



REFERRAL REPORT

Report Date: May 4, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14466
VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 7730-7772 Cambie Street

RECOMMENDATION

- A. THAT the application by Ankenman Marchand Architects on behalf of 1074683 B.C. Ltd. (ZGPM Properties Inc.), the registered owner of the land at 7730-7772 Cambie Street [*Lots 8, 9 and 10 of Block O District Lot 323 Plan 9322; PIDs 009-690-026, 009-690-034, and 009-690-051 respectively*] to rezone the land from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.60 to 2.72 and the building height from 6.1 m (20 ft.) to 20.5 m (67 ft.) and to 23.4 m (77 ft.) to accommodate a rooftop amenity space, to permit the development of two six-storey residential buildings which would contain 68 strata-titled residential units, be referred to a Public Hearing, together with:
- (i) plans prepared by Ankenman Marchand Architects, received February 28, 2020;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT Recommendation A 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 7730-7772 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of two six-storey residential buildings comprised of 68 strata-titled residential units over two levels of underground parking. A height of 20.5 m (67 ft.) and a density of 2.72 FSR are proposed.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Marpole Community Plan (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Zero Emissions Building Plan (2016)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2020)
- Urban Forest Strategy (2014)
- Tenant Relocation and Protection Policy (2015, last amended 2019)

REPORT

Background/Context

1. Site and Context

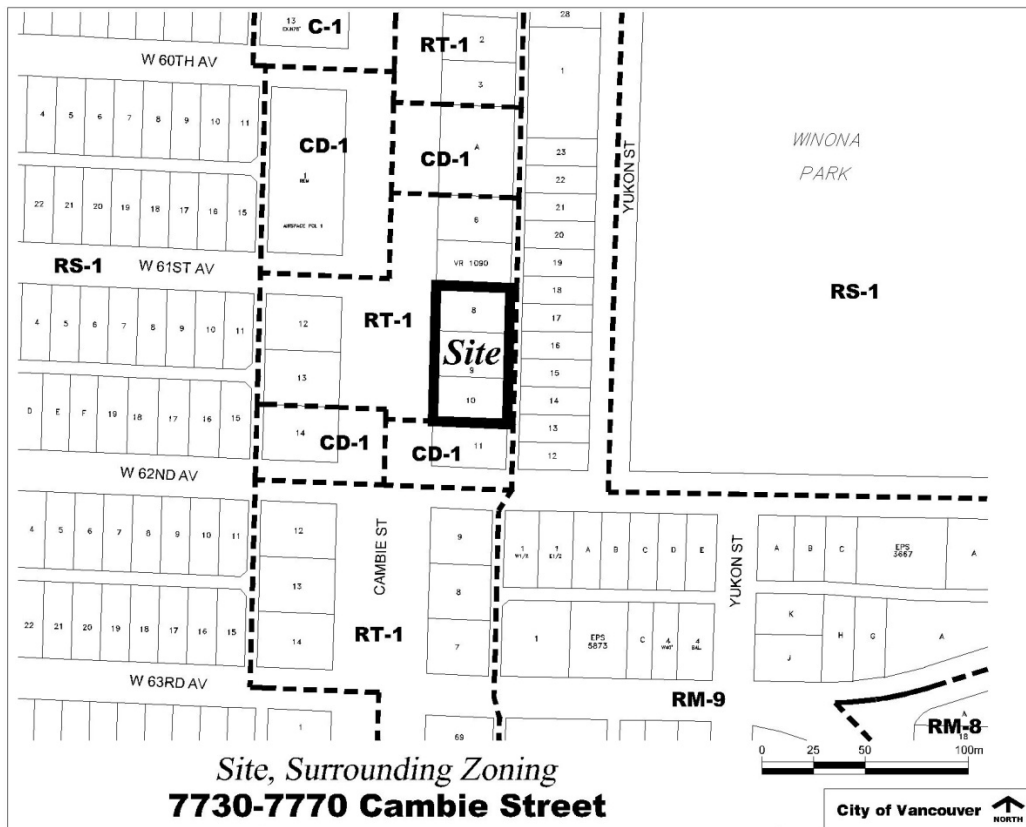
The subject site is located on the east side of Cambie Street just north of West 62nd Avenue, with a frontage of approximately 65.9 m (216 ft.) along Cambie Street and a depth of 36 m (118 ft.). It is comprised of three legal parcels with a total site size of 2,370 sq. m (25,511 sq. ft.). The site is currently zoned RT-1 and developed with three duplexes (see Figure 1). The duplexes were built between 1957 and 1958 and are not deemed to have any heritage value.

The sites along Cambie Street, north and south of the subject site, are designated for six-storey midrise residential buildings under the *Cambie Corridor Plan* (the “Plan”). Many of these sites have already been rezoned to CD-1 to allow for such developments, including the site directly adjacent the subject site to the south, as shown in Figure 1.

Sites across the lane to the east fall under the *Marpole Community Plan*, which allows for apartments up to four storeys and at an FSR up to 1.5.

Cambie Street is a major arterial street and part of the Metro Vancouver frequent transit service network. The subject site is well served by transit and is located approximately 500 m from the Marine Drive Canada Line Station.

Figure 1: Location Map - Site and Context



Local School Capacity – The site is located within the catchment area of Sexsmith Elementary School at 7410 Columbia Street, and Churchill Secondary School at 7055 Heather Street. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* approved on January 25, 2021, both schools will be operating over capacity by 2027. Additional capacity exists at nearby Trudeau Elementary school and John Oliver Secondary School, which will both have a capacity utilization by 2029 of 40% and 53% respectively.

Neighbourhood Amenities – The following amenities are within walking distance of the site:

- Public Parks – Winona Park is located approximately one block to the east.
- Cultural/Community Spaces – The Marpole-Oakridge Community Centre is located approximately 800 m to the west.
- Childcare Facilities – The “Kids at Marine” YMCA Child Care Centre is a five-minute walk away at 8088 Nunavut Lane and the Marpole YMCA Childcare Care Centre is an eight-minute walk away at 8188 Lord Street. The Sexsmith Community Preschool is located at Sexsmith Elementary School, approximately a 10-minute walk to the northeast.

2. Policy Context

Cambie Corridor Plan – The subject site is located within the Marpole neighbourhood of the *Cambie Corridor Plan* (the “*Plan*”). Subsection 4.5.2 of the *Plan* supports residential buildings up to six storeys in height for this site, with a suggested density range of 2.0 to 2.5 FSR. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street, and to activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

A secondary active link is envisioned directly to the north of the site. The active link is intended to provide a direct, uninterrupted pedestrian connection from Cambie Street to Winona Park to the east. The west entry to the active link is to include an “enhanced open space”, which is a small public space that provides flexible use for play, programming or other passive uses.

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

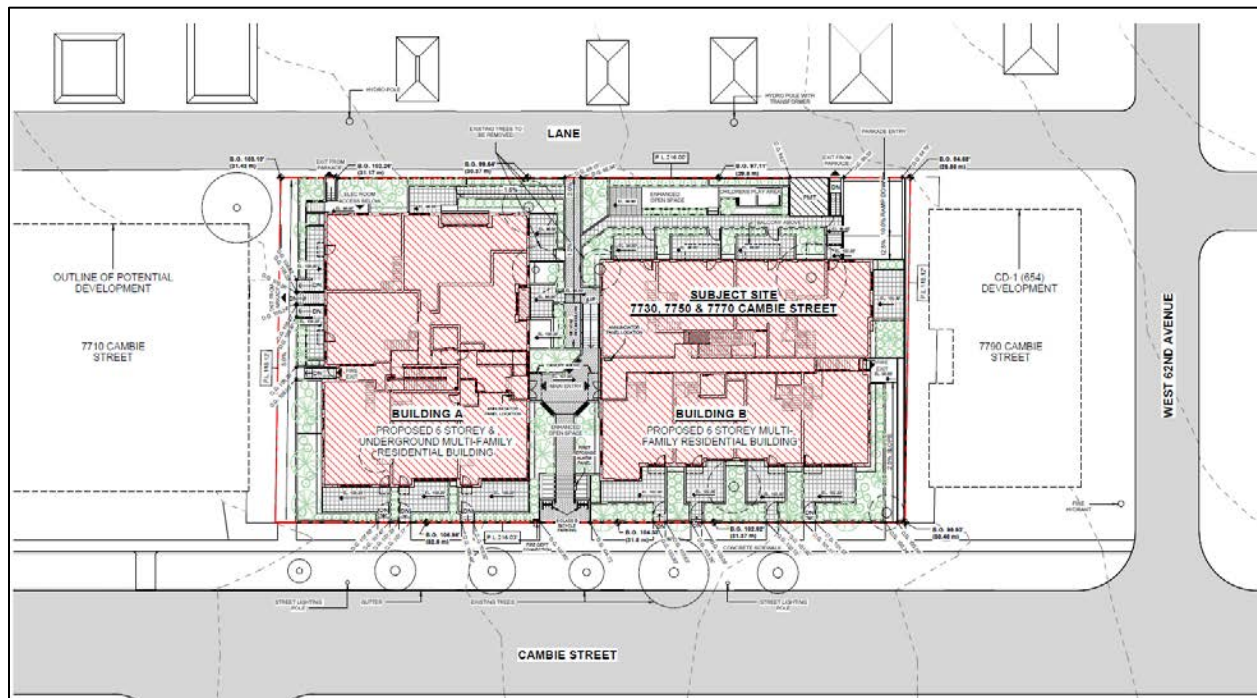
Strategic Analysis

1. Proposal

The application proposes to rezone the site from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to permit two six-storey residential buildings (see Figure 2). Ground-level units fronting Cambie Street can be accessed directly from the street. A courtyard separates the two buildings and shared outdoor amenity areas are located on the roofs of each of the buildings.

A density of 2.72 FSR is proposed and the maximum building height is 20.5 m (51 ft.) or 23.4 m (77 ft.) solely to accommodate a private rooftop amenity space. Two levels of underground parking are proposed to be accessed from the lane.

Figure 2: Site Plan



2. Land Use

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

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

In assessing urban design performance, staff take into consideration the built-form guidance for the Marpole neighbourhood within the *Cambie Corridor Plan*.

Form of Development – This application is consistent with the expectations of the *Plan*, which anticipates residential buildings up to six storeys in this area. Due to the length of the frontage, the massing has been divided into two building forms to reduce perceived scale. These are separated by a 24 ft. wide courtyard to allow for sunlight, views, and a general feeling of openness. The courtyard serves as the entry to both buildings and is announced at Cambie with a main entry pergola. The site slopes approximately 14 ft. from the north property line to the south, which results in a change in the grade of the courtyard between Cambie Street and the lane. This change is transitioned with an exterior stair and gently sloped ramps.

Height – The proposed building height of six storeys with a partial storey at the roof level for a common rooftop amenity space is consistent with the *Plan*. A notable step back from the street and side yard is provided above the fourth storey to reduce the overall building massing.

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 objective of the guidelines and proposes a density of 2.72 FSR.

Public Realm – In accordance with the *Cambie Corridor Public Realm Plan*, a secondary active link is proposed along the north property line with an enhanced open space at the west end marking its entry at Cambie Street. This link provides an animated public east-west connection for pedestrians from Cambie Street to the lane and eventually to Winona Park. Building A to the north is deeper than normally prescribed in the *Plan*, which allows it to have more dwelling units facing the link to further animate the space.

Private Amenity Space – Indoor amenity space with associated outdoor area is provided on the roof of each building. The amenity space and guardrails are set back from the building edge to reduce perceived mass from the street. A children’s play area is provided at grade on the east side of the property adjacent to the lane and accessed from the courtyard.

Figure 3: Birds Eye View from Southwest



Urban Design Panel – An Urban Design Panel review was not required as the proposal is consistent with rezoning proposals that are six storeys or less in the Cambie Corridor.

The application generally adheres to setbacks and activation of the street frontages. Based upon the urban design performance review, the proposed density, height and form of development are appropriate for this site. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

This application proposes a development containing 68 strata-titled residential units.

Housing Unit Mix – The application includes 68 strata-titled residential units, which consists of 55 apartment and 13 townhouse units. The unit mix includes six studio units or 9% of the total, 21 one-bedroom units or 31%, 27 two-bedroom units or 40%, 13 three-bedroom units or 19% and one four-bedroom unit or 1%. The unit mix meets the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*.

Existing Tenants – The *Tenant Relocation and Protection Policy* (TRP Policy), last amended June 2019, 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.

None of the existing tenancies are eligible for provision under the TRP Policy because the length of tenancy is reported to be less than two years from the submission of the rezoning application. If, after project approval, it is found there are eligible tenants on site, the applicant will 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 prior to the issuance of the Development Permit.

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. The application proposes a total of 87 vehicle parking spaces for the 68 dwelling units, including two accessible spaces and five visitor spaces. Also proposed are 157 Class A and six Class B bicycle spaces. The proposed parking for this site meets the Parking By-law.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the Green Buildings Policy for Rezoning under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets

The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are six permit-sized trees on the site. Of these, all six are proposed for removal. Five of the six trees are healthy. Prior to receiving the application, staff recommended retaining a minimum of one tree to be integrated into the ground-level landscape. A landscape condition requiring retention of this tree is included in Appendix B. The applicant team has since explored refinements of the design to incorporate tree retention by re-designing portions of the underground parking structure and re-allocating some of the floor space above grade, as illustrated in drawings in Appendix D. The drawings are for reference only and demonstrate the applicant's intent to meet the condition in their subsequent development permit application, if the rezoning is approved.

On adjacent properties, there is one nearby tree that is to be retained and one unhealthy hedge that is proposed to be removed with the neighbour’s consent.

There are six City street trees along Cambie Street that are all to be retained. Approximately 50 new trees are to be planted on site. See Appendix B for landscape and tree conditions.

Public Input

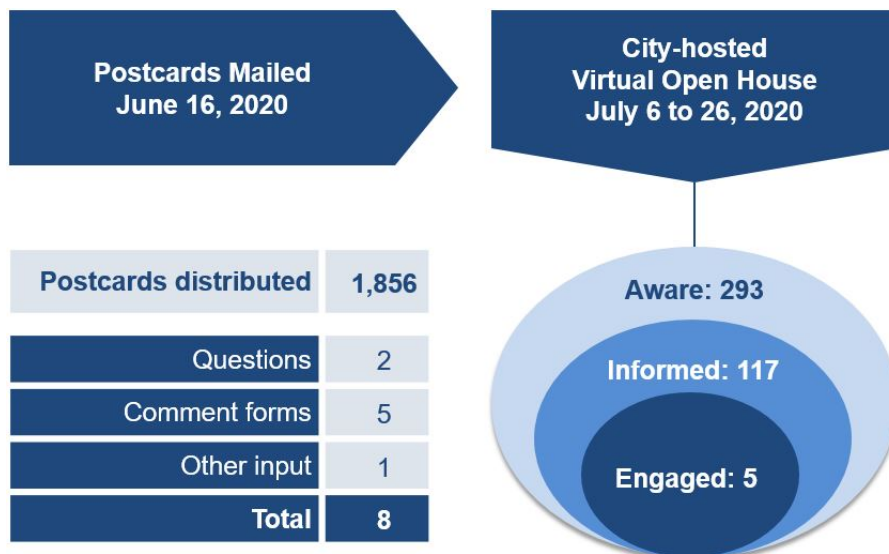
Public Notification – A rezoning information sign was installed on the site on March 3, 2020. Approximately 1,856 notification postcards were distributed within the neighbouring area on or about June 16, 2020. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

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 July 6, 2020 to July 26, 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 six submissions were received. A summary of all public responses may be found in Appendix C.

Figure 4: Overview of Notification and Engagement



Public Response

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

- **Building height, density, and massing:** Appropriate density, massing and height for the surrounding area and conforms to the Cambie Corridor Plan.
- **Building design:** The design of the building responds well to the sloped terrain, the amenity space is also well designed.
- **Parking:** Number of proposed parking spaces is adequate for the size of the development and also because development is close to transit.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** Building is too dense and tall for the area.
- **Building Design:** Setbacks do not seem necessary as Cambie Street is already quite wide and the public realm on the street level would not be significantly impacted as a result.
- **Green Space:** The continued loss of green space in the area is concerning as developers are not finding creative solutions to give back some of the green space that has been lost due to construction and general redevelopment of the area.
- **Location of Children's Play Area:** Safety and noise concerns with locating children's play area near the rear lane.

Response to Comments – Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows.

Building height and density – Staff have reviewed the proposed form of development and have determined that the proposed height and massing are an appropriate design response to the neighbourhood context and are consistent with direction under the *Plan*.

Building design – The proposed design includes step backs above four storeys to reduce the overall building massing and to minimize shadowing on Cambie Street, enhancing the overall pedestrian experience.

Location of children's play area – Staff have evaluated the location of the children's play area and have determined its location and design generally align with the design and safety guidelines outlined in the *High-Density Housing for Families with Children Guidelines*.

7. Public Benefits

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

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area specified in the development permit. Based on rates in effect as of September 30, 2020 and the proposed 6,442.9 sq. m (69,390 sq. ft.) of residential floor area, the combined DCLs are estimated to be \$1,945,002.

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 proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy*, 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 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.

To provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate has been implemented for certain residential sites, such as this, within the Cambie Corridor.

The application is subject to a fixed rate CAC of \$102.14 per sq. ft. applicable to the six-storey residential area of the Cambie Corridor. As part of this application, the applicant has offered a cash CAC of \$5,524,038. As per the Cambie Corridor Public Benefits Strategy, the CACs for sites south of West 57th Avenue, within the boundaries of the Marpole Community Plan, will be allocated towards the delivery of the Marpole Public Benefits Strategy.

Marpole Public Benefits Strategy – The Marpole Public Benefit Strategy identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the community plan's area. To monitor and track progress towards the achievement of community amenities in accordance with the strategy, a summary of public benefits and progress to date is provided in Appendix E.

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

Financial Implications

Based on the rates in effect as of September 30, 2019, it is anticipated that this project will generate approximately \$1,945,002 in DCLs.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$5,524,038 to be allocated towards the *Marpole Public Benefits Strategy*.

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

No public art contribution is expected from this rezoning.

CONCLUSION

Staff have reviewed the application to rezone the site at 7730-7772 Cambie Street from RT-1 to CD-1 to permit development of two six-storey residential buildings with 68 strata-titled units. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context, and the application is generally consistent with the *Cambie Corridor Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**7730-7772 Cambie Street
DRAFT BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

Uses

3. 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 this By-law or in a development permit, the only uses permitted within CD-1 (___), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwellings; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms;
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 2,370 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.72.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the 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.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under section 5.5 or 5.6 must not include any use other than that which justified the exclusion.

Building height

- 6.1 Building height, measured from base surface, must not exceed 20.5 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 23.4 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered 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

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

**7730-7772 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 Ankenman Marchand Architects, received February 28, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to improve the public realm by the following:

- (a) Provide a small “enhanced open space” at the west entry to the active link as per the Cambie Corridor Public Realm Plan, to be designed with consideration of future development on the adjacent site to the north. The space should be approximately 40 sq. m and can be combined with the secondary active link requirement. The space should be designed with a wider aperture at the entry to the secondary active link to draw people into the space and strengthen the walking connection to Winona Park.

Note to Applicant: This may be achieved by reducing retaining walls, and incorporating public realm enhancements such as seating, active play elements, rainwater management opportunities and landscaping.

- (b) Provide sufficient root protection area and soil depth around Tree #506 to ensure successful retention and viability. Refer to Landscape Condition 1.6.

Note to Applicant: This may require further setback of building face at two townhouse units, adjustment to balcony projections, and a notch in the foundation of the underground parking.

1.2 Design development to improve privacy and livability as follows:

- (a) Provide each dwelling unit, including studios, with private outdoor space to increase access to light and ventilation. Family units should have a minimum of 6 ft. deep x 9 ft. wide as per *High-Density Housing for Families with Children Guidelines*.

Note to Applicant: All studio units and Building B – one-bedroom units 302, 308, 402, 408 do not have private outdoor space. One-bedroom units and studios should have outdoor space of minimum 4 ft. depth x 6 ft. wide. Balconies should not project in to the courtyard to maintain a 24 ft. clear separation between buildings.

- (b) Design development to Unit 003 to reduce overlook to Unit 002 directly east.

Note to Applicant: This can be achieved by eliminating the bedroom and converting Unit 003 to a Studio unit oriented to courtyard and with significant landscape buffer between the two units.

- (c) Design development to children's play area to enhance usable space.

Note to Applicant: Consider incorporating walkway into play area to improve proportions and usability of space. Explore configuration of lower level access to create play space closer to courtyard ie. a 'serpentine' rather than linear access will open up pockets of space. The elimination of the bedroom in Unit 003 will allow private outdoor space for this unit and Unit 002 to shift west, further opening up space at the east end of the courtyard.

- (d) Design development to maintain a clear 24 ft. separation between buildings free of encroachments (ie. balconies, roof overhangs, etc).

Note to Applicant: External stair in courtyard is acceptable given that it does not affect neighbourly relationships with adjacent units.

- 1.3 Design development to provide robust green roofs to both buildings. Ensure proposed green roof meets the expectations of the "Roof-mounted Energy Technologies and Green Roofs Bulletin".

Note to Applicant: The minimum percentage of intensive or extensive green roof specified in the bulletin should be provided.

- 1.4 Identification on the architectural drawings of any built features intended to create a bird-friendly design.

Note to Applicant: See Bird-Friendly Design Guidelines at <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

Sustainability

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

Landscape

- 1.6 Design development to confirm tree retention of Tree #506 (Dogwood tree having high retention value), by the provision of a revised arborist report, including revised Tree Management Plan.

Note to Applicant: The revised arborist report should provide and confirm safe distance to excavation.

- 1.7 Design development to confirm the safe retention of an adjacent property tree at the southwest of the site, fronting Cambie Street.

Note to Applicant: This tree appears on the Landscape Plan (Sheet L1.1), but does not appear on the original arborist report and does not have a reference number. It should be added to the revised arborist report, with sufficient setback confirmed for safe retention. If setback needs to be increased to accommodate this tree, then changes to the building footprint may be required.

- 1.8 Design development to improve the sustainability strategy, by the following:

- (a) Add substantially more landscape around all entry areas, to accent and soften them;
- (b) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (c) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
- (d) 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 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-swales 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 references on the Roof Deck Plan, confirming all landscape elements.
- 1.15 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in.: 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" inch scale) through common open spaces, semi-private patio areas and the public realm.

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

- 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 Provision of a Letter of Consent for the proposed removal of adjacent property hedge.

- 1.20 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".

- 1.21 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

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

- 1.22 Provision of an outdoor Lighting Plan.

Engineering

- 1.23 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the *South Coast British Columbia Transportation Authority Act* (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.24 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses 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.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.25 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.
- 1.26 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.
- 1.27 The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & 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.
- 1.28 Applicant to provide one Class A passenger space at grade, 4 m width required.
- 1.29 Bicycle parking to be provided at grade with stair-free access to reach the outside.

- 1.30 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Provision of a minimum 1.2 m wide stair-free access route between the bicycle parking spaces and the outside.
 - (b) Provision of automatic door openers for the doors providing access to the bicycle rooms.
- 1.31 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
- (a) Provision of the Class A passenger space to be located at grade.
- 1.32 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of minimum 6.6 m maneuvering aisle widths or provide additional stall widths.
- 1.33 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls
 - (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.
 - (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.
- 1.34 Follow Cambie Corridor “Public Realm Plan” Streetscape Design Guideline.
- 1.35 The following statement is to be placed on the landscape plan; this plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”
- 1.36 Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law.

Green Infrastructure

- 1.37 Provision of a draft final 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 must include the following amendments:

- a) Runoff coefficient for post-development condition too low. Provide engineering analysis to support the following runoff coefficients:
Planting on Slab/Roof = 0.18
Hardscape Directed to Planting on Slab = 0.50.

Note to Applicant: In the absence of adequate justification for the above values, the consultant should consider R=0.3 and R=0.80, respectively.

Re-calculate peak flows and detention requirements accordingly. Including;

- a) Recalculation of the detention tank volume to equal 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.
- b) Exploration into grading hardscapes into adjacent (or lower level) landscaping as referenced in the report but not detailed on the site plan. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- c) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture.

- d) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
- (i) All routing of water throughout the site
 - (ii) Buildings, landscape areas, patios and walkway locations
 - (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
 - (iv) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method

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 Development Permit application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.38 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 Building Permit Stage 2 issuance.

Note to Applicant: A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

- 1.39 Provide a Final Hydrogeological Study which satisfies the Groundwater Management Bulletin and which satisfies the recommendations proposed by Active Earth in the report titled "Preliminary Hydrogeological Study" (Dated February 25, 2020).

Note to Applicant: The "Preliminary Hydrogeological Study" states that there is a remote possibility of encountering a historic stream on the North excavation face. The Final Hydrogeological Study should include a plan to insure no permanent discharge to the sewer results should a saturated historic stream be encountered.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

- 2.1 Consolidation of Lots 8, 9, and 10, Block O, District Lot 323, Plan 9322 to create a single parcel.
- 2.2 Provision of a 4.6 m (15 ft.) wide building setback from the north property line with a surface Statutory Right of Way (SRW) for public pedestrian and cyclist use over the 1.83 m (6 ft.) adjacent the north property line for a Secondary Active Link in accordance with the Cambie Corridor Public Realm Plan. The SRW shall be free of any encumbrance's at-grade.

2.3 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 2.4(a) and 2.5(a), 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 Core Concept Consulting Ltd. dated February 27, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upgrade the water main servicing the site to the satisfaction of the General Manager of Engineering Services, at the cost of the developer.

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.

(i) Implementation of developments at 7730-7772 Cambie Street requires the following in order to improve COMB sewer flow conditions.

Local Servicing Upgrade:

- Separate 105 m of 250 mm COMB main to 200 mm SAN and 300 mm STM mains on lane east of Cambie St from W 62nd Ave (MH__FJCM32) to the lot fronting 7710 (MH__FJCM2U)

The lengths and diameters of these improvements are approximate and subject to detailed design.

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

Note to Applicant: Development to be serviced to the 200 mm SAN and 300 mm STM sewers in lane east of Cambie Street.

Note to Applicant: This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

- (c) Provision for the construction of a Secondary Active Link within the setback/SRW area on the north side of the site that follows the guidelines set out in the Cambie Corridor Public Realm Plan including a 1.83 m (6 ft.) wide paved path within the SRW.
- (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, concrete sidewalk, curb ramps, green infrastructure elements where space permits and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Integration of drought tolerant plants should be incorporated into the front boulevard between the curb and bike lane where space permits.

- (e) Provision of improvements at the intersection of Cambie Street and West 62nd Avenue including;
 - (i) Design and installation of a new traffic signal, and 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).
 - (ii) Intersection lighting upgrades to LED at Cambie St and West 62nd Avenue to meet current lighting standards.
- (f) Provision of 'Enhanced Open Space' in accordance with Cambie Corridor Public Realm Plan (CCCRP). Refer to section 3.8.4 of the CCPRP for guidelines.

Note to Applicant: 'Enhanced Open Space' to be integrated with 'Secondary Active Link'. All public realm space within the street right-of-way including public squares, plazas and enhanced open spaces shall be designed in consultation with Engineering, to the satisfaction of the General Manager of Engineering Services.

- (g) 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.

- (h) Provision for the mill and regrade of the lane to centerline to accommodate City supplied building grades. Relocate existing catch basins or install new catch basins as required to ensure lane runoff is directed into the catch basins.
 - (i) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on West 62nd Avenue.
 - (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
 - (k) 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.
- 2.4 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition, which requires the applicant to provide excess or extended services.

- (a) Separate 105 m of 250 mm COMB main per condition 2.3(b)(i)

Note to Applicant: The benefiting area for these works is under review

- 2.5 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) Design and installation of a new traffic signal at Cambie Street and West 62nd Avenue per condition 2.3(e)

Note to Applicant: The benefiting area for these works is under review

- 2.6 Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.

- 2.7 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.

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.

Community Amenity Contributions

- 2.8 Pay to the City a Community Amenity Contribution of \$5,524,038 which the applicant has offered to the City and which is to be allocated to support the delivery of the Marpole 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.

Planning

- 2.9 Execution of a Statutory Right-of-Way for the “Enhanced Open Space” provided in accordance with Cambie Corridor Public Realm Plan, which will include provisions to secure access for the general public (refer to Urban Design Condition 1.1(a) and Engineering Condition 2.3).

Note to Applicant: The property owner(s) will be responsible for covering the ongoing costs (maintenance, repair and capital) for the enhanced open space. An explanatory plan that details the proposed maintenance requirements to be performed by the property owner must be provided once the design of the enhanced open space is approved.

Sustainability

- 2.10 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

2.11 As applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

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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7730-7772 Cambie Street
ADDITIONAL INFORMATION

1. List of Engagement Events, Notification, and Responses

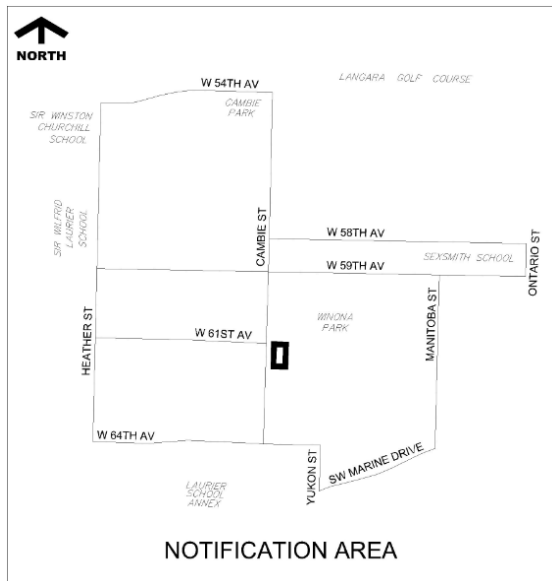
	Dates	Results
Events		
Virtual open house (City-led)	July 6 – 26, 2020	276 participants (aware)* <ul style="list-style-type: none"> • 131 informed • 54 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 16, 2020	1,856 notices mailed
Public Responses		
Online questions	July 6 – 26, 2020	2 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	June – August, 2020	5 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – August, 2020	5 submittals <ul style="list-style-type: none"> • 3 responses • 1 responses • 1 response
Other input	March – August, 2020	1 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – August, 2020	293 participants (aware)* <ul style="list-style-type: none"> • 117 informed • 5 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.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas

- **Building height, density, and massing:** Appropriate density, massing and height for the surrounding area and conforms to the Cambie Corridor Plan.
- **Building design:** The design of the building responds well to the sloped terrain, the amenity space is also well designed.
- **Parking:** Number of proposed parking spaces is adequate for the size of the development and also because development is close to transit.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** Building is too dense and tall for the area.
- **Building Design:** Setbacks do not seem necessary as Cambie Street is already quite wide and the public realm on the street level would not be significantly impacted as a result.
- **Green Space:** The continued loss of green space in the area is concerning as developers are not finding creative solutions to give back some of the green space that has been lost due to construction and general redevelopment of the area.

- **Location of Children’s Play Area:** Safety and noise concerns with locating children’s play area near the rear lane.

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

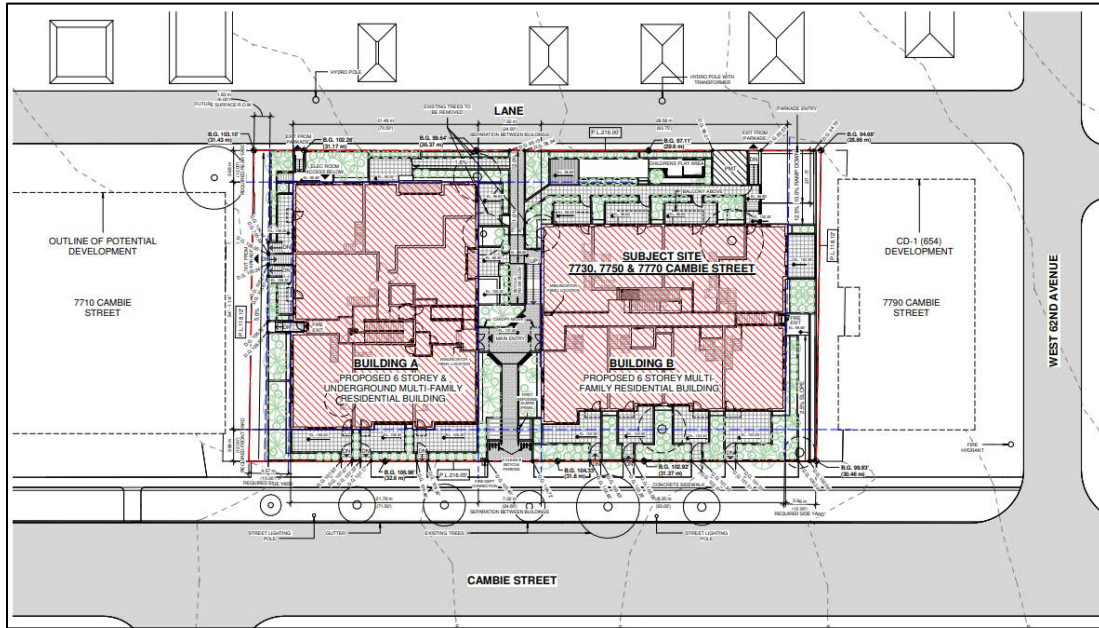
Neutral comments/suggestions/recommendations:

- More timely implementation of bike infrastructure is needed along Cambie Street in accordance with the Cambie Corridor Plan.
- Utilizing the rooftop as a potential amenity space should be considered.
- Setbacks on the upper floors not necessary and would harm the project’s overall environmental sustainability potential.
- Rezoning processes for developments along the Cambie Corridor should be simplified like the townhouses in the area as the various forms of development that are allowed have been identified in the Cambie Corridor Plan, which went through extensive rounds of public consultation.

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7730-7772 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan



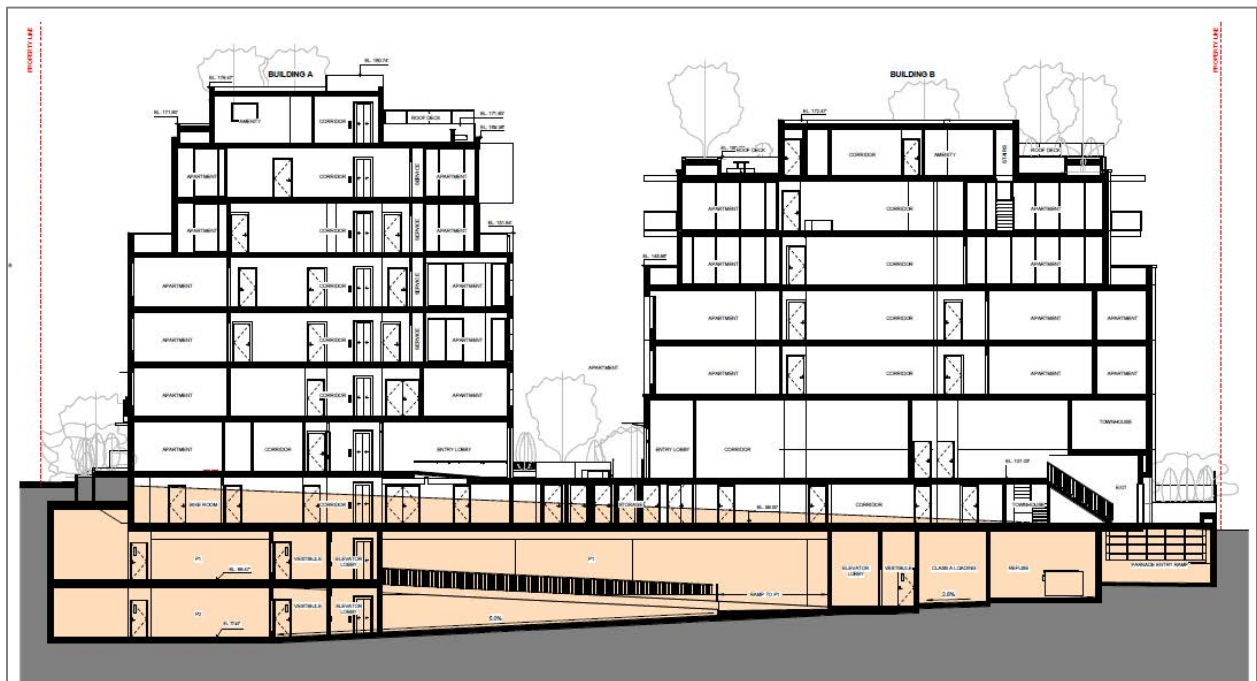
West Elevation



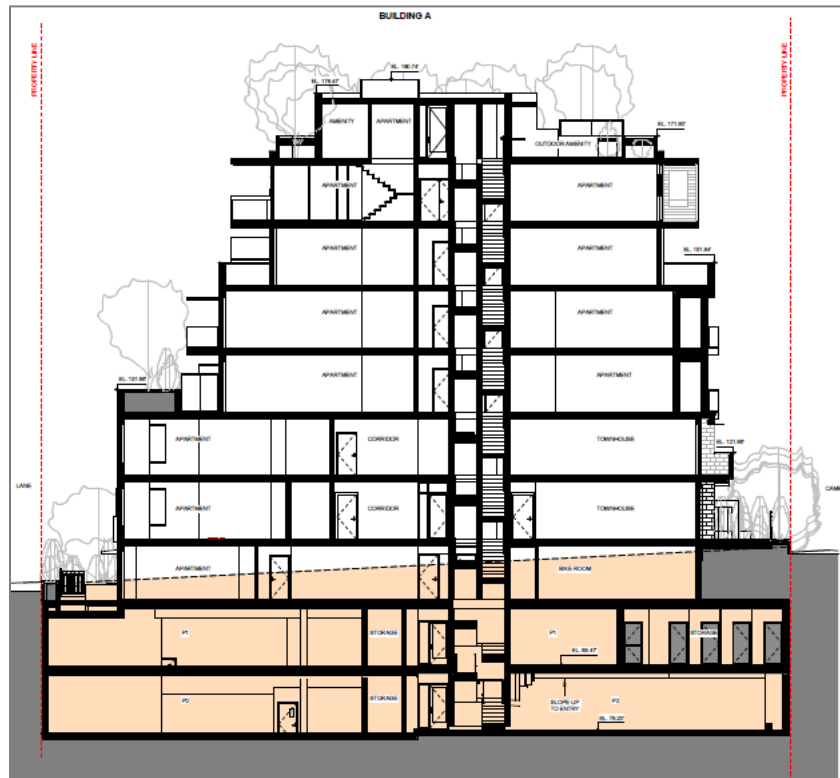
North Elevation



Section: Facing East



Section: Facing North



Rendering: From Cambie Street Looking Northeast



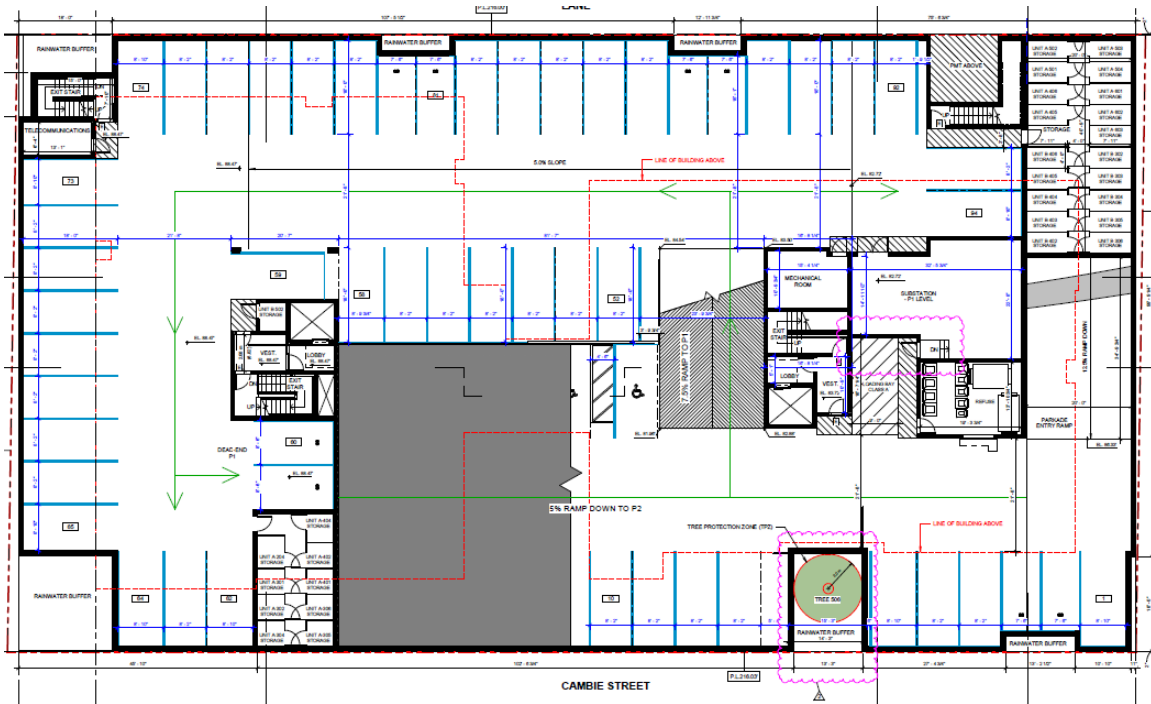
Rendering: From Laneway Looking Southwest



Rendering: Birds-Eye View from Laneway Looking Southwest

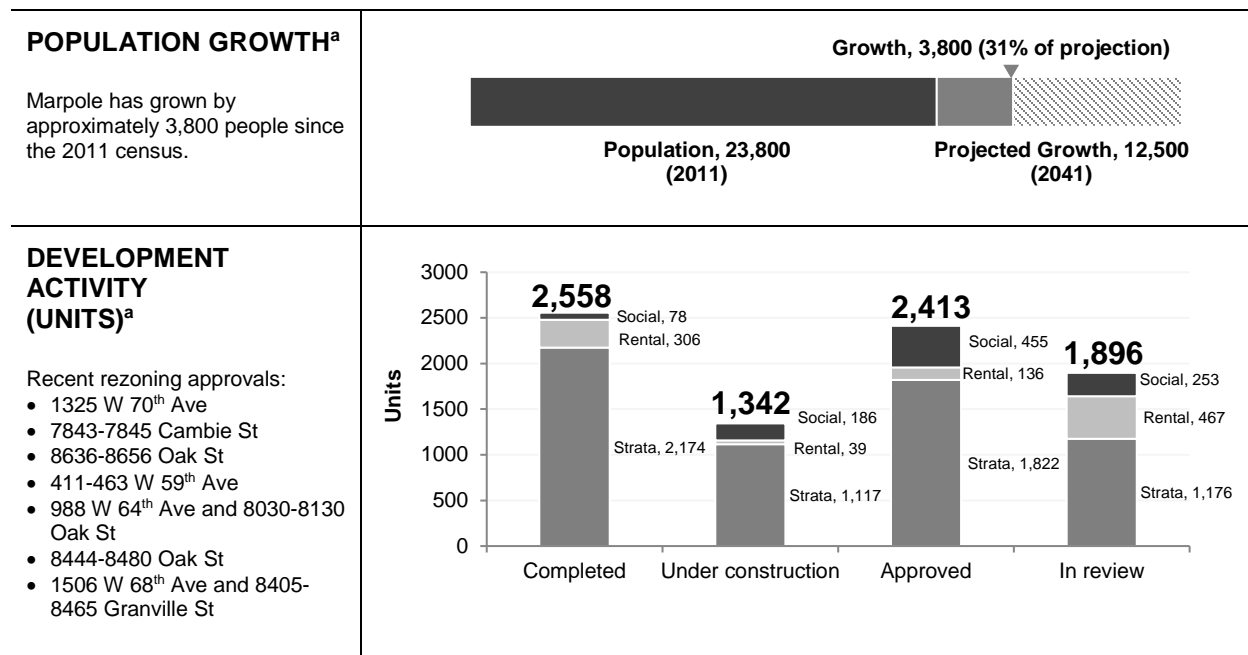


Proposed Redesign of Parkade Showing Tree Retention



PUBLIC BENEFITS IMPLEMENTATION TRACKING*
MARPOLE COMMUNITY PLAN (2014)^a
Updated End of Year 2020




*NOTE: As per the Cambie Corridor Public Benefits Strategy, the CACs for sites south of West 57th Avenue, within the boundaries of the Marpole Community Plan, will be allocated towards the delivery of the Marpole Public Benefits Strategy.



PUBLIC BENEFITS ACHIEVED SINCE 2014^a

Category	Anticipated Public Benefits (+) ^b by 2044	Completed (•) or In Progress (◦)	% ^c
Housing ^a	<ul style="list-style-type: none"> + Approx. 500 units of social housing from cash community amenity contributions + Approx. 300 units of social housing + Approx. 350 secured market rental units + 10% social & 10% secured market rental in Pearson Dogwood 	<ul style="list-style-type: none"> • 78 social housing units at temporary modular housing sites^d • 306 secured market rental units ◦ 39 secured market rental units (under construction) 	30%
Childcare	<ul style="list-style-type: none"> + Approx. 234 spaces for children 0-4 + Approx. 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 74 spaces for children 0-4 (Marpole YMCA and Kids at Marine Drive) • 24 spaces for children 5-12 (Sexsmith Elementary School) ◦ David Lyod George childcare (in progress) 	20%
Transportation/ Public Realm	<ul style="list-style-type: none"> + Pursue improvements to the public realm and secure walking and cycling connections through sites as development occurs + Renew sidewalks as required and improve accessibility + Provide more and better walking and cycling access to the Fraser River + Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole + Pursue the construction of a new Canada Line station at West 57th Avenue 	<ul style="list-style-type: none"> + SW Marine Drive Bikeway improvements (widening and painted buffer) Granville St to Camosun St. + Arbutus Corridor temporary pathway and removable bollards 	10%
Culture	<ul style="list-style-type: none"> + Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art + Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise. 	<ul style="list-style-type: none"> • Joy Kogawa House acquired and renovated • MC2 Artist Studios (2 units) • Public art from rezonings • Musqueam artist-designed crosswalk (Granville St btwn 70th and 68th Ave) 	30%
Civic/Community	<ul style="list-style-type: none"> + Renew the Marpole Library + Replace or renew the existing Marpole-Oakridge Community Centre + Work with YMCA as potential partner to deliver aquatic services 	<ul style="list-style-type: none"> • Land acquired for Marpole Civic Centre (MCC) ◦ Marpole Community Centre renewal and outdoor pool at Oak Park (detailed design and permitting phase) 	25%

Table continues on next page.

 Heritage	<ul style="list-style-type: none"> + Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and časna?əm sites + 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> o <i>Ongoing efforts for Fraser Arms Hotel and protection of časna?əm site</i> • <i>5% allocation from cash community amenity contributions in Marpole</i> 	N/A
 Social Facilities	<ul style="list-style-type: none"> + Marpole Oakridge Family Place relocation and expansion + Neighbourhood House renewal and expansion + Explore opportunities for affordable office space for community-based non-profit organizations 	<ul style="list-style-type: none"> • Marpole Oakridge Family Place • Marpole Neighbourhood House restoration 	40%
 Parks	<ul style="list-style-type: none"> + Fraser River park + Pearson Dogwood park + 1-2 plazas through redevelopment + Upgrade 2 parks 	<ul style="list-style-type: none"> • 63rd & Yukon green infrastructure plaza o <i>Ash Park playground upgrades</i> o <i>Winona Park playground upgrades</i> o <i>William Mackie Park renewal</i> 	10%

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 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.

^b See chapter 17 of the [Marpole Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Marpole.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [Marpole Community Plan](#).

^d These 78 social housing units are temporary modular housing that weren’t anticipated in the Marpole Plan; therefore, they do not count towards the Plan’s housing goal. social housing units. Here, they are separated.

**7730-7772 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Two 6-storey residential buildings containing 68 strata-titled residential units

Public Benefit Summary:

The project would generate a DCL payment and a CAC to be allocated toward the Marpole Public Benefits Strategy

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area = 2,370 sq. m / 25,511 sq. ft.)	0.6	2.72
Floor Area (sq. ft.)	15,306	69,390
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,250,408
City-wide Utilities DCL ¹	\$694,594
Community Amenity Contribution	\$5,524,038
TOTAL	\$7,469,040

¹ Based on rates in effect as at September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

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**7730-7772 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
7730/7732 Cambie Street	009-690-026	LOT 8 BLOCK O DISTRICT LOT 323 PLAN 9322
7750/7752 Cambie Street	009-690-034	LOT 9 BLOCK O DISTRICT LOT 323 PLAN 9322
7770/7772 Cambie Street	009-690-051	LOT 10 BLOCK O DISTRICT LOT 323 PLAN 9322

Applicant Information

Architect	Ankenman Marchand Architects
Developer/Property Owner	1074683 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RT-1	CD-1
Site Area	2,370 sq. m (25,511 sq. ft.)	2,370 sq. m (25,511 sq. ft.)
Uses	Residential	Residential
Floor Area	1,422 sq. m (15,306 sq. ft.)	6,442.9 sq. m (69,390 sq. ft.)
Floor Space Ratio (FSR)	0.6 FSR	2.72 FSR
Height	6.1 m (20 ft.)	20.5 m (67 ft.) residential floors 23.4 m (77 ft.) with rooftop amenity
Unit Mix		Total units: 68 Studio units: 6 (9%) One-bedroom units: 21 (31%) Two-bedroom units: 27 (40%) Three-bedroom units: 13 (19%) Four-bedroom units: 1 (1%)
Parking, Loading And Bicycle Spaces	as per Parking By-law	121 parking spaces 157 Class A bicycle spaces 6 Class B bicycle spaces
Natural Assets	6 on-site by-law trees 6 City trees	51 on-site trees 6 City trees