	50.3 m
B	85.7 m	89.1 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 ().

* * * * *

5910-5998 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 Perkins&Will Canada Architects Co., on behalf of the registered owner, received December 20, 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 enhance the public realm and plaza treatment, including:

- (a) Explore strategies such as soffit treatments for the overhang through architectural details, high quality materials or use of public art.
- (b) Design development of the ground-oriented storefront, display and weather protection systems to reinforce the human scale of the pedestrian shopping street and ensure variety and pedestrian interest along Cambie Street and 43th Avenue.
- (c) Design development to improve the lane interface.

Note to Applicant: This might be accomplished by improving greenery along the lane. Blank walls such as that of the valet storage should be articulated with window openings, material treatments or living wall.

1.2 Design development to improve building massing and architectural expression, including:

- (a) Explore strategies to minimize the perceived building bulk and massing as well as introducing variations by deleting portions of the projecting frames not being used for balconies.
- (b) Design consideration to strengthen and distinguish the building façade expression of residential tower and hotel tower.
- (c) Design development to enhance the prominence of the residential entry and distinguish it from the commercial frontage.

Note to Applicant: Consider a different façade treatment, weather protection, or paving materials to the ground-level at the 43rd Avenue.

- (d) Design development to provide high quality materials and details consistent with the proposed architectural expression through the next stage of design.

- 1.3 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>.

Crime Prevention through Environmental Design (CPTED)

- 1.4 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

- 1.5 Design development to achieve an improved lane interface having substantial additional planting and activation.
- 1.6 Design development to mitigate additional proposed density by the provision of increased landscape planting on all levels.
- 1.7 Design development to ensure maximum solar access is available to children's play area and urban agriculture plots.

Note to Applicant: Depending on shadow studies, relocation of children's play and urban agriculture amenities should be explored to higher rooftops.

- 1.8 Design development to improve the sustainability strategy, by the following:
 - (a) Explore the provision of green roofs to all available flat roof tops.
 - (b) Provide high quality materials to all landscape areas for durability into the future.
 - (c) Add substantially more landscape around all common entry areas, to accent and soften them.

- (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems).
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.9 Design development to the landscape treatment in common areas on slab to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1.0 m across and 1.2 m down) to maximize contiguous soil volumes.

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

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

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Consider linear infiltration bio-swailes along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (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.

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

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

- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 1.13 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.14 Provision of complete information, such as detail references and schedules, confirming all landscape elements.
- 1.15 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.16 Provision of detailed architectural and landscape cross sections (minimum 1/4" scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.17 Provision of a Tree Management Plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.18 Provision of an arborist letter of undertaking to include signatures by the owner, contractor and arborist.

Note to Applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.19 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and

Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

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

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

- 1.21 Provision of an outdoor Lighting Plan.

Arts, Culture and Community Services

- 1.22 Design and finish the Cultural Amenity with a total net area of not less than 942.5 sq. m (10,145 sq. ft.) to a light industrial, commercial grade construction, to the satisfaction of the Managing Director of Cultural Services, and the Director of Facilities Planning and Development to ensure that the functional requirements of the Cultural Amenity space can be met. The Artist Studios are to be designed, constructed, equipped and finished in accordance with the following specifications and that the studios meet all requirements of relevant by-laws including Noise, Building and Fire By-laws for Artist Studio Class B Use, *Live-Work Use Guidelines*, and any applicable Live-Work Artist Studio Design and Technical Guidelines at time of Development Permit.

Note to Applicant: Refer to any applicable Live-Work Artist Studio Design and Technical Guidelines at time of Development Permit particularly for Class B Artist Studios which require a higher degree of ventilation for artists working with more toxic substances, higher degree of sound proofing for possible use of amplified music and industrial machinery, and industrial fittings, exclusive of glass blowing and welding uses.

- 1.23 Cultural Amenity to include a minimum nine turnkey live-work Artist Studio units—that include both residential and studio use, with a mix of unit types, including but not limited to:
- (a) Two family units (2-bedrooms maximum each unit) as dedicated Live-Work Artist Studio units; and a mix of studio and 1-bedroom units as dedicated Residential Unit associated and integrated with an Artist Studio (Class A and B inclusive), including minimum of dedicated 2 accessible units.
 - (b) Avoid use of murphy beds in accessible units.
- 1.24 Design development to include ceiling height clearances of:

- (a) Clear height for studio space to the underside of joists, sprinklers, ductwork to a minimum of 10'-0" and design to consider and address ease of lighting change for tenants.
 - (b) Clear height for studio space in accessible units to the underside of joists, sprinklers, ductwork to a minimum of 8'-0".
- 1.25 Design development to separate Cultural Amenity Air Space Parcel from Hotel; ensuring separate Hotel circulation and exiting from Cultural Amenity circulation.
- 1.26 Design development of the Cultural Amenity studio workspace in units to adhere to any applicable Live-Work Artist Studio Design and Technical Guidelines at time of Development Permit and the City's *Social Facility Technical Guidelines*, with following additions:
 - (a) Special consideration for cultural facility fit and finishes typical to Class A and B Artist Studios spaces may include but are not limited to: acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical including electrical, plumbing, lighting, and HVAC, specialties and furnishings, loading access, parking, bicycle parking, and accessibility for peoples with disabilities.
- 1.27 Design development of the Cultural Amenity to include:
 - (a) Maximum two shared elevators, including 1 centrally located large-sized passenger elevator (height, width, and capacity to be confirmed at Development Permit stage) appropriate for Artist Studios, able to accommodate large equipment, materials, and artworks, providing direct access from Cultural Amenity to:
 - (b) Underground associated dedicated parking, shared car-share parking;
 - (c) Dedicated garbage and recycling room;
 - (d) Dedicated service, mechanical, electrical rooms;
 - (e) Bicycle parking in dedicated room located so as not to require dedicated bicycle elevator access;
 - (f) Covered loading (can be shared);
 - (g) Shared mail room, and;
 - (h) Shared indoor and outdoor amenity space (shared with other residential units).
- 1.28 Design development to reduce ongoing operational costs and potential shared common area costs, such as:
 - (a) Eliminating potential for shared concierge costs, either by providing separate dedicated entrance or other means;

- (b) Eliminating access to, and requirement for dedicated bicycle parking elevator for Cultural Amenity; and
 - (c) Reducing the number of shared elevators, to two.
- 1.29 Design development to provide efficient and direct access and movement from Cultural Amenity to loading and garbage and recycling rooms, sufficient to accommodate large equipment, materials, and artworks, including:
 - (a) Loading, halts and doors to provide sufficient space for movement of large art works and/or supplies with minimum clearance of 48" corridors/loading bay and studio unit;
 - (b) Exterior doors to be oversized; painted metal and commercial grade, suited to the movement of large artworks and supplies (double 3'-0" x 7'-0"); and
 - (c) Interior doors to be minimum 3'-0" x 7'-0" painted metal and commercial grade. All door hardware to be heavy duty commercial. Door handles to be lever style. Accessible units—to be automated.
- 1.30 Design development to include dedicated, square-shape, unobstructed studio workspace in each unit, adjacent to windows with access to natural light (indicate programmable area square footage, differentiating live space from work space within each unit), include:
 - (a) One unit with studio of minimum 65.0 sq. m (700 sq. ft.) net workspace designed for dedicated performing arts use, including appropriate flooring, and minimum 10'-0" to 12'-0" ceiling height.
 - (b) All other units to include studios with minimum 13.9 sq. m (150 sq. ft.) net workspace, maximizing usable work space over storage space. Workspaces are to be open and clear of all columns and structure.
 - (c) The provision of durable oversize storage room in each unit adjacent to studio workspace for supplies and materials, minimum 4.6 sq. m (50 sq. ft.) net.
- 1.31 Design development of the Cultural Amenity space with design input and review from an acoustic consultant to ensure acoustic isolation between units within the Cultural Amenity, adjacent spaces within building (including residential), from outdoors, and from mechanical equipment (i.e. HVAC), to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development.
 - (a) Ensure all demising walls, ceilings, floors, and openings to meet enhanced sound proofing (STC65 minimum—to be confirmed with any applicable Live-Work Artist Studio Design and Technical Guidelines at time of Development Permit. Enhanced sound proofing to allow Class A and B uses to meet Noise Bylaw.
 - (b) Engage a third party acoustic consultant that is mutually agreed to by the Owner and the City, to provide an acoustic report and guideline outlining specific performance requirements for room acoustics and reverberation control; HVAC

and mechanical systems noise control within the building; internal sound isolation; external sound isolation.

- (c) Interior noise is to be controlled with appropriate acoustic surface treatment for interior finishes through:
 - (i) 75% of ceiling area shall be NRC (noise reduction coefficient) = 0.70 or better; or
 - (ii) Alternately the room design shall meet an equivalent acoustical performance as determined by an acoustic consultant.

1.32 Design development to include Heat/HVAC/Ventilation with following provisions:

- (a) Studio workspaces to be provided with enhanced commercial grade ventilation to suit Class B activities; with heating and air-conditioning (no base-board heating, consider radiant in-floor heating, HRV). Provide natural ventilation by means of operable windows in all studios. Ventilation should consider a variety of uses.
- (b) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.
- (c) Engage a 3rd Party Commissioning Authority, as that term is defined in LEED V4 BD+C, that is mutually agreed to by the Owner and the City, to provide Enhanced Commissioning Services, as such term is defined in LEED V4 BD+C, on behalf of the City.
- (d) Smudging capability for all units.

1.33 Design development to include Electrical/Energy provisions:

- (a) Enhanced electrical load (220v) to support Class B electrical activities such as pottery (kiln) and electronic music/recording as well as 4-plug 120v outlets at 5' intervals throughout work space; Design of studios to utilize best practice design principles with regard to energy consumption (LEED guidelines).

1.34 Design development with associated Cultural Amenity parking (identified on drawings), including:

- (a) Dedicated six parking stalls total, including one accessible stall for each accessible unit, and access to one shared visitor parking;
- (b) Dedicated bicycle parking in dedicated secured underground space; and
- (c) Access to the building's Car Share Vehicles.

1.35 Design development of residential portion of units to adhere to the Housing Design and Technical Guidelines, including:

- (a) Ensuring accessible units meet accessibility specifications for indoor and outdoor balcony spaces, including all turning radius requirements; and appropriate plumbing, fixtures, millwork and appliances (washroom, kitchen and laundry included), with following provisions:
- (b) Finished industrial double slop sink within each studio workspace area with hot/cold water, commercial grade fixtures and stainless steel counter; and
- (c) Slop sinks to be equipped with a floor mounted sediment trap. Approved product: Zurn Z-1180 Solids Interceptor, or pre-approved alternate.

Sustainability

- 1.36 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later).

Engineering

- 1.37 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.
- 1.38 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.
- 1.39 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.

- 1.40 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.
- 1.41 Garbage pick-up operations appear challenging as waste room is on P2. Manoeuver diagrams and a confirmation letter from the waste hauler provider will be required.
- 1.42 Gates/doors are not to swing more than 1'-0" over the property lines or into the Statutory Right of Way (SRW) area.
- 1.43 Provision of generous and continuous weather protection on all frontages.
- 1.44 Provision of a finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including the following updates:
 - (d) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis; and
 - (e) Review of the parking and loading design considering vehicle and truck turning movements and show vehicle turning swaths considering maneuvering for the Class B passenger loading space proposed at the porte-cochere.

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

- 1.45 Design development of the parking level to provide all required Class A passenger loading, loading spaces, shared vehicles, and shared vehicles spaces on the first level of parking.
- 1.46 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:
 - (a) ACT-02 – Improved Access to Class A bicycle Parking:
 - (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: A bicycle elevator is a requirement for bicycle parking proposed lower than the first level of parking and cannot be claimed for points.
 - (b) ACT-03 – Enhanced Class B bicycle parking:

- (i) Provision of concept design for enhanced Class B bicycle parking. Class B bicycle spaces at grade under canopy does not meet intent of this TDM measure.
 - (ii) Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.
 - (iii) This cannot be applied to the retail portion of the development as it is not required by Bylaw.
 - (c) ACT-05 – Bicycle Maintenance Facilities:
 - (i) Note and dimension location of facilities on plans.
 - (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
 - (iii) Provision of an operational plan detailing:
 - 1. A description of the amenities to be provided;
 - 2. A means of providing access to all residents, commercial tenants; and
 - 3. Plan for maintaining these amenities.
 - (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - (d) COM-01 – Car Share Spaces:
 - (i) Identify/note/dimension car share spaces on plans.
 - (ii) Spaces to be located with convenient, public access at-grade, or on first floor of parking.
 - (e) COM-02 – Car Share Vehicles and Spaces:
 - (i) Spaces to be located with convenient, public access at-grade, or on the first floor of parking.
 - (ii) Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.
- 1.47 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
- (a) Secures provision of funding towards long-term TDM monitoring fund in 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.

- 1.48 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement. Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground parking level.

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles at the same time and/or provide minimum interior dimensions of 5'-6" x 6'-8" (turn swaths are required). A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. If the elevator must be used to access oversized bicycle spaces, then it must demonstrate that the elevator is designed to accommodate the loading and unloading of at least one oversized bicycle and one person at the same time (turn swaths are required).

- 1.49 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement. Provision of a minimum 4.0 m width, 5.5 m length and 2.3 m height for the first Class A passenger space required for each land use.
- 1.50 Design development to improve accessibility and function of the proposed shared vehicle spaces. Provision of 2.9 m stall width for shared vehicle parking spaces.
- 1.51 Provision of corner cuts on the first four underground levels of parking. P1-P4 to accommodate loading and first 100 vehicle spaces.

Note to Applicant: 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 manoeuvre 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.
- 1.52 Prior to Development Permit, provide a Final Hydrogeological Study which addresses the following conditions and which also meets the requirements outlined in the Groundwater Management Bulletin:
- (a) Per the Preliminary Hydrogeological Study dated December 11, 2019, include the results of the proposed investigation:
 - (i) Cross sections showing footing elevations with respect to the local geology and groundwater table;
 - (ii) Remote groundwater monitoring for a minimum of 3 months to determine the influence of seasonal changes on groundwater conditions;
 - (iii) Hydraulic conductivity testing to determine the soil properties; and
 - (iv) Seepage analysis to estimate the groundwater inflow during and post construction.
- Note to Applicant: Please refer to the City's revised Groundwater Management Bulletin (updated April 20, 2020) for details on the final hydrogeological study requirements: <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>
- (b) Given that the water level within the Quadra Sands aquifer is being artificially lowered by up to 5 metres by pumping locally, discuss the implications on the development and/or site drainage system should pumping ever cease, either temporarily or permanently.
- 1.53 Provision of a draft final Rainwater Management Plan (RWMP) prior to Development Permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to applicant: The resubmission at Development Permit stage must include the following amendments:

- (a) A RWMP report to accompany any drawings, outlining how the requirements have been met;
 - (b) Justifications for not prioritizing the Tier 1 practices of Rainwater Harvesting & Reuse and Green Roofs;
 - (c) Recalculate the required 24 mm capture for the site, as the volume listed as 'Soil detention over impervious' is actually the potential soil volume capacity and can only be claimed if it can be demonstrated that that volume of water is being directed to the landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support any proposal of grading hardscapes into adjacent landscaping;
 - (d) Ensure the detention tank volume will be equal to the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices; and
 - (e) Provide an updated site map detailing how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of rainwater throughout the site;
 - (ii) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method; and
 - (iii) Summary table of the catchment areas.
- 1.54 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.
- 1.55 A legal agreement (Section 219 Covenant) related to Rainwater Management will be required prior to issuance of a Development Permit.
- Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.
- 1.56 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- 1.57 Landscape plans:
- (a) Remove shrub plantings and small columnar trees from City property. Ensure entirety of sidewalk width along 43rd Avenue and 44th Avenue are free of encumbrances.

- (b) Hardscape treatments on City property and SRW are to follow *Cambie Corridor Public Realm Plan*.
- (c) Remove encroachments from the lane. Surface treatment in the lane to be standard asphalt.
- (d) Show proposed concrete lane crossings as per City standards at the lane crossings on 43rd Avenue and 44th Avenue.
- (e) Bike lane treatment to be asphalt.

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 860, District Lot 526, Plan 7737 to create a single parcel.
- 2.2 Provision of a 3.0 m offset distance measured from the property line for widened sidewalks along Cambie Street to be achieved through 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 500 mm below City issued design elevations.

- 2.3 Provision of a 6.7 m offset distance measured from the back of the existing curb for a public life zone along 44th Avenue to be achieved through building setback and SRW for public life use over a portion of the site from the property line to the building face. This SRW will be free of any permanent encumbrance at grade (and are to accommodate the underground parking structure within the SRW agreements).

Note to Applicant: This 6.7 m offset distance is intended to provide the following, measured from the back of the existing curb: existing front boulevard, 3.05 m (10 ft.) wide pedestrian sidewalk (clear of all encumbrances), and a public life zone for the remainder of the setback area.

- 2.4 Provision of a SRW for public use of the plaza proposed on the northern edge of the site.

Note to Applicant: The dimensions of the SRW will be determined based on the final design of the plaza.

- 2.5 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services, Managing Director of Cultural Services and the Director of Facilities Planning and the Director of Legal Services for the Class B loading spaces between the commercial, Cultural Amenity and residential uses and label the spaces as 'Residential, Cultural Amenity and Commercial Loading'.
- 2.6 Entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 4 Shared Vehicles and the provision and maintenance of 4 Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- (a) Provide 4 Shared Vehicles to the development for a minimum period of three years.
 - (b) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles.
 - (c) Provide and maintain the Shared Vehicle Parking Spaces for use exclusively by such shared vehicles.
 - (d) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces.
 - (e) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle.
 - (f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
 - (g) A letter of intent from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.
- 2.7 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion, except as explicitly provided for in Condition 2.8, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project.
 - (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by H.Y. Engineering Ltd. dated April 17, 2019, no water main upgrades are required to service the development.

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 5910-5998 Cambie Street requires the following in order to improve SAN and COMB sewer flow conditions:
 - (i) Separate 312 m of COMB main from 44th Avenue & Manitoba Street (MH__FJCOEL) to a new MH at 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 44th Avenue (MH__FJCOEL) to 45th Avenue (MH__FJCXRU).
 - b. Separate 105 m of 750 mm COMB main to 525 mm SAN and 900-1050 mm STM on Manitoba Street from 45th Avenue (MH__FJCXRU) to 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 46th Avenue (MH__FJCOEC) to a new MH at 47th Avenue and Manitoba Street.

Note to Applicant: City may decide to collect cash in lieu and deliver the Manitoba Street combined sewer upgrade. This means the applicant may need to provide cash in lieu.

- (ii) The lengths and diameters of these improvements are approximate and subject to detailed design.
- (iii) The 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.
- (iv) 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.

- (v) Development to be serviced by the existing 200 mm SAN and 525 mm STM sewers in Cambie Street.
- (c) 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, integration of Green Infrastructure elements (Bioswale or Infiltration trench), 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.

Note to Applicant: Green Infrastructure Public Realm elements shall meet the following:

- a. Volume Retention Target: provide capture of the first 48 mm of rainfall (or 90% of average annual rainfall) per day falling on all the impervious ROW surfaces that drain to the frontage of the subject property. ROW includes street, sidewalk, bike lane, and any impervious surface in the public realm. Capture can be achieved by means of infiltration, evapotranspiration to the greatest extent practical.
- b. Water Quality Target: provide treatment of the first 48 mm of rainfall falling on all the impervious ROW surfaces that drain to the frontage of the subject property to remove 80% total suspended solids by mass. It is assumed that rainfall captured meets the water quality target. For the proportion of the 48 mm that cannot be captured, it must be treated to remove 80% total suspended solids before release to the sewer.
- (d) Provision for the construction of, or full funding for, future street improvements from the centerline of Cambie Street adjacent to the site including any transition areas to connect existing and new curb alignments, 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, integration of Green Infrastructure elements (Bioswale or stormwater tree trench), protected intersection corner, concrete sidewalk, curb ramps, and upgraded street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision for the construction of, or full funding for, future street improvements from the centerline of 43rd 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, protected intersection corner, concrete sidewalk, curb ramps, and upgraded street lighting and additional

pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

- (f) Provision of street improvements along 44th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits;
 - (ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - (iv) New curb along 44th Avenue;
 - (v) Curb ramps;
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (g) Provision of improvements at the intersection of Cambie Street and 43rd Avenue including:
 - (i) Design and installation of a new traffic signal to accommodate the geometric changes proposed along Cambie Street and 43rd Avenue adjacent to the site including associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).
- (h) Provision of improvements at the intersection of Cambie Street and 44th Avenue including:
 - (i) Design and installation of a new traffic signal to accommodate the geometric changes proposed along Cambie Street and 44th Avenue adjacent to the site including associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).
- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (j) Provision of new pad mounted service kiosk/cabinet.
 - (k) Rebuild lane adjacent to the development site as per City of Vancouver “Higher Zoned Laneway” specification with center valley. Relocate existing catch basins or install new catch basins as necessary to ensure all lane runoff is directed into the catch basins.
 - (l) Provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV SL infrastructure.
 - (m) Provision for speed humps in the lane south of 43rd Avenue between Cambie Street and Alberta Street and speed humps in the lane east of Cambie Street between 43rd Avenue and 44th Avenue.
 - (n) Provision of new standard concrete pedestrian lane crossings and new curb returns and curb ramps at the existing lane crossings on 43rd Avenue and 44th Avenue adjacent to the site.
 - (o) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
 - (p) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- 2.8 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) Separate 312 m of COMB sewer main as per condition 2.7(b)(i).

Note to Applicant: The benefiting area for these works is under review.
 - (b) Traffic signal installation at the intersection of Cambie Street and 43rd Avenue as per condition 2.7(g)(i).
 - (c) Traffic signal installation at the intersection of Cambie Street and 44th Avenue as per condition 2.7(h)(i).

Note to Applicant: The benefiting area for these works is under review.
 - (d) A new pad mounted service kiosk/cabinet as per condition 2.7(j).
- 2.9 Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The

applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

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

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca

Public Art

- 2.10 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 Head of Public Art.

Note to Applicant: Please contact the Public Art Program to discuss your application in relation to the site and public art on the Cambie Corridor: Eric Fredericksen, Head of Public Art: eric.fredericksen@vancouver.ca or 604.871.6002.

Housing

- 2.11 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

- 2.12 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.

Arts, Culture and Community Services

- 2.13 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the Managing Director of Cultural Services and the Director of Facilities Planning and Development for:
 - (a) The design, construction, equipment and finish of a turn-key cultural amenity space ("Cultural Amenity Space") of no less than 942.5 sq. m (10,145 sq. ft.) - net minimum - all within a fee-simple air space parcel which meets the City's specifications, including any applicable Live-Work Artist Studio Design and Technical Guidelines, programming requirements (inclusive of residential and studio spaces, and required parking, storage spaces, including appropriate acoustic isolation and external sound mitigation for studio spaces).
 - (b) Transfer to the City at a nominal cost of the air space parcel containing the Cultural Amenity Space (the "Air Space Parcel") together with the appropriate rights and obligations applicable to the ownership and operation of the Air Space Parcels including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

- (c) Grant a perpetual right in favor of the City and the users of the Air Space Parcel, at no cost to the City and the Air Space Parcel occupants, in the form of an easement, for access to and non-exclusive use of:
 - (i) Shared elevators that will connect all artist live-work shared or dedicated spaces;
 - (ii) Six dedicated parking spaces in the underground parkade;
 - (iii) Visitor parking space(s);
 - (iv) Bicycle spaces in the underground parkade in accordance with the Parking By-law requirements for the Air Space Parcels;
 - (v) Car Share parking;
 - (vi) Shared indoor and outdoor amenity spaces;
 - (vii) Service, mechanical, and electrical rooms;
 - (viii) Mailroom;
 - (ix) Garbage and recycling areas; and
 - (x) Shared loading.
- (d) Minimize the obligations of the Cultural Amenity Space toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the Cultural Amenity Space or which are related to any part of the development to which the users or invitees of the Cultural Amenity Space may (from time to time) have use and/or access.
- (e) Provision of interior signage in common areas of the property clearly specifying City-approved use of the Cultural Amenity Space for the finalized cultural amenity use (i.e. Artist Studio use) to ensure that all owners and occupants of the development are aware of the approved use; a minimum of one sign shall be placed in a clearly visible location of all common entranceways and/or lobbies within the development.
- (f) The construction and delivery of the Cultural Amenity space is to be secured by a Letter of Credit (LC) in an amount required to deliver the Cultural Amenity Space, as determined by the General Manager of Real Estate and Facilities Management in their sole discretion, and provided to the City prior to building permit issuance; 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>
- (g) The applicant will grant the City an option to purchase, for a nominal purchase price, the Air Space Parcel, exercisable upon completion of the Cultural Amenity

Space to the satisfaction of the Director of Facilities Planning and Development, and registration of the related air space plan.

- (h) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the Cultural Amenity Space, satisfactory acceptance by the City and transfer of the Air Space Parcel to the City.
- (i) 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 Cultural Amenity Space that will include arts and culture production, including Class A or B artist studio use, as defined in the City's Zoning and Development By-law, Live-Work Guidelines, and the Artist Studio Guidelines.
- (j) Such other terms and conditions as the Managing Director of Cultural Services and the Director of Legal Services may require.

Environmental Contamination

2.14 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.

Community Amenity Contribution – Cash Payment

- 2.15 Pay to the City the cash Community Amenity Contribution of \$13,680,000 which the applicant has offered to the City and which is to be allocated to further support delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the city including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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5910-5998 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“5910-5998 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 #] 5910-5998 Cambie Street”

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5910-5998 Cambie Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months of rent for tenancies up to 5 years; ○ 5 months of rent for tenancies over 5 years and up to 10 years; ○ 6 months of rent for tenancies over 10 years and up to 20 years; ○ 12 months of rent for tenancies over 20 years and up to 30 years; ○ 18 months of rent for tenancies over 30 years and up to 40 years; and ○ 24 months of rent for tenancies over 40 years
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided at a minimum to all eligible tenants based on their unit type
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

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**5910-5998 Cambie Street
ADDITIONAL INFORMATION**

1. URBAN DESIGN PANEL

EVALUATION: Support with Recommendations (10/0)

Introduction: Rezoning Planner, Tiffany Rougeau presented this rezoning application at 5910-5998 Cambie Street under the Cambie Corridor Plan rezoning policy. Tiffany began by providing an overview of the site and surrounding context. Tiffany also spoke to the specifics of the Plan's expectations for the subject site, as well as current and anticipated contexts. Tiffany concluded her presentation with a description of the site and a summary of the rezoning proposal.

Development Planner, Ryan Dinh, started by giving an overview of the vision of the Cambie Corridor Plan for the neighborhood, followed by the expectations of the built-form guidelines. He then gave a brief description of the proposed project before concluding with Staff questions for the Panel. Advice from the Panel on this application is sought on the following:

1. Does the Panel support the proposed tower form and massing in relation to the expectation of the Cambie Corridor Plan?
2. Comments on the quality of public realm, particularly the plaza and the lane interface.
3. Comments on the proposed architectural design including the building projection and its relationship to the overall building form.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The Applicant noted this project includes a plaza as a gateway to the connection between the Oakridge mall and Columbia Park and is surrounded by neighbouring towers.

To maintain the separation between the residential tower and the hotel tower, the residential tower projects over the plaza at 40 ft. above grade to expose the retail frontage on the north plaza.

There are a variety of indoor and outdoor amenity spaces for the hotel and the residential towers. Retail spaces are wrapped around the corner of Cambie Street and 43rd Avenue and opening out to the plaza along with residential front lobby for both live-work and rental units. To the south of Cambie, the hotel entrance lobby will be used for lounge/restaurant/café. Parking and loading is located off to the lane.

Landscape rationale is guided by the Cambie Corridor Public Realm with the idea of protection and enclosure at the edges of the street. Bike lane with road trees and generous sidewalk are provided. The minor plaza on 43rd Ave extends to the east with large bench at the edge of the planted buffer to the street, providing room for pedestrians to step out from a parallel parking area. At the drop off of the plaza, circular planters are provided to unify the edges at the minor plaza on 44th Ave, creating separation from the sidewalk.

The applicant team then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

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

- **Explore opportunities to further activate the lane**
- **Consider providing amenity or greenery to level 7 of the hotel infill**
- **Distinguish the residential lobby on 43rd Ave.**

Panel Commentary:

Building form and massing:

- General support from Panel on the proposed tower form, massing and relationship to the Cambie Corridor Plan
- Panel supported the tower projection on 43rd Avenue over the public realm, and supported the setback on 43rd Avenue at the pedestrian level. The panel appreciated the departure from the typical tower podium relationship.

Public realm:

- General support from Panel on the treatment of the public realm.
- Panel appreciated the planters and benches on the ground plane and encouraged applicant to add more greenery and seating.
- Panel suggested the mechanical shaft on east of 43rd Avenue plaza be relocated so that it is not part of the plaza
- The panel appreciates the dialogue with the green space across 43rd Avenue and encouraged the applicant to talk to the landscape architect that is designing the adjacent plaza (across 43rd Avenue).

Lane Interface:

- Panel noted the vehicular uses consume the lane frontage and suggested adding green and more activation along the lane. The hotel lobby off the lane provides good activation.
- More greenery and tree canopy along the lane is needed.
- The panel supports the special paving into the lane/city property
- Panel noted the connectivity of 44th Avenue to the porte cochere could be improved.

Architectural design:

- General support from panel on the architectural design
- Regarding the blank wall along 44th Avenue as part of the kitchen's café area for the hotel, Panel suggested introducing windows for lighting and activation creating interest to public realm
- Panel suggested different residential tower and hotel façade expression to be further strengthened.

Others:

- Panel supported sustainability strategy for this project.
- General support from Panel of having a hotel in the neighbourhood
- Panel suggested to further improve prominence of the bike elevator
- Panel appreciated the handling of the hotel and its integration with the residential tower
- The panel felt that the project has a minimum contribution of green to the City (0.2% of the site area) and encouraged the applicant to explore further means of adding green to the project.

- The panel asked the applicant to add more roof use overall and in particular at level 7
- One panel member suggested exploring the soffit of the north tower overhang as a potential location for the public art (adjacent to the artist's studios).

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

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

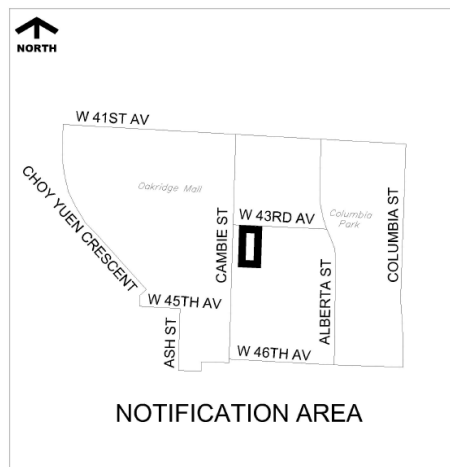
	Dates	Results
Events		
Pre-application open house (applicant-led)	September 3, 2019	33 attendees
Virtual open house (City-led)	June 8 – June 28, 2020	402 participants (aware)* <ul style="list-style-type: none"> • 192 informed • 19 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 2, 2020	644 notices mailed
Public Responses		
Pre-application comment forms	September 3, 2019	6 submittals
Online questions	June 8 – June 28, 2020	12 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	June – October, 2020	16 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – October, 2020	16 submittals <ul style="list-style-type: none"> • 69% • 25% • 6%
Other input	June – October, 2020	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – October, 2020	689 participants (aware)* <ul style="list-style-type: none"> • 308 informed • 29 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

Map of Notification Area



Analysis of All Comments 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

- **Additional Housing Stock:** Housing for artists in the development is greatly appreciated and would assist with solving Vancouver's fading arts and culture sector due to inadequate housing for artists. Additional housing stock to the city is always welcomed especially in areas near transit.
- **Building height, density, and massing:** Appropriate density and height for the location and conforms to the *Cambie Corridor Plan*.
- **Building design:** Rooftop amenity space is well designed and thought out.
- **Arts and Culture:** Live work spaces provided to artists in this project is greatly appreciated and would liven up the community.
- **Parking:** Number of proposed parking spaces is adequate for the size of the development and also because development is close to transit.
- **Process:** The virtual open house process compares well to an in person experience and staff have done an excellent job at accommodating participants during the pandemic.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** Building is too dense and tall. The height of the building paired with the future towers going up at Oakridge would result in portions of Cambie Street losing its overall sense of openness.
- **Traffic:** Increased traffic and overall traffic congestion is a continued cause of concern as more projects get approved along the Cambie Corridor and surrounding streets will be impacted as a result.
- **Parking:** Parking spaces provided is not enough to satisfy both residents and other users of this proposed building and will cause spill overs to already cramped side streets.
- **Affordability:** The short term nature of the artist housing is worrisome as there is already a lack of affordable housing for artists in the city.
- **Building Design:** Design of the building is not aesthetically appealing as it lacks interesting architectural design and natural features. The podium is too bulky.

The following are other comments received from the public but were not as frequently occurring as the above topics.

Neutral comments/suggestions/recommendations:

- A blanket rezoning of the area should be considered instead of individual rezonings as this development falls under the *Cambie Corridor Plan*, which went through an extensive public consultation process already.
- Offer artists that will be using the live work spaces an opportunity or provide space to present their artwork within the development or to the community

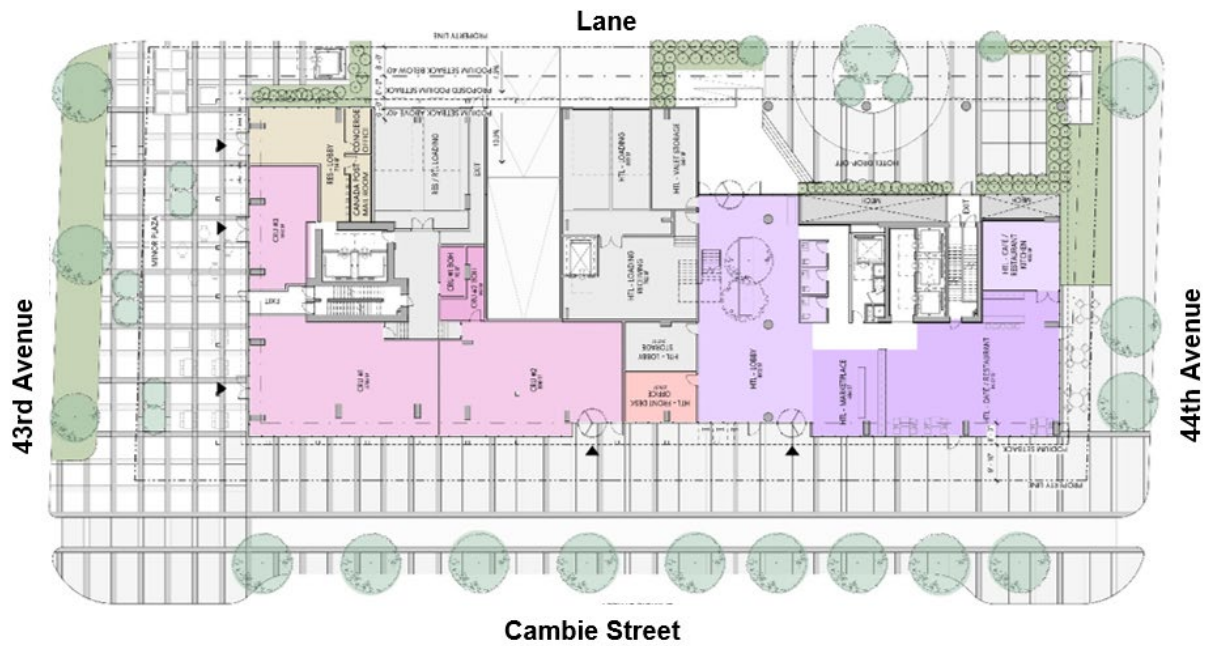
** Submitted comments may each include statements of support, concern, or neutral or general statements. Staff analysis emphasizes a qualitative approach. Some duplication of responses may result where respondents chose to provide feedback using different mediums (comment form, email to the planner, petition, etc.).

* * * * *

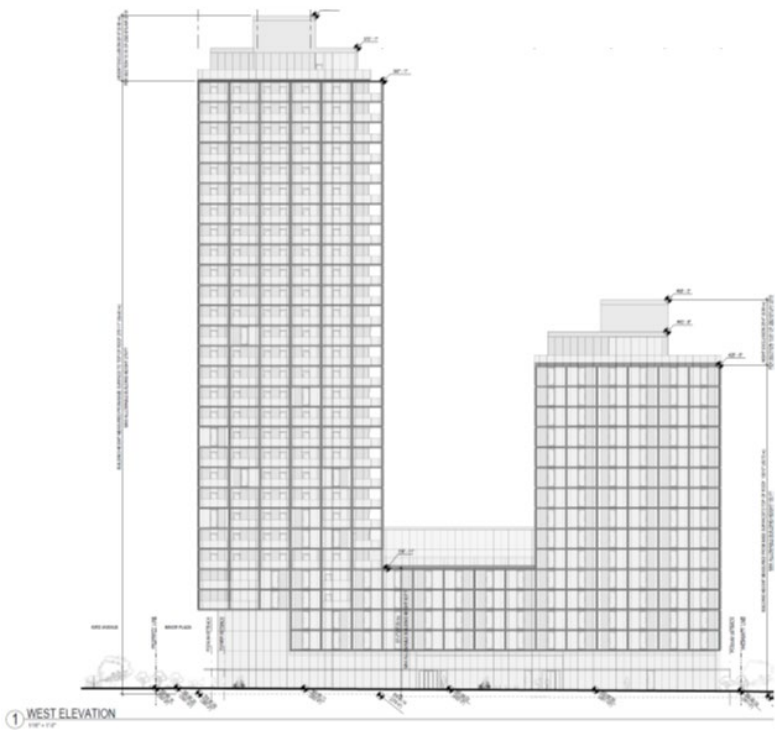
5910-5998 Cambie Street

FORM OF DEVELOPMENT

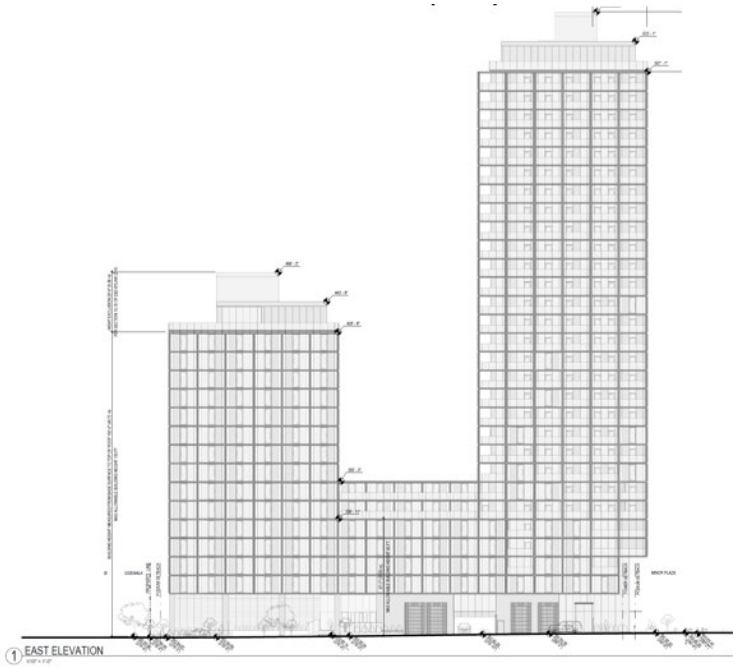
Site Plan



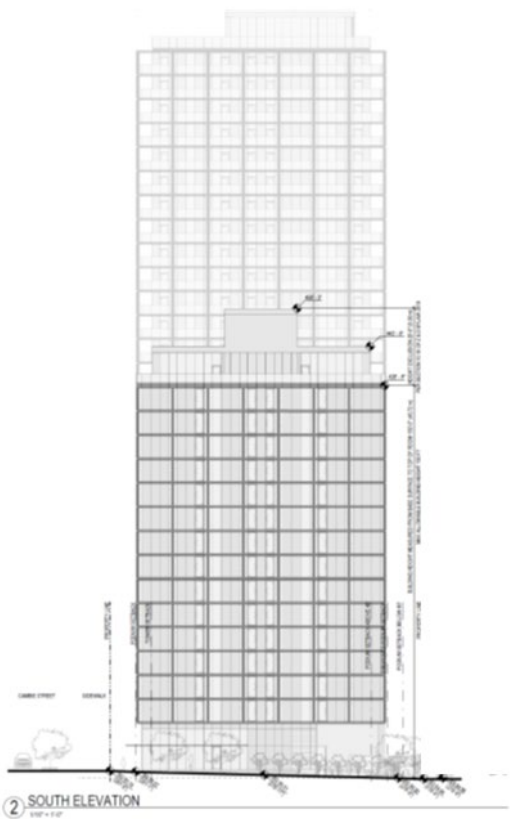
West Elevation (Cambie Street)



East Elevation (lane)



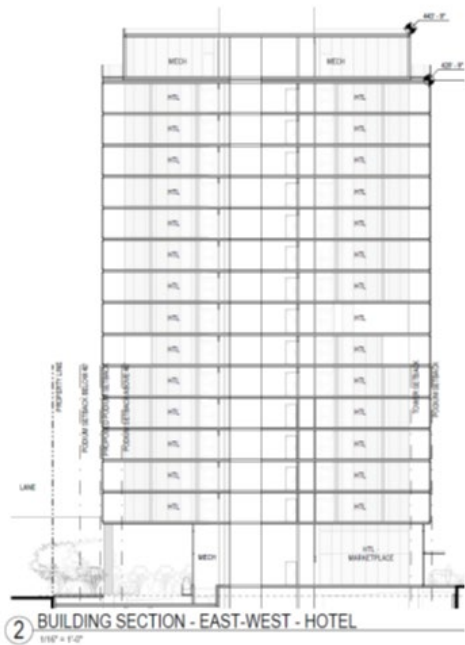
South Elevation (44th Avenue)



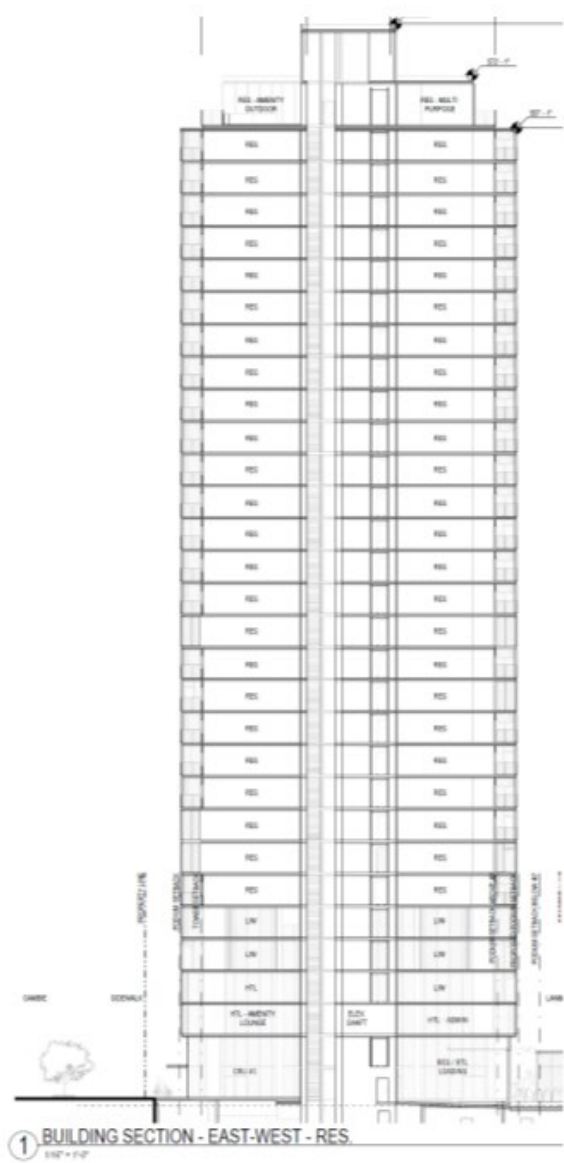
North Elevation (43rd Avenue)



Section (East-West Hotel Tower)



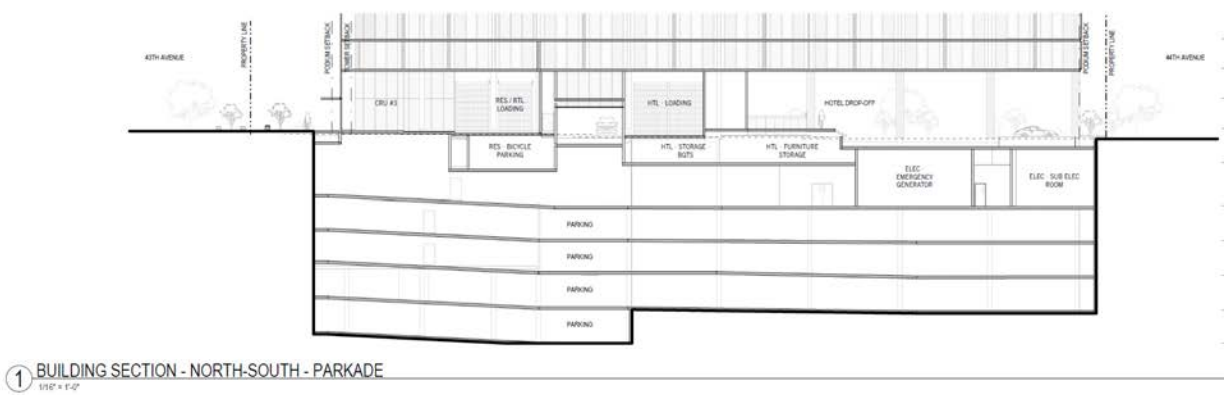
Section (East-West Residential Tower Tower)



Section (North-South)



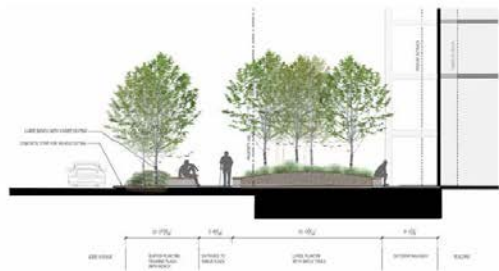
Section (North-South Parkade)



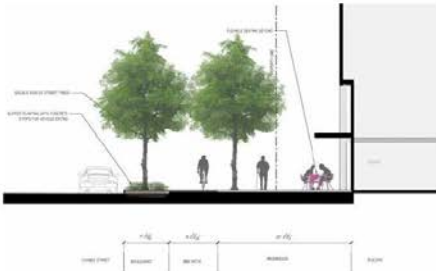
Landscape Plan



Landscape Sections



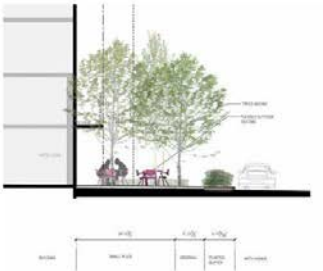
Section 1 - North Plaza West



Section 3 - Cambie Street Frontage



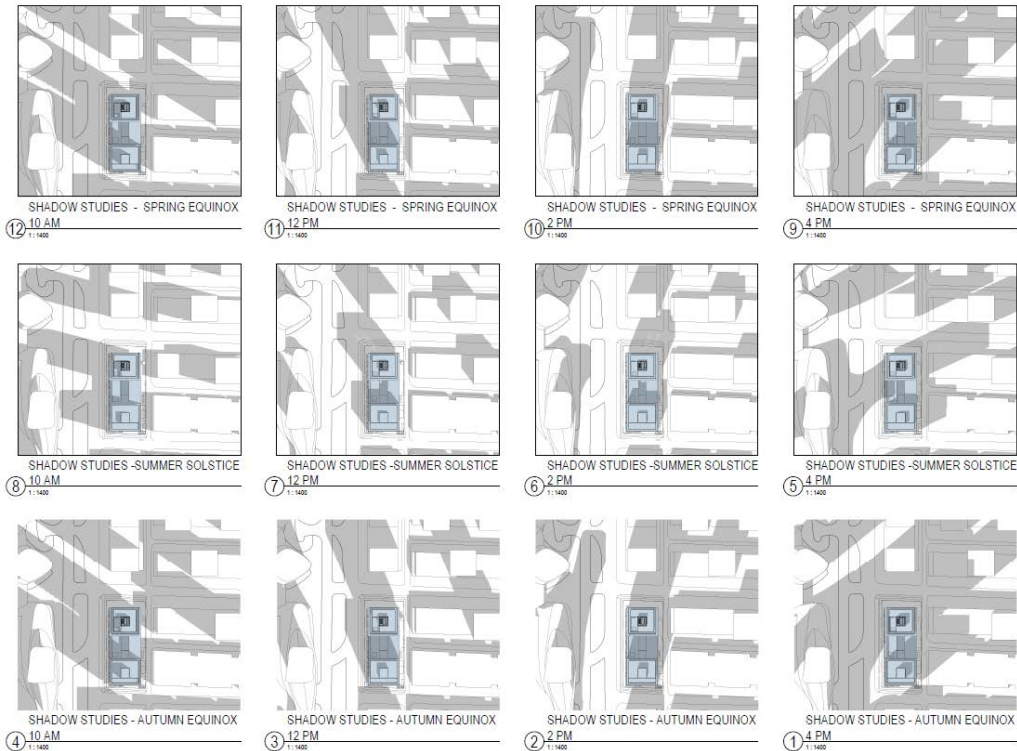
Section 2 - North Plaza East



Section 4 - 44th Ave. Frontage



Shadow Study



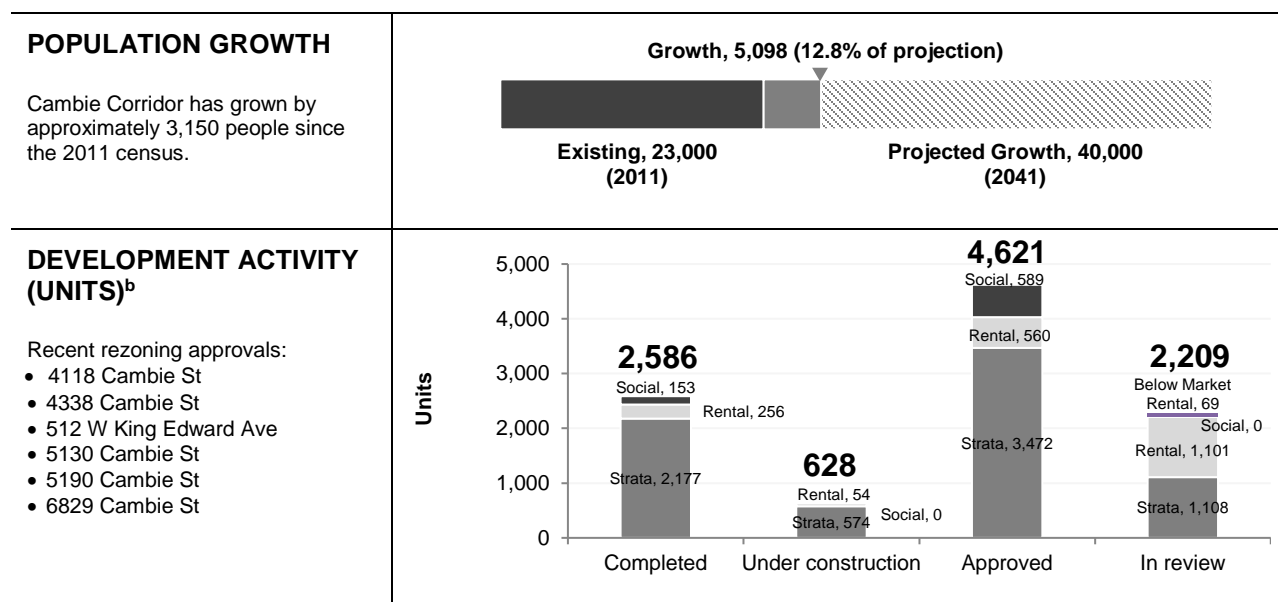
Perspective (from corner of Cambie Street and 43rd Avenue looking east)



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5910-5998 Cambie Street

PUBLIC BENEFITS IMPLEMENTATION TRACKING CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave^a Updated Mid-Year 2020



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits by 2048 (+) ^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 (4899 Heather St., 5688 Ash St.) • 98 temporary modular housing units^e • 256 rental units (210-262 W King Edward Ave, 408 W King Edward Ave, 460 W 41 Ave, 611 W 41 Ave) ◦ 54 rental units (4663 Cambie St, 6137 Cambie St) ◦ 290 social units (Oakridge) 	5%
Childcare	<ul style="list-style-type: none"> + 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	<ul style="list-style-type: none"> + 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	<ul style="list-style-type: none"> + 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) ◦ 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 ◦ Riley Park Pavilion (design) 	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 three 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 projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and 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. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include, but are not limited to: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; Joy Kogawa House acquisition; Marpole Neighbourhood House restoration; and land acquisition toward 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 Prior PBS Trackers, temporary modular housing units were considered social housing units. Here, they are separated.

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**5910-5998 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

A 15-storey hotel tower, a 29-storey tower with 168 market strata units, and a five-storey podium with ground-floor retail, commercial-office space, and nine live-work artist studios.

Public Benefit Summary:

The proposal would generate a City-wide DCLs payment, a public art contribution, a cash community amenity contribution of nine artist live-work studios delivered turn-key to the City.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 2,941.0 sq. m / 31,657 sq. ft.)	0.75	10.41
Floor Area (sq. ft.)	2,205.8 sq m (23,743 sq. ft.)	31,604.4 sq. m (329,423 sq. ft.)
Land Use	Residential	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$5,426,766
City-wide Utilities DCL ¹	\$2,487,089
Public Art ²	\$652,258
Community Amenity Contribution (in-kind – artist studio space)	\$6,120,000
Community Amenity Contribution (cash)	\$13,680,000
TOTAL VALUE OF PUBLIC BENEFITS	\$28,396,113

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.

² Based on rates in effect as of 2014; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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5910-5998 Cambie Street APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5910 Cambie Street	010-547-053	Lot 1 Block 860 District Lot 526 Plan 7737
5936 Cambie Street	010-548-041	Lot 2 Block 860 District Lot 526 Plan 7737
5962 Cambie Street	005-221-790	Lot 3 Block 860 District Lot 526 Plan 7737
5998 Cambie St	005-221-811	Lot 4 Block 860 District Lot 526 Plan 7737

Applicant Information

Architect	Perkins&Will Canada Architects Co.
Developer	Wall Financial Corporation
Property Owner	Cambie and 43rd Nominee Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RT-2	CD-1
Site Area	2,941.0 sq. m (31,657 sq. ft.)	2,941.0 sq. m (31,657 sq. ft.)
Uses	Residential	Mixed-use
Floor Area	2,205.8 sq m (23,743 sq. ft.)	31,604.4 sq. m (329,423 sq. ft.)
Floor Space Ratio (FSR)	0.75 FSR	10.41 FSR
Height	9.2 m (30 ft.)	Strata tower (top of parapet): 85.7 m (281 ft.) Strata tower (top of amenity room): 89.1 m (292 ft.) Hotel tower (top of parapet): 47.0 m (154 ft.) Hotel tower (top of amenity room): 50.3 m (165 ft.)
Unit Mix	n/a	Strata Unit Mix: One-bedroom units: 99 (59%) Two-bedroom units: 46 (27%) Three-bedroom units: 23 (14%)
Parking, Loading And Bicycle Spaces	as per Parking By-law	213 vehicle parking spaces 377 Class A bicycle spaces 16 Class B bicycle spaces 2 Class B residential loading spaces 2 Class A and 2 Class B hotel loading spaces 1 Class B retail loading space
Natural Assets	13 on-site trees	50 new on-site trees

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