



REFERRAL REPORT

Report Date: October 5, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14705
VanRIMS No.: 08-2000-20
Meeting Date: October 19, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5812-5844 Cambie Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by IBI Group, on behalf of 8866999 (New Oakridge) Ltd., the registered owner, to rezone the lands located at:
- 5812 Cambie Street [Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster Plan 7737; PID 019-183-780]; and
 - 5844 Cambie Street [Lots 3 and 4 Block 859 District Lot 526 Plan 7737; PIDs: 009-620-923 and 009-620-940, respectively];

from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 10.16 and the building height from 13.8 m (45 ft.) to 104.3 m (342 ft.) to permit a mixed-use development with a 33-storey strata-titled residential building and a 12-storey office building with a four-storey podium, including a childcare facility and youth centre, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group, received October 19, 2019, with addendums received on June 30, 2020 and November 15, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- C. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally 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 new 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 5812-5844 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development. The proposal is for a 12-storey office building and a 33-storey strata-titled residential building above a four-storey podium, together with a 37-space childcare facility and a youth centre, both to be delivered turnkey to the City. Four levels of underground parking, a total floor area of 29,453.6 sq. m (317,036 sq. ft.) and an FSR of 10.16 are proposed.

The application proposes to deliver housing, employment space, and in-kind community amenities and meets the intent of the *Cambie Corridor Plan* for this site. Staff support the application, subject to design development and 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 a Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2018)
- Cambie Corridor Public Realm Plan (2018)
- C-2 District Schedule and Design Guidelines (2003)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Urban Forest Strategy (2014)
- Healthy City Strategy (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2020)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2020)
- Public Art Policy for Rezoned Developments (1994, last amended 2014)

REPORT

Background/Context

1. Site and Context

The subject site is located on the east side of Cambie Street, consisting of the entire block between 42nd Avenue and 43rd Avenue (see Figure 1). Comprised of three legal parcels, the total site area is 2,899.1 sq. m (31,194 sq. ft.) with a frontage of 79.4 m (261 ft.) along Cambie Street and a depth of 37 m (120 ft.). The existing zoning is C-2 and the site is currently developed with low-rise commercial buildings and surface parking.

Figure 1: Location Map – Site and Context

The site is located in the Oakridge local area and in the centre of the Oakridge Municipal Town Centre. To the west is the shopping district, Oakridge Centre, and one block south is the Oakridge-41st Avenue Canada Line Station. The surrounding zoning is C-2, RT-2 and RS-1. The immediate area consists of high- and medium-density mixed-use buildings with residential, office, and hotel. There are also a number of active rezoning applications and recently rezoned lands under the *Cambie Corridor Plan* in the vicinity, with developments ranging from 14 storeys to 29 storeys.

Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- Parks: Oakridge Centre rooftop park (future) (160 m), Columbia Park (280 m), Tisdall Park (700 m) and Queen Elizabeth Park (950 m)
- Oakridge Shopping Centre (160 m)
- Future Oakridge Civic Centre (community centre, library, seniors centre) (160 m)
- Jewish Community Centre (900 m)

Local School Capacity – The site is located within the catchment areas of Sir William Van Horne Elementary School, 850 m to the east, and Eric Hamber Secondary School, 1.4 km to the north. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Sir William Van Horne Elementary will be operating under capacity in the coming years, with a capacity utilization of 89% by 2029. Eric Hamber Secondary will also be operating under capacity, with a capacity utilization of 86% by 2029. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Cambie Corridor Plan (the “Plan”) – The *Plan* guides the transformation of the Cambie Corridor into an area where people can live, work, shop, play and learn – all within close proximity to rapid transit. The subject site is located within the Oakridge Municipal Town Centre neighbourhood, one of 17 designated Municipal Town Centres (MTCs). MTCs are regionally significant urban centres that serve as activity hubs for housing, employment, cultural uses, and

public spaces. The Oakridge MTC is rich in amenities and also part of a Frequent Transit Development Area (FTDA), which is a priority location for high-density growth.

The site is located within Subsection 4.3.1 of the *Plan*, for Cambie Street between 39th and 45th Avenue (see Figure 2). This area is identified as a “High Street” commercial core for public plazas, active streets, and at-grade shops and services.

This site is also within “Area F” of the MTC. Area F provides direction for a commercial podium and two towers above. A ‘major tower’ on the south end of the block can be considered for up to 100.6 m (330 ft.) for residential uses, and a ‘minor tower’ on the north block for up to 45.7 m (150 ft.) for commercial or rental residential. The *Plan* permits a partial storey for a rooftop indoor and outdoor amenity space, along with a building setback to accommodate a public plaza.

Redevelopment of sites in Area F are also expected to provide on-site community amenities, delivered turnkey to the City (Figure 3). Amenities are negotiated during the rezoning process, and can include a non-profit office space, a youth centre, childcare, and/or artist studios.

Figure 2: Subsection 4.3.1 Cambie Street: 39th-45th Avenue

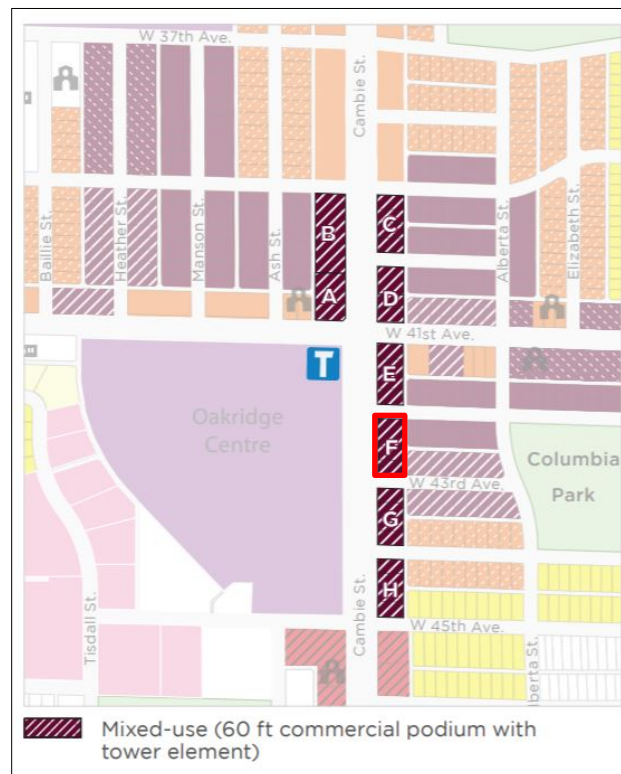
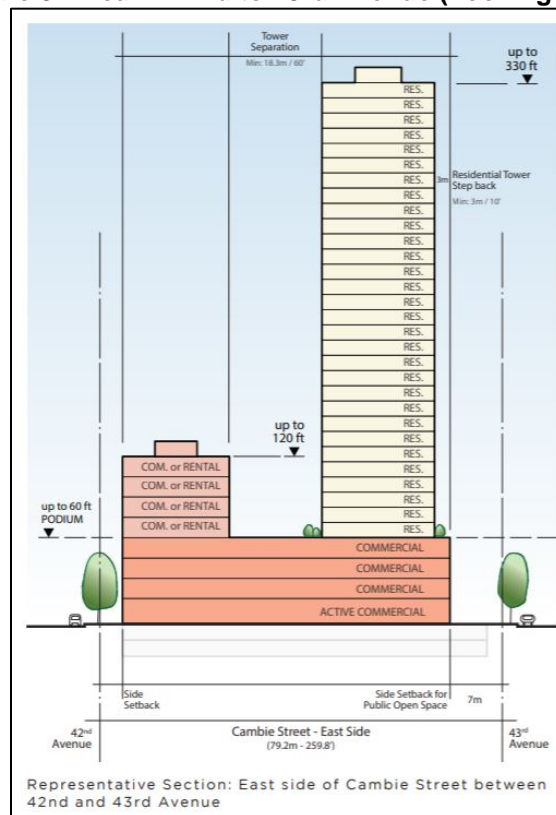


Figure 3: Area F: 42nd to 43rd Avenue (Looking East)

Healthy City Strategy – This strategy establishes goals to advance the well being of residents. Directions include the provision of social-serving spaces, such as youth and family facilities. Social service centres offer programming to ensure access to human services, to feeling safe and included, while childcare facilities support healthy childhood development.

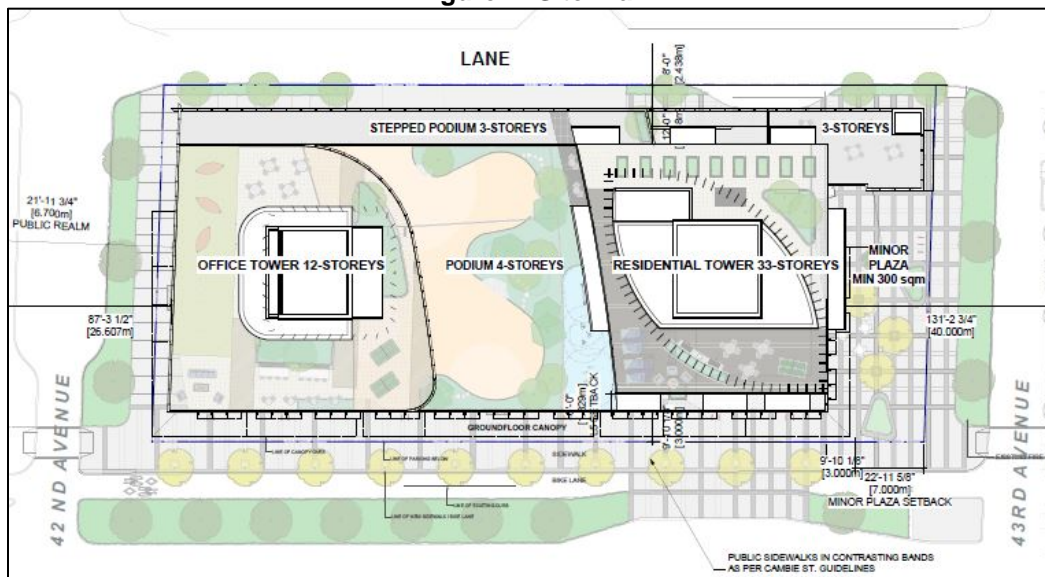
Strategic Analysis

1. Proposal

The application seeks to rezone the site from C-2 (Commercial) to CD-1 (Comprehensive Development) District for a mixed-use development. The proposal includes two towers over a podium, a 37-space childcare facility, and a not less than 545.9 sq. m (5,877 sq. ft.) youth centre, both delivered turnkey to the City. The proposed density is 10.16 FSR, for a combined floor area of 29,453.6 sq. m (317,036 sq. ft.).

A 'major tower' is proposed with a height of 104.3 m (342 ft.) to the rooftop amenity, with 268 strata-titled residential units. A 'minor tower' with office use is proposed with a height of 49.4 m (162 ft.) to the rooftop amenity (Figure 4). A 300 sq. m (3,229.2 sq. ft.) public plaza on the south side is included in the proposal. Four levels of underground parking are proposed, accessed from the lane.

Figure 4: Site Plan



2. Land Use

The proposed residential, commercial, and institutional uses are consistent with the *Plan*. The mix of uses, complete with a social service centre and childcare, advances the *Plan's* direction to strengthen the area as a vibrant hub with housing, employment, and community-serving space.

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

Urban design performance is based on the *Plan's* built form guidance. Policies seek to ensure that sites within the Oakridge Municipal Town Centre are designed as a vibrant mixed-use neighbourhood.

Density – The *Plan* anticipates a site-specific density that is based on urban design performance. As the application complies with the built form guidelines, an FSR of 10.16 is supported.

Height – The *Plan* specifies maximum building heights of 18.3 m (60 ft.) for the podium, 45.7 m (150 ft.) for the minor tower, and 100.6 m (330 ft.) for the major tower. Additional height to accommodate indoor amenity space is also permitted. The proposed heights align with the *Plan's* expectations. The podium height is 17.3 m (57 ft.). The minor tower is 45.7 m (150 ft.) measured to the roof and 49.4 m (162 ft.) for the rooftop amenity. The major tower is 100.6 m (330 ft.) measured to the roof and 104.3 m (342 ft.) to the rooftop amenity.

Form of Development – The form of development with a major tower and minor tower over a shared podium is consistent with the *Plan*. The rooftop amenity rooms are set back from the edges of the buildings to minimize the perceived bulkiness of the building, per the *Plan*. A condition of rezoning has been applied to further reduce the visibility of the rooftop amenity with additional screening elements for the major tower.

As anticipated by the *Plan*, the four-storey podium provides a continuous streetwall and reinforces Cambie Street as the “high street” commercial core of the Oakridge MTC. The residential major tower is also set back to distinguish the tower from the commercial podium.

Figure 5: Perspective from Cambie Street, looking East



Private Amenity Space – The proposal offers several amenities. Indoor and outdoor amenity spaces, including a dedicated children’s play space, are provided for residential users. A series of terraced decks for outdoor seating are accessible for the office tenants and youth centre visitors. Design conditions have been introduced to enhance the comfort, safety, and functionality of the children’s play space and quality of the outdoor terraces.

Public Realm – The *Cambie Corridor Public Realm Plan* envisions this sub-area as a “high street” with a commercial core. New developments are expected to provide engaging architectural forms, a public plaza, active streets, and at-grade shops and services. The proposal includes a 300 sq. m (3,230 sq. ft.) minor plaza that is framed by ground-floor retail storefronts and entrance lobbies, and secured by a statutory right-of-way. Active frontages contribute to this area a vibrant social and cultural hub, reinforcing the pedestrian-focused character of the neighbourhood. A condition has been added to improve the prominence and functionality of the plaza and the youth centre’s entrance.

Urban Design Panel – The Urban Design Panel supported this application on February 19, 2020. Recommendations were provided to enhance the architectural relationship between the towers and podium, enhance the public realm and strengthen the entrance to reinforce the identity of the youth centre (see Appendix D).

Staff recommend approval of the application subject to design conditions in Appendix B.

4. Community Facilities

Non-Profit Youth Centre – The *Plan* identified the need for accessible and affordable youth programs and services. Specifically, policy 10.3.1 provides direction for a sufficiently-sized youth hub with programming and office space within close proximity to transit and schools.

The proposal includes a non-profit youth centre on the second floor with ground-floor lobby access. The centre's total floor area is not less than 545.9 sq. m (5,877 sq. ft.). This social service space would advance the *Plan's* direction for the creation of a dedicated youth facility, delivered as a turn-key amenity to the City.

The youth centre is expected to be operated by a non-profit organization that provides youth programs, services and administrative functions. The centre will include a kitchen, lounge, multipurpose space, and support spaces. An outdoor mini plaza provides visible ground-floor presence with playful design elements for activities. Should Council approve the application, Arts, Culture and Community Services staff will continue to engage with youth-serving communities to refine the centre's design, use, services and programming.

Childcare Facility – The expected growth in families and employment space in the Oakridge MTC will generate additional childcare demand. Affordable, accessible, and quality childcare is important for working families and has long-lasting positive impacts on child development. The Oakridge MTC prioritizes space for 0-4 year olds, close to schools, transit, and employment areas. The proposed childcare facility will advance the target to deliver 1,080 childcare spaces, which would meet more than 50% of the childcare need in the Cambie Corridor. The childcare facility will be operated by a licensed child care provider of the City's choosing.

Located on the fifth floor, the 37-space childcare facility consists of not less than 486.9 sq. m. (5,242 sq. ft.) of indoor space, 520 sq. m (5,597 sq. ft.) of outdoor space, and an at-grade lobby. The childcare offers a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds.

City Ownership – Upon completion of construction, the youth centre and child care facility will be delivered as an air space parcel to the City at a nominal cost. See conditions in Appendix B. In a typical model, the space would be leased to a non-profit operator of the City's choosing. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the non-profit operators of both facilities.

Non-Profit Operators – Should the application be approved, staff will undertake processes to secure a non-profit organization to operate the youth centre and another non-profit to operate the childcare facility. Criteria for operator selection would typically include an organizational mandate and programs that meet Council's objectives and the needs of the community. A typical model would entail an operator being responsible for the administration, programming and operation of the facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

5. Housing

Housing Unit Mix – The application includes 268 strata-titled residential units with 70% one-bedroom units, 20% two-bedroom units, and 10% three-bedroom units. Per the *Family*

Room: Housing Mix Policy for Rezoning Projects, strata developments are required to provide 35% family units, with a minimum 25% as two-bedroom units, and 10% as three-bedroom units. At 20%, the current application is below the 25% two-bedroom requirement (see Figure 6.)

Figure 6: Proposed unit mix

| Type | Count | Percentage |
|--------------|------------|-------------|
| 1-bed | 187 | 70% |
| 2-bed | 54 | 20% |
| 3-bed | 27 | 10% |
| Total | 268 | 100% |

Conditions in Appendix B require that the family housing mix be satisfied at the development permit stage. All units are to also meet the objectives of the *High Density for Families with Children Guidelines*, which set targets for on-site amenity space and liveability objectives.

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

6. Transportation and Parking

Vehicle and bicycle parking are provided over four levels of underground parking, accessed from the lane. A total of 313 vehicle parking spaces, 622 bicycle spaces, and five loading spaces are proposed. The project will be required to meet the Parking By-law. Given the proximity to the Canada Line SkyTrain station and frequent bus service, the proposal is eligible for vehicle parking reductions. Engineering conditions are set out in Appendix B.

7. Environmental Sustainability and Natural Assets

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

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

There are no on-site trees and there are 11 City trees adjacent to this development. Due to the siting of the proposed development and underground parkade, the 11 trees are not proposed for retention. The application proposes 50 replacement trees including 24 new off-site street trees, nine on-site trees, and 17 trees above-grade in planters. Landscape conditions are set out in Appendix B. The final landscape plan will be determined during the development permit process.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on November 15, 2019. Approximately 743 notification postcards were distributed within the neighbouring area on or about January 17, 2020. Notification and application information, as well as an online comment form, was initially provided on the Rezoning Centre’s webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on February 2, 2020 at the Peretz Centre at 6184 Ash Street. Staff, the applicant team, and 26 members of the public attended.

Public Response – Five public comments were received. Comments of support were for the proposal’s height, massing, and density, noting support for needed change and density in the Cambie Corridor. Comments of concern noted that insufficient parking would result in increased parking on neighbouring streets, and the stairs leading up to the youth centre are not aesthetically pleasing. Staff note that the proposal will be required to meet the Parking By-law requirements for providing on-site parking, and is in a location that is well-served by transit (local bus, rapid bus, and the Canada Line).

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 various engineering infrastructure.

The site is subject to a 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, 2021 and the proposed 17,739.5 sq. m (190,946 sq. ft.) of residential floor area and 11,714.1 sq. m (126,090 sq. ft.) of commercial floor area a total DCL of approximately \$8,029,355 is anticipated from this development. The floor area for the air space parcel containing the amenities to be delivered turnkey to the City is expected to be excluded from FSR and not subject to DCLs.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires that rezoning proposals with a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 29,453.6 sq. m (317,036 sq. ft.) this project will contribute a public art budget of \$627,730. Public art budgets are based on \$21.3125 per sq. m (\$1.98 per sq. ft.) of floor area. The public art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Community Amenity Contributions (CACs) – 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 the provision of on-site amenities or a cash contribution based on

community needs, area deficiencies and the impact on City services. The Cambie Corridor Public Benefits Strategy (PBS) also identifies the need for short- and long-term public benefits to support growth.

As part of this application, the applicant has offered a cash CAC of \$2,500,000 and an in-kind CAC consisting of the construction of a purpose-built 37-space childcare facility (valued at \$6,460,000) and a not less than 545.9 sq. m (5,877 sq. ft.) youth centre (valued at \$8,040,000), to be delivered turn-key to the City with a combined valued of \$14,500,000, within fee-simple airspace parcels to be transferred to the City on completion of construction. Real Estate Services staff have reviewed the applicant's pro forma, and concluded the total space offered as facilities, and the cash offering, align with the expected financial performance of this application. The estimated combined value of the CAC contributions are \$17,000,000. The two on-site amenities and \$2,500,000 cash CAC advance opportunities to deliver public benefits in the Cambie Corridor (see Appendix F).

A summary of the public benefits for this application is provided in Appendix G.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2021 the project is expected to generate \$8,029,355 in DCLs.

The applicant has offered a 37-space childcare facility, and a 545.9 sq. m (5,877 sq. ft.) youth centre, delivered turn-key to the City as community amenities with a combined value of \$14,500,000, along with a \$2,500,000 cash CAC. The total CAC offering is \$17,000,000.

The public art contribution is estimated at \$627,730.

At occupancy, the child care and youth centre facility will be transferred turnkey, to City ownership, through one or more airspace parcels. If approved, and as the project proceeds to construction, staff will seek Council approval to appoint non-profit operators for the childcare and youth centre in a subsequent report. A typical model would involve leasing a facility to the selected non-profit operator, with the operator responsible for the administration, programming and operation of the facility and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

CONCLUSION

Staff have reviewed the application and conclude that the uses, height, density, and form of development are consistent with the *Cambie Corridor Plan*. If approved, the application would contribute to the City's goals of complete communities with housing, employment space, and community amenities.

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-laws, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

**5812-5844 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 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

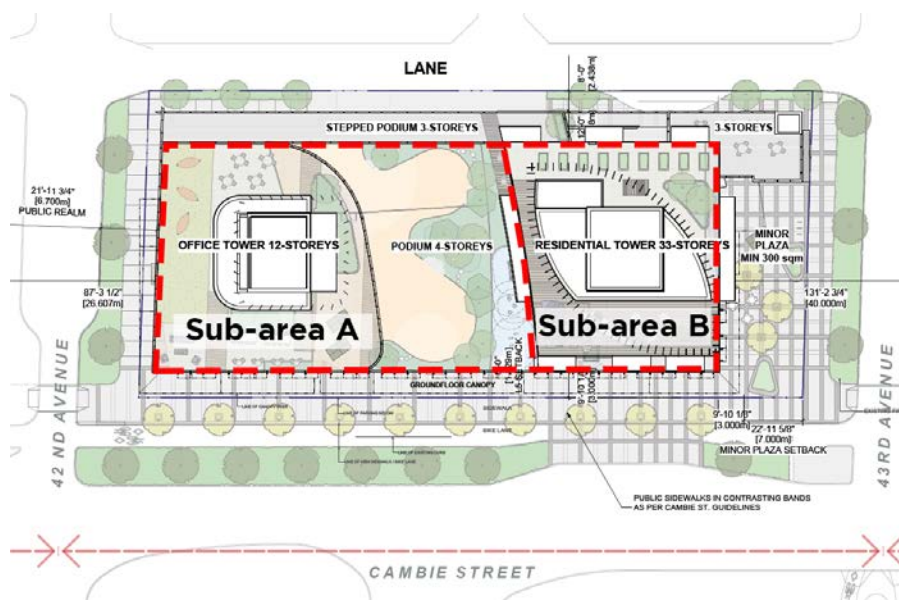
Designation of CD-1 District

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

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

Conditions of use

- 5.1 The design and layout of at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
 - (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.
- 5.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 5.3 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.
- 5.4 The Director of Planning may vary the use conditions of section 5.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor area and density

- 6.1 Computation of floor space ratio must assume that the site consists of 2,899.1 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 10.16.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 The total floor area for commercial uses must not be less than 11,714.1 m².
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and 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 floor area being provided for dwelling uses and 8% of the floor area being provided for all other uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
 - (e) 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.

(f) covered outdoor space associated with the childcare facility.

6.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, floor area contained in an airspace parcel transferred to the City for public use and benefit.

Building height

- 7.1 Buildings in each sub-area must not exceed the maximum height for that sub-area, measured from base surface, as set out in Figure 2.
- 7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common indoor rooftop amenity space in a sub-area, the height of the portion of the building with the common indoor amenity space must not exceed the maximum permitted height for that sub-area, as set out in Figure 2.
- 7.3 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, mechanical screens, or similar features, to the maximum height set out for each sub-area in Figure 2, if the Director of Planning first considers their siting and sizing in relation to views, overlook, shadowing, and noise impacts.

Figure 2 – Maximum Permitted Building Height

| Sub-area | Building height | Building height including common indoor rooftop amenity spaces | Building height including mechanical appurtenances |
|-----------------|------------------------|---|---|
| A | 45.7 m | 49.4 m | 52.2 m |
| B | 100.6 m | 104.3 m | 107.3 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 the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and 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 adjoining site.

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 registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

* * * * *

**5812-5844 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 IBI Group, on behalf of the registered owner, received October 19, 2019, with addendums received June 30, 2020 and November 15, 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 reinforce the minor (south) plaza as a neighbourhood gathering place and to strengthen its relationship to the youth centre, as follows:

- (a) Introduce additional functional and landscape design elements.

Note to Applicant: The plaza is intended as a secondary public space for informal gatherings. Suggested design elements include customized furniture, plaza-framing trees and planting, engaging landscape elements, public art, and lighting elements. Refer to the *Cambie Corridor Public Realm Plan*, and see Landscape Condition 1.11. The plaza should highlight the presence of the youth centre and support its outdoor programming through design elements such as “garage doors” that permit spill-over activities, exercise and interactive play elements, a gathering space, and a performance platform. See Arts, Culture, and Community Services (ACCS) Condition 1.16.

- (b) Reconsider provision of the proposed breezeway connection.

Note to Applicant: The proposed breezeway has limited solar exposure and opportunities for passive surveillance which compromise its safety, visibility, and usability. It is recommended to delete the breezeway by connecting the youth centre to the main building. This would also enable the breezeway’s outdoor space to be relocated to the plaza to maximize the overall amount of functional, open-to-the-sky plaza area. See Landscape Condition 1.11.

- (c) Introduce an entrance to the youth centre facing Cambie Street.

Note to Applicant: Orienting an entrance to the plaza and Cambie Street will increase the centre's visibility from Cambie Street, strengthen the relationship between the plaza and the centre, and take advantage of the direct pedestrian movement from Cambie Street through the plaza.

- 1.2 Design development to reduce the perceived height and bulk of the rooftop amenity.

Note to Applicant: The additional partial storey for rooftop amenity should be stepped back significantly from all building edges to minimize its appearance from ground level. The height of the screening should not exceed that of the partial-storey indoor amenity.

- 1.3 Design development to distinguish and improve the legibility of the tower and podium forms.

Note to Applicant: The towers should read as distinct, yet complementary elements, to the podium. Suggested strategies include a material change at the childcare level above the podium to create a visual break between the podium and the office tower, recessing the southern balconies of the residential tower so the form does not read as looming over the podium, and additional sculpting of the office tower to reduce bulk.

- 1.4 Design development to explore a varied approach to the shading devices to support the overall architectural design.

Note to Applicant: Passive shading is encouraged. This may be achieved through a combination of integrated projections and recessed windows. The shading devices may introduce a vertical contrast to the horizontal bands to offset the horizontality of the podium.

- 1.5 Design development to ensure an engaging and comfortable pedestrian experience as follows:

- (a) Maintain an unobstructed public realm free of building encroachments.

Note to Applicant: Additional setbacks from the statutory right-of-way (SRW) should take into account protruding architectural elements; particularly the vertical posts along Cambie Street should not encroach into the setback. Demountable weather protection at the commercial ground level may encroach into the SRWs.

- (b) Provide smaller-scale commercial storefronts.

Note to Applicant: Ground-floor commercial entrances should be delineated with architectural features and fenestration patterns that emphasize a scale appropriate for neighbourhood serving retail to animate the street and provide access. Additional strategies include display bay windows; pronounced entries.

- (c) Introduce variety to the architectural expression at the lane.

Note to Applicant: The *Cambie Corridor Public Realm Plan* identifies the lane as a “Connector Lane”. Design elements can enliven the experience of the lane as a secondary public space. This may be achieved through finer-grain architectural articulation that reduces the perceived scale of the podium. The rear podium design should be treated with equal emphasis as the front.

1.6 Design development to enrich the quality of the outdoor amenity spaces as follows:

- (a) Introduce podium-level children’s play space for the residential tower.

Note to Applicant: A children’s play space on the podium, co-located with indoor amenity space, should supplement the play space at the tower rooftop to provide a play space option with enhanced comfort and safety. Flexible, natural play elements and exploratory structures are encouraged. The size and use should be appropriate for the number of family units. Refer to *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- (b) Enhance the functionality and quality of the youth centre’s and offices’ terraces.

Note to Applicant: Suggested strategies include design elements, seating and engaging landscaping. Delete the building overhang above the youth centre’s terrace. This will enhance solar access, openness to the sky, and safety (CPTED).

- (c) Enhance the quality and functionality of the residential and office rooftop indoor amenities.

Note to Applicant: The shape of the indoor amenity space should ensure a functional interior layout of both the residential and office amenities. For the residential amenity, refer to the *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. The office amenities should ensure appropriate programming and use that support employment function, such as recreational space; exercise room; washrooms and change rooms; a kitchenette.

1.7 Design confirmation of residential storage for all units as per the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin: <http://bylaws.vancouver.ca/bulletin/b004.pdf>.

1.8 Design development to provide green roof as per the *Roof-Mounted Energy Technology and Green Roofs* bulletin.

Note to Applicant: The type and percentage of green roof should be noted on the architectural and landscape plans. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

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

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Crime Prevention through Environmental Design (CPTED)

- 1.10 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

- 1.11 Design development to improve the public plaza by:

- (a) Exploring other forms of the canopy structure, as well as the location of the canopy structure and tree plantings, to create a more coherent and functional design.

Note to Applicant: Canopy structure, tree plantings and the planting beds should be designed in a more integrated manner. Covered seating opportunities and outdoor dining areas would be supported, while ensuring adequate space for pedestrian flow. Also refer to Urban Design condition 1.1 (a).

- (b) Eliminating the breezeway to allow for additional functional area for the plaza.

Note to Applicant: The breezeway as proposed is narrow and has very limited access to sunlight. It is preferred to eliminate the breezeway to allow for additional programming opportunities at the east end of the plaza. Also refer to Urban Design condition 1.1 (b).

- (c) Provision of adequate soil volume for the tree plantings.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 ft. of growing medium depth should be provided for all tree plantings. Tree plantings that are flush with grade would require the parkade slab to be lowered to provide adequate soil depth.

- 1.12 Design development to improve the Cambie Street public realm treatment to meet the guidelines set forth in the *Cambie Corridor Public Realm Plan*.

Note to Applicant: Provide street tree planting as required, with final design to be approved by Engineering Services.

- 1.13 Design development to provide tree planting on the south tower roof deck to providing shade while enhancing sustainability.

Note to Applicant: The children's play area and dining area in particular can benefit from small shade trees.

- 1.14 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.

- 1.15 Provision of landscape features intended to create bird-friendly design.

Note to Applicant: Bird-friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>

Arts, Culture and Community Services (ACCS)

- 1.16 Design and finish the non-profit youth centre with a total area of not less than 545.9 sq. m (5,877 sq. ft.) gross floor area, to the satisfaction of the Managing Director of Social Policy, and the Director of Facilities Planning and Development, to ensure that the functional requirements of the non-profit youth centre can be met, including the City's current version of the *Social Facility Technical Guidelines* applicable at building permit issuance, and forthcoming functional program requirements to be provided by the City, and to incorporate culturally inclusive design requirements including Indigenous cultural practices of brushing off and smudging. Other requirements include, but may not be limited to, the following:

- (a) Design development of the youth centre with a strong visual identify, ground-level entrance, distinct presence and visibility, including large identification signage.
- (b) Design development of the youth centre to be located on the 2nd floor and include a reception area, lounge with kitchenette, small meeting rooms, a large multipurpose room that may be divided into two-three smaller rooms with adjacent commercial kitchen and storage, and staff administration area.

- (c) Design development of the youth centre to maximize natural light and layout functionality.
 - (d) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.
 - (e) Separate mechanical and electrical systems to be provided for the youth centre, to include separate and dedicated metering.
 - (f) Strengthen the relationship between the youth centre entrance and the adjacent street-level plaza through design elements such as garage doors that permit spill-over activities, interactive playful elements, a gathering space, and performance area.
 - (g) Ensure that drawings denote programmable areas breakdowns for each facility, and indicate associated other areas for the exclusive and dedicated use of the City's air space parcel: 15 vehicle parking spaces or as required by the Vancouver Parking By-Law, whichever is greater, loading bay(s), bicycle storage room(s), end-of-trip facility, garbage and recycling room(s), janitor rooms, mechanical, electrical, data, security and any other utility room(s) as required.
 - (h) Provide direct and barrier-free access routes from covered loading, garbage and recycling and other utility / service areas to elevator(s), parking, bicycle parking, and mechanical room(s), sufficient to accommodate large equipment, and materials to the youth centre, including: loading, halts and doors to provide sufficient space for movement of large supplies.
- 1.17 Design and finish the 37-space childcare facility with a minimum gross indoor area of 486.9 sq. m. (5,242 sq. ft.) and not less than 520 sq. m (5,597 sq. ft.) of contiguous outdoor area at a height of not less than 12 ft. floor-to-floor, with adequate space for each program, to the satisfaction of the Managing Director of Social Policy, and the Director of Facilities Planning and Development to ensure that the facility is functional and efficient, licensable by Community Care Facilities Licensing and meets the intent of the City's current version of the *Childcare Design Guidelines* and *Childcare Technical Guidelines* applicable at building permit issuance. Other requirements include, but may not be limited to, the following:
- (a) Design development of the childcare facility with a strong visual identity, ground-level entrance, distinct street-level presence and visibility from Cambie Street, including prominent identification signage (consistent with the scale of the building streetscape).
 - (b) Design development of the childcare facility to maximize efficiency and functionality of indoor spaces, including providing a functional kitchen to be shared between the programs and to clearly show the access between the programs and connection to the emergency elevator.

- (c) Design development of the childcare facility to maximize efficiency and functionality of outdoor spaces, including providing varied activity opportunities, textures and age appropriate components for each childcare program.
- (d) Design development of the building above the childcare facility outdoor area to employ strategies to mitigate the potential risk of items falling off of balconies and openable windows onto the play space below.
- (e) Ensure that the emergency elevator is publicly accessible from the rest of the building, while security and safety concerns are mitigated to address any potential licensing concerns.
- (f) Minimize and mitigate any mechanical and passenger noise from the elevator and/or smoke or odours penetrating from interconnected floors if the elevator opens directly into program spaces, to address any potential health and safety concerns and meet licensing requirements.
- (g) Create more depth on the west side of the building to match the shoulder setback of the residential tower.
- (h) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise;
- (i) Separate mechanical and electrical systems to be provided for the childcare facility with separate and dedicated metering; and
- (j) Ensure that drawings denote programmable areas breakdowns for each facility, and indicate associated other areas for the exclusive and dedicated use of the City's air space parcel: 7 vehicle parking and drop-off spaces, loading bay(s), bicycle storage room(s), end-of-trip facility, garbage and recycling room(s), janitor rooms, mechanical, electrical, data, security and any other utility room(s) as required.

Sustainability

- 1.18 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

Engineering

- 1.19 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.

Note to Applicant: The City 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.

- 1.20 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.21 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.22 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.24 Provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:
- (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis.

- (b) Updated Vehicle Circulation Plans considering the proposed geometry of the surrounding roads, including signal operations.
- (c) Updated Loading study to support the loading relaxations requested.
- (d) Review of the parking and loading design considering vehicle and truck turning movements and show vehicle turning swaths considering:
 - (i) Updated turn tracks that demonstrate proposed column placement is not in conflict with Class B manoeuvring. Refer to Exhibit 5-5 of the TAMS.
 - (ii) Loading to and from the lane including turning swaths showing maneuvering from both the north and south.

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

1.25 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) AFIN-01 – Car Share Membership:
 - (i) Provide two-way car share membership to remain associated with each unit, for a minimum of 20 years.
- (b) FIN-02 – Public Transit Passes:
 - (i) Offer monthly subsidies toward TransLink Compass Cards.
- (c) ACT-03 – Enhanced Class B Bicycle Parking:
 - (i) Provide enhanced visitor Class B bicycle parking, consisting of well-lit, secure indoor facilities, excellent design of lighting, finishes, grades, convenience etc.
- (d) SUP-01 – Transportation Marketing Services:
 - (i) Provide individualized, tailored marketing and communication campaigns, including incentives to encourage the use of sustainable transportation modes.
- (e) SUP-02 – Real-Time Information:
 - (i) Provide real-time sustainable transportation information for 20 years on displays in prominent locations on the project site.
 - (ii) Identify the information areas on plan.

- (f) SUP-03 – Multimodal Wayfinding Signage:
 - (i) Provide directional signage to major destinations and public amenities.
 - (ii) Identify locations of signage on plan and provide examples of the signage.
 - (g) COM-03 – Additional Pick-Up\Drop-Off Spaces:
 - (i) Provide additional short term pick-up\drop-off spaces.
 - (h) PKG-01 – Parking Pricing:
 - (i) Implement paid parking for all users.
 - (i) OTH-01 – Innovative Strategies:
 - (i) Innovative developer proposed strategies, with acceptable rationale and implementation plan.
- 1.26 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law, except that:
- (a) Four Class B and six Class A loading spaces to be provided.
- Note to Applicant: Proposed reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.
- 1.27 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 TDM measures proposed.
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.28 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:
- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground 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 and provide minimum interior dimensions of 5'-6" x 6'-8". A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- (b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
- (c) Provide Class B bicycle parking as per the Parking Bylaw.

Note to Applicant: If enhanced facilities are to be implemented, as per the TDM plan, identify and dimension the spaces on plan and identify upgrades. Class B spaces are not to encroach into setbacks and SRWs.

- (d) Provision of all doors on the route from Class A bicycle parking spaces to the outside to be fitted with automatic door openers.
 - (e) Provision of a minimum 1.2 m wide access route between the bicycle parking spaces and the outside. Provide secure bicycle storage rooms for all Class A spaces excluding lockers.
 - (f) Provide 10% lockers and 5% oversized Class A spaces.
 - (g) Provision of improved access for the bicycle room in the southeast corner of the parking levels P2 - P4.
 - (h) Provision of secure and independent Class A facilities for all land uses.
- 1.29 Design development to improve access and design of end of trip facilities and comply with the Vancouver Parking By-law:
- (a) Provision of 87 clothing lockers.
 - (b) Provision of six water closets, six showers, and three wash basins.
- 1.30 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:
- (a) Remove columns encroaching into required Class B maneuvering area.
 - (b) Provision of double-load throats for the Class B loading.
 - (c) Provision of 2.9 m width for Class A loading.
- 1.31 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas:
 - (i) Improve two-way traffic flow through provision of a 2 m x 2 m corner cuts on the P1 and P2 parking levels.
 - (ii) Improve visibility for two-way vehicle movement at all 90 degree turns. Parabolic mirrors are recommended.
 - (iii) 21 ft. 8 in. maneuver aisle for parking space 91 (and subsequent levels). Vertical clearance of overhead projections into vehicle parking spaces must not be less than 1.2 m (4 ft.) and projection into the space must not be more than 1.2 m (4 ft.).
 - (b) Provision of a 21 ft. 8 in. maneuver aisle for parking space 91 (and subsequent levels).
 - (c) Provide wheel blocks for all parking spaces adjacent to pedestrian access aisles.
 - (d) Provision of secure residential parking independent of office\retail parking.
 - (e) Provision of secure accessible parking for the residential use.
 - (f) Column encroachments, setbacks and parking space widths to comply with the Parking and Loading Design Supplement. Refer to parking space 31 as an example.
- 1.32 Provision of generous and continuous weather protection on all frontages.
- 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. 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.

1.34 Delete the portion of planter shown encroaching onto West 43rd Avenue.

Rainwater Management

- 1.35 Provision of an updated Rainwater Management Plan (RWMP) submitted with the DP application which includes the following:
- (a) Provide justifications for why a Rainwater Harvest & Re-use system was not proposed for this development as the current volume of the required 24 mm rainwater retention is low.
 - (b) Consider grading hardscapes into adjacent landscaping to increase the volume of rainwater retained on site. Coordination with the landscape architect and a grading plan will be required to support this proposal.
 - (c) 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.
 - (iii) Summary table of the catchment areas.
 - (d) Updated calculations for peak flow release rates using the 10-year return period and five-minute inlet time. Applicant to estimate/assume travel time as appropriate.
 - (e) Clarify whether a blue roof or a detention tank will be used to store the required volume of water prior to controlled release from the site. This storage volume should 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 and Tier 2 practices.

- 1.36 Provision of a final 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.
- 1.37 Provision of a final Operation and Maintenance (O&M) Manual for all rainwater systems to the satisfaction of Engineering Services. The O&M Manual shall be tailored specifically for the rainwater management practices proposed on-site and submitted as a standalone document prior to the issuance of any building permit.

Note to Applicant: Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to restrict the issuance of Building, and Occupancy Permits and provide the necessary rights of ways for a Rainwater Management System prior to the issuance of a development permit.

- 1.38 Install root barriers for front boulevard trees and private property trees adjacent to the lane.
- 1.39 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 eight 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."

Hydrogeological

- 1.40 Provide a Final Hydrogeological Study as detailed in the *Groundwater Management Bulletin* to address the following conditions. The bulletin, which includes a checklist for submissions, can be found at: <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>
 - (a) Update the Preliminary Hydrogeological Study to reflect the resubmitted architectural drawings, specifically the change in excavation depth.
 - (b) Provide excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations.
 - (c) Several of the provided borehole logs in Appendix B are partly illegible. Borehole logs in Appendix C are completely illegible. Provide legible copies of these documents.
 - (d) Given that the water level within the Quadra Sands aquifer is being artificially lowered by up to 5 m by pumping locally, discuss the implications on the development and/or site drainage system should pumping ever cease, either temporarily or permanently.

Note to Applicant: A hold will be placed on above-grade Building Permit, to be lifted once the City confirms the applicant has updated the study to include plans for monitoring and reporting of discharges to the City collection system, and has submitted discharge monitoring data to the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Consolidation of Lots A (BJ80356), 3 and 4, All of Block 859, District Lot 526, Plan 7737 to create a single parcel.
- 2.2 Provision of a Shared Use Loading Agreement for the three (3) Class B loading spaces between the commercial, youth centre, and residential uses and label the spaces as "Residential, Commercial, and Youth Centre Loading".
- 2.3 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Cambie Street to achieve a 3.0 m offset distance measured from the property line to the building face for widened sidewalks. 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 underground parking structure within the SRW area shall be less than 500 mm below City issued design elevations (DEs).

- 2.4 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use along West 42nd Avenue to achieve a 6.7 m offset distance measured from the back of the existing curb to the building face. 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).
- 2.5 Provision of a statutory right of way (SRW) for public use of the plaza proposed adjacent to West 43rd Avenue.
- 2.6 Provision of an encroachment agreement to secure ongoing maintenance by the owner of public realm components on street right of way including any furnishings, plantings and non-standard surface materials.
- 2.7 Provision of a Services Agreement to detail the on-site 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 (GMES) 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(a), 2.8(b) and 2.8(c) 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by H.Y. Engineering Ltd. dated October 10, 2019, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm on West 42nd Avenue, or the 200 mm on Cambie Street. Should the development require water service connections larger than 200 mm, the developer shall upsize portions of the City water system at the location of the water servicing, to the satisfaction of the GMES. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer 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 5812-5844 Cambie Street requires the following in order to improve SAN and COMB sewer flow conditions:
- (i) Off-site Servicing Upgrade:
- i. Construct 206 m of 525 mm SAN and 900-1050 mm STM along Alberta Street between West 44th Avenue and W 46th Avenue.
 - ii. Construct 106 m of 525 mm SAN and 1050-1200m STM along Alberta Street between West 46th Avenue and West 47th Avenue.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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

Note to Applicant: City will collect cash in lieu and deliver the Alberta Street sewer upgrades identified in (b)(i) i. and ii. above.

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.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 500 mm STM sewers in Cambie Street.

- (c) Provision for the construction of, or full funding for, 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.
- (d) Provision for the construction of, or full funding for, 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, transit passenger amenities, curb ramps, and improved street lighting and additional pedestrian scale lighting, including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision for the construction of, or full funding for, street improvements from the centerline of West 42nd Avenue adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, integration of Green Infrastructure elements (Bioswale), curb bulge, protected intersection corner, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting, including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (f) Provision for the construction of, or full funding for, street improvements from the centerline of West 43rd Avenue adjacent to the site including any transition areas to connect existing and new curb alignments. These improvements will generally include the following: new concrete curb and gutter, protected intersection corner, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting, including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The timing for delivery of the works identified in Section 2.7 (c), (d), (e) and (f) above, and the party responsible for delivery (owner or City) are still being determined by the City.

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

- (i) 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.
 - (ii) 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.
- (g) Provision of upgraded intersection lighting at Cambie Street and West 42nd Avenue.
- (h) Provision of improvements at the intersection of Cambie Street and West 43rd Avenue including:
 - (i) Design and installation of a new traffic signal and upgraded street lighting to accommodate the proposed geometric changes including all 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).

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
- (i) Integration of proposed plaza on West 43rd Avenue and Cambie Street with street right of way using components as identified in the *Cambie Corridor Public Realm Plan* such as contiguous surface materials.

Note to Applicant: Plaza should integrate with transportation and green infrastructure requirements in street right-of-way. All public realm space integration with the street right-of-way shall be designed in consultation with Engineering.
- (j) Provision to rebuild lane adjacent to the development site per City “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.
- (k) Provision of lane lighting on standalone poles with underground ducts connecting to the City electrical system.

- (l) Provision of speed humps in the lane south of West 42nd Avenue between Cambie Street and Alberta Street, and the lane east of Cambie Street between West 42nd and West 43rd Avenue.
- (m) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossings on West 42nd Avenue and West 43rd Avenue adjacent to the site.
- (n) Provision for the installation of parking regulatory signage on streets adjacent to the site.
- (o) 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.

- (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 in. deep, centered 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) Construct 206 m of 525 mm SAN and 900-1050 mm STM along Alberta Street between West 44th Avenue and W 46th Avenue per condition 2.7(b)(i)(i).
- (b) Construct 106 m of 525 mm SAN and 1050-1200m STM along Alberta Street between West 46th Avenue and West 47th Avenue per condition 2.7(b)(i)(ii).

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

- (c) Design and installation of a new traffic signal at the intersection of Cambie Street and West 43rd Avenue per condition 2.7 (h).

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

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the property boundary, clear of any SRW, to accommodate all BC Hydro infrastructure (e.g., pad mounted transformer or electrical vaults) required to service the development. Please confirm that this space has been allocated and agreement between both parties has been met.

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

Arts, Culture and Community Services (ACCS)

- 2.10 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a non-profit youth centre, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for a range of youth-serving use for programming, services and related administrative use. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements:
- (a) Design, construction and delivery of a turnkey and fully fit, and furnished non-profit youth centre with ground-level entrance, which meets the City's current version of the *Social Facility Technical Guidelines* applicable at building permit issuance and forthcoming detailed functional program, and incorporates design requirements for cultural inclusion, including the Indigenous cultural practice of brushing off and smudging, all to be contained within a separate air space parcel.
 - (b) The youth centre to have an indoor area of not less than 545.9 sq. m (5,877 sq. ft.) gross floor area and floor-to-floor height to be minimum 3.66 m (12 ft.) to allow sufficient space for mechanical and electrical equipment and maintain minimum 2.44 m (8 ft.) clear ceiling heights for any localized ceiling drops throughout the facility.
 - (c) The youth centre is to be designed and built on a contiguous floor to maximize uses and facilities with strong street-level presence and visibility. Design of facility is to provide flexibility for a range of youth-related programming and to include

spaces such as shared kitchen, multipurpose rooms, meeting rooms, as well as ancillary support spaces. Design to include ample daylight.

Note to Applicant: Design development of the youth centre will be required through the Development Permit process.

- (d) Transfer to the City at no cost an air space parcel in fee simple containing the youth centre, together with all required rights and appropriate obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
- (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>.
- (f) The applicant will grant the City an option to purchase, for a nominal purchase price, the youth centre air space parcel, exercisable upon completion of the youth centre and registration of the related air space plan.
- (g) A Section 219 covenant restricting occupancy of the buildings to be constructed on the rezoning site until the youth centre is designed and constructed to the satisfaction of the City, and the youth centre is accepted by City.
- (h) Agreement to grant a perpetual right in favour of the City and the users of the youth centre, in the form of an easement, for access to and use of the dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, required loading, 15 vehicle parking spaces or as required by the Vancouver Parking By-Law, whichever is greater, and bicycle parking with end-of-trip facilities and lockers in a dedicated bicycle storage room, dedicated janitor rooms and any other similar utility spaces or rooms that may be required for the use of the youth centre, as determined by the City.
- (i) Minimize the obligations of the City and any lessee or operator of the youth centre to make contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable for the youth centre, to be operated as a non-profit, or which are related to any part of the development for which the users or invitees of the youth centre may (from time to time) have the use of and/or access to.
- (j) Arrangements for notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings, to notify residents that their dwelling unit is located in a building with a youth centre, to be operated as a non-profit, that will include youth programming and services.
- (k) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management

and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the development permit and above-grade building permit in connection with certain milestones will also be applied to the project by the Real Estate and Facilities Management and the Arts, Culture and Community Services, related to their satisfaction with the design of the youth centre facility.

- 2.12 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 37-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37-space childcare facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the City's current version of the *Childcare Design Guidelines* and *Childcare Technical Guidelines* applicable at building permit issuance, all to be contained within a separate air space parcel.

Note to Applicant: Design development of the childcare facility will be required through the Development Permit process.

- (b) The childcare facility will have an indoor area of not less than 486.9 sq. m (5,242 sq. ft.) on one level at a height of not less than 12 ft. floor-to-floor, a dedicated adjacent outdoor space of not less than 520 sq. m (5,597 sq. ft.), dedicated parking stalls, and amenity and storage spaces.
- (c) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with all required rights and appropriate obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
- (d) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>.
- (e) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

- (f) A Section 219 covenant restricting occupancy of the buildings to be constructed on the rezoning site until the childcare facility is designed and constructed to the satisfaction of the City, and the childcare facility is accepted by City.
- (g) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, shared elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, required loading, 5 dedicated drop-off spaces, 2 dedicated vehicle parking and bicycle parking with end-of-trip facilities and lockers in a dedicated bicycle storage room, dedicated janitor rooms and any other similar utility spaces or rooms that may be required for the use of the childcare facility, as determined by the City.
- (h) Minimize the obligations of the City and any lessee or operator of the childcare facility to make contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.
- (i) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project by the Real Estate and Facilities Management and the Arts, Culture and Community Services, related to their satisfaction with the design of the childcare facility.

Community Amenity Contribution

- 2.12 Pay to the City the cash Community Amenity Contribution of \$2,500,000 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

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

Note to Applicant: Please call Tamara Tosoff, Public Art Planner (604-873-7947), to discuss your application.

Sustainability

- 2.14 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 2.15 As applicable:

- (a) Submit a site disclosure statement 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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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.

* * * * *

5812-5844 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:

“5812-5844 Cambie Street [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 5812-5844 Cambie Street”

* * * * *

5812-5844 Cambie Street
ADDITIONAL INFORMATION

1. Urban Design Panel

EVALUATION: Support with Recommendations (9-0)

Minutes: <https://vancouver.ca/files/cov/udpminutes02192020.pdf>

Introduction: Rezoning Planner, Scott Erdman introduced the project with a brief description of the existing context, followed by an overview of the anticipated context as per the Cambie Corridor Plan. He then provided a summary of the Plan's specific requirements for this site, also identified as "Area F" under the Plan, which include the provision for an on-site community amenity from a list of choices available to the applicant. This application is pursuing a youth centre to fulfill this requirement. The application also includes a daycare. Scott concluded his presentation with a summary of the proposal's key statistics.

Development Planner, Omar Aljebouri followed by describing the Plan's vision for the Oakridge Municipal Town Centre neighbourhood as a highly urban commercial core with dynamic public realm and engaging architecture. He then gave an overview of the Built Form Guidelines and the vision of the Cambie Corridor Public Realm Plan, which includes provision of a minor plaza. Omar highlighted some key features of the proposal with respect to massing, the plaza, public realm and points of entry.

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

1. Massing and density. Please consider the relationship of the towers and podium, as well as strategies to reduce bulk.
2. Public realm and pedestrian experience. Please consider:
 - a. Arrangement and functionality of the plaza, breezeway, entrances and lobbies;
 - b. Lane interface.
3. Design of the youth centre. Please consider legibility and entry.
4. Sustainability strategy and any areas for potential design development.
5. Any preliminary advice for consideration at the DP stage.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The site has four orientations - Retail entries on Cambie, at four storeys high, office entry off West 42nd Avenue, office building retail will continue at grade to and around the lane corner. Vertical access to the youth centre located on level two and three which will enclose the open space but still allow it to be a major connection to the park on the east. At the office entrance will be the entry to the daycare on the podium roof. The daycare space is on the fifth floor, uncovered and inboard. In the minor plaza are the entries for the residential and secondary entrances for the office. The team's sustainability consultant presented the project's goals and design approach to address sustainability objectives.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Having reviewed the project it was moved by Mr. Davies and seconded by Ms. Long and was the decision of the Urban Design Panel:

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

- Design development to relationship between the towers and the office podium.
- Design development to distill and simplify competing components and strengthen design concept.
- Design development to public realm along Cambie Street.
- Design development to strengthen the legibility of the various entries and the open spaces connected to them, including the entry to the day-care, as well as strengthening the identity of outdoor youth centre at the south plaza.

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

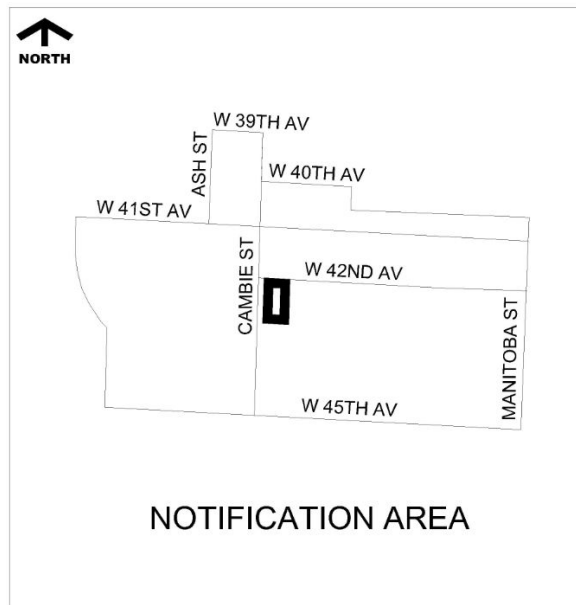
2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

| | Dates | Results |
|---|---------------------------|--------------------|
| Events | | |
| Community open house (City led) | February 2, 2020 | 26 attendees |
| Public Notification | | |
| Postcard distribution – Notice of community open house | January 17, 2020 | 743 notices mailed |
| Public Responses | | |
| Open house comment forms | February 2, 2020 | 24 submittals |
| Online comment forms | October, 2019 - May, 2020 | 0 submittals |
| Other input | October, 2019 - May, 2020 | 0 submittals |

Note: All reported numbers above are approximate.

Map of Notification Area



Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Building height, massing, and density:** Much needed change and density along the Cambie Corridor.

Generally, comments of concern fell within the following areas:

- **Parking within development:** Concerns over parking from this development spilling over onto neighbouring residential streets as a result of insufficient amount of parking spots.
- **Building Design:** Apprehension on the stairs leading up to the youth centre were expressed as it was not aesthetically pleasing.

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

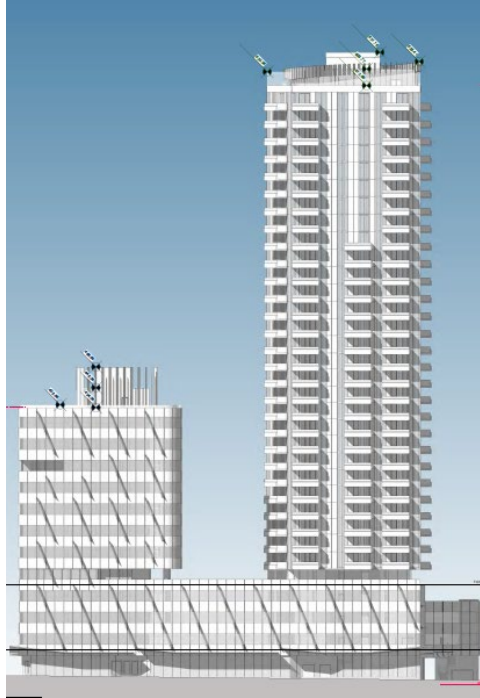
Neutral comments/suggestions/recommendations:

- Canada Line is already at capacity, there should be provisions to increase Canada Line capacity before more density is implemented on along Cambie Street.
- Adequate community amenities such as parks, community centres, schools and libraries should be provided back to the community by the developers to accommodate additional density in an area that was once predominantly a single-family neighbourhood.

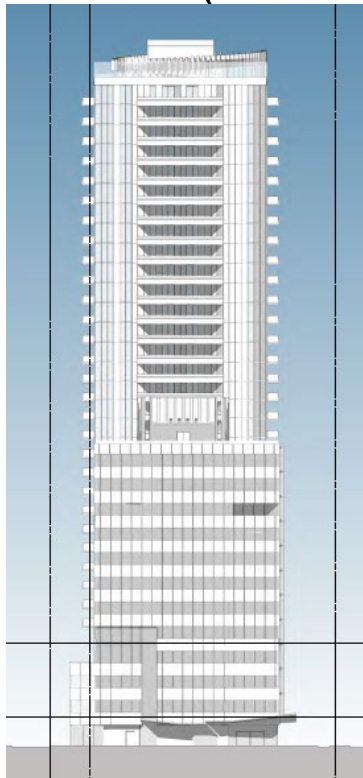
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5812-5844 Cambie Street
FORM OF DEVELOPMENT (BASED ON ADDENDUM DRAWINGS DATED
NOVEMBER 15, 2020)

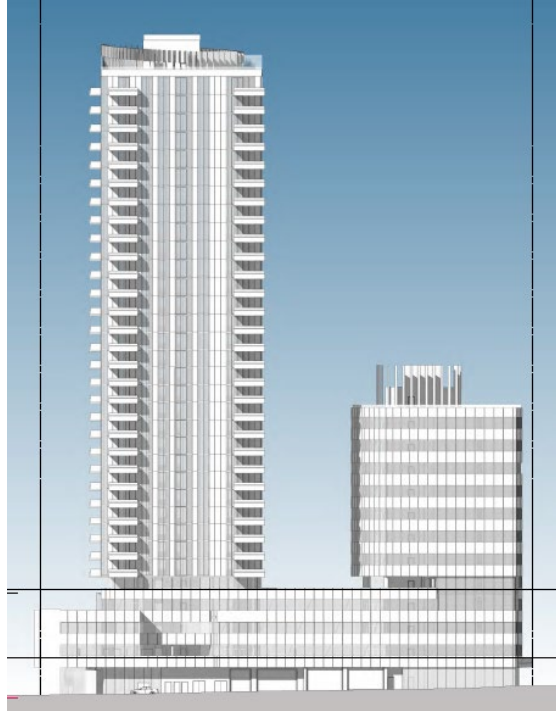
West Elevation (Cambie Street)



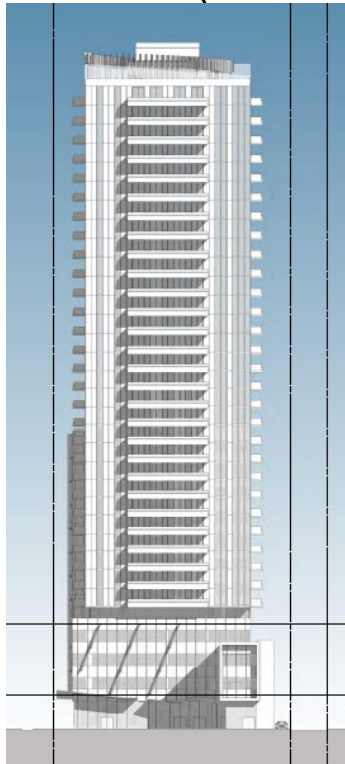
North Elevation (42nd Avenue)



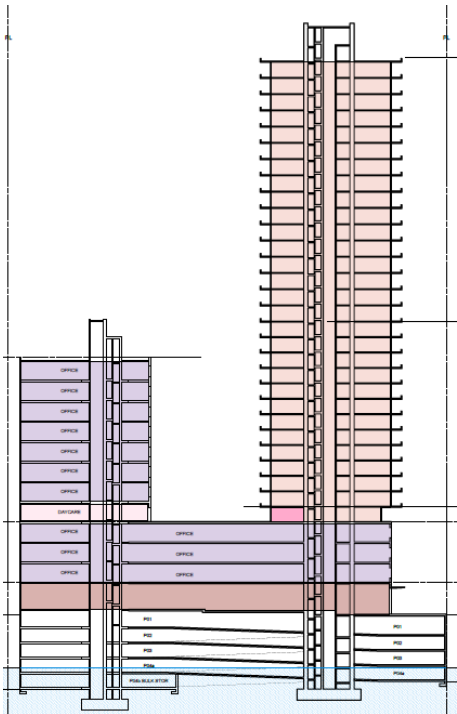
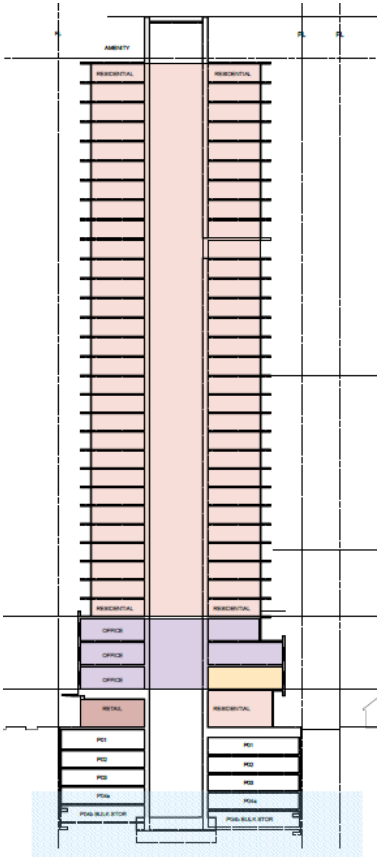
East Elevation (lane)



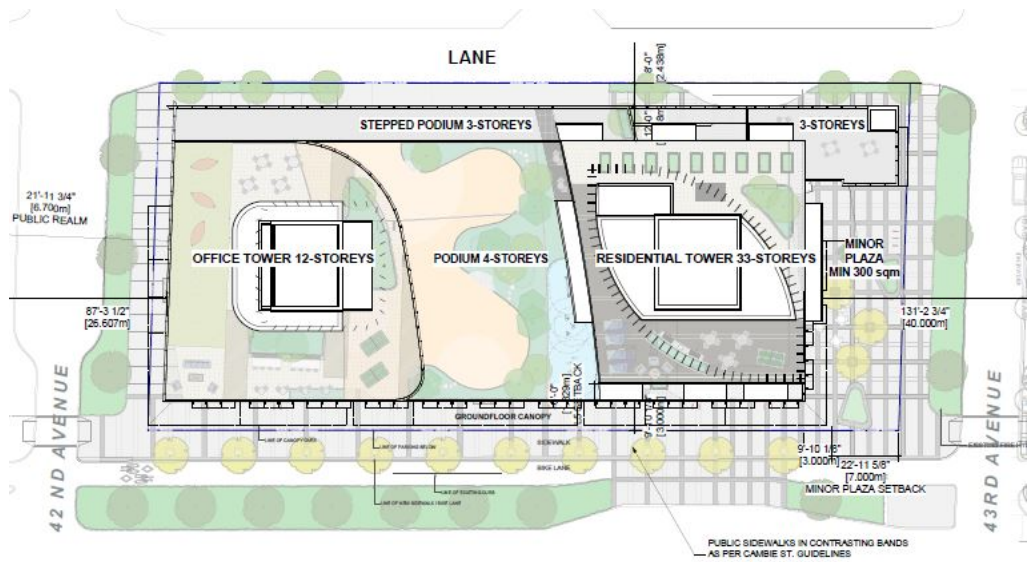
South Elevation (43rd Avenue)



Sections



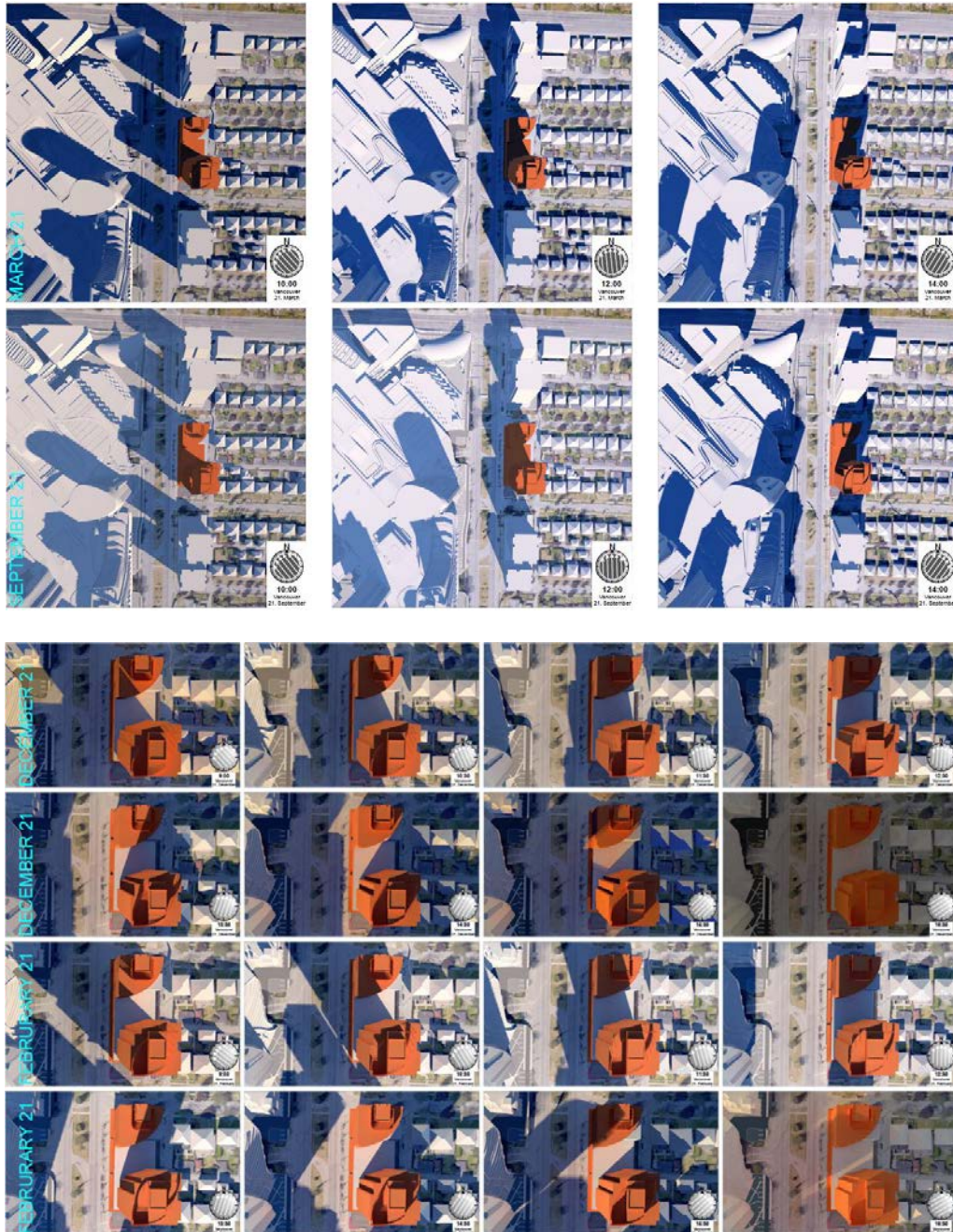
Site Plan



Landscape Plan



Shadow Studies



Perspectives







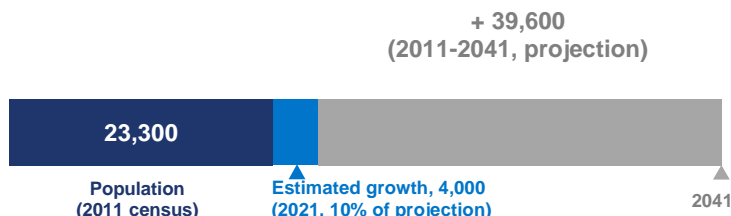
* * * * *

5812-5844 Cambie Street

PUBLIC BENEFITS IMPLEMENTATION TRACKING CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave^a Updated mid-year 2021

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,000** people since the 2011 census. The Plan projects an additional growth of approximately **35,600** people by 2041.

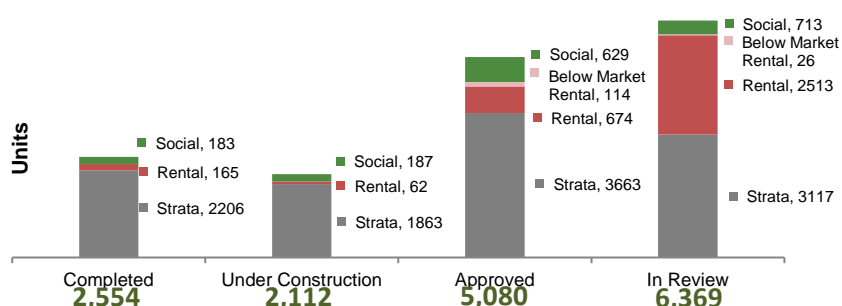


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [3353 Cambie St](#)
- [5412 Cambie St](#)
- [485 W 28th Ave](#)
- [325-341 W 42nd Ave](#)
- [5910-5998 Cambie St](#)
- [4118-4138 Cambie St](#)
- [5740 Cambie St](#)
- [441-475 West 42nd Avenue](#)

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



**The number of secured market rental has been adjusted to correct an error in the 2020 year-end tracker.*

PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Ave)

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

| TARGETS | Completed | Construction | Planning / Design | Progress |
|--|--|---|--|--|
| See Chapter 13 of the Cambie Corridor Plan for more details | | | | |
| HOUSING <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (Gross numbers of units reported) | <ul style="list-style-type: none"> 183 social housing units (408-488 W King Edward Ave, 4899 Heather St, 5688 Ash St, 5077 and 5095 Heather St (TMH)) 165 secured market rental units (210-268 W King Edward Ave, 408-488 W King Edward Ave, 452-486 W 41st Ave, 4867 Cambie St) | <ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 W King Edward Ave, 6137 Cambie St) | | 16% of social housing target achieved 3% of secured rental target achieved ○ |
| CHILDCARE <ul style="list-style-type: none"> ~ 1,080 spaces for all age groups | <ul style="list-style-type: none"> Restoration of 8 Oaks Acorn childcare outdoor area | <ul style="list-style-type: none"> 218 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School) | | 20% of childcare spaces target achieved → |
| TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Upgrade/expand walking and cycling networks | <ul style="list-style-type: none"> 45th Ave Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Ave) | <ul style="list-style-type: none"> King Edward Ave Complete Street (Yukon St to Columbia St) Complete Street (W 35th Ave to W 37th Ave) Oak St and 27th Ave pedestrian and bike signal | <ul style="list-style-type: none"> 54th Ave Curb Bulge Bioretention Upgrade Cambie and 31st Ave Street Closure | → |

| | | | | |
|---|--|---|---|----------|
| <ul style="list-style-type: none"> Complete Street design on Cambie St. and major streets "Car-light" greenway on Heather St. | <ul style="list-style-type: none"> 29th and Cambie Plaza + Public Art | <ul style="list-style-type: none"> Ontario and 16th Curb Bulge Bioretention | | |
| TARGETS See Chapter 13 of the Cambie Corridor Plan for more details | Completed | Construction | Planning / Design | Progress |
| CULTURE <ul style="list-style-type: none"> 5 new artist studios | <ul style="list-style-type: none"> Public art from rezonings (29th Ave and Cambie St Plaza) | <ul style="list-style-type: none"> Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre | | ✓ |
| CIVIC / COMMUNITY <ul style="list-style-type: none"> Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre | | <ul style="list-style-type: none"> Oakridge Civic Centre (129-space childcare, library) | <ul style="list-style-type: none"> VanDusen & Blodel Strategic Plan | ✓ |
| 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 (587 King Edward Ave) Milton Wong Residence (5010 Cambie St) 5% allocation from cash community amenity contributions | | | ✓ |
| SOCIAL FACILITIES <ul style="list-style-type: none"> Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre | | <ul style="list-style-type: none"> Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre) | | ➔ |
| PARKS <ul style="list-style-type: none"> New parks on large sites Queen Elizabeth 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 & Hillcrest Park Lillian To Park (17th Ave and Yukon St) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing | <ul style="list-style-type: none"> Oakridge Park | <ul style="list-style-type: none"> Alberta St Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Oak Park Schematic Design Little Mountain Plaza and Wedge Park Heather Park off-leash dog area | ➔ |

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard 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 (and significant public benefits adjacent to the plan area) since Plan approval.

^a Population Growth

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.

^b Development Activity

The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

^c Public Benefits Achieved

Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction.

* * * * *

5812-5844 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary

A 12-storey office building and a 33-storey residential building with 268 strata-titled residential units over a podium with commercial space, a 37-space childcare facility, and a youth centre.

Public Benefit Summary:

The project would generate a DCL payment, public art contribution, 37-space childcare facility (486.9 sq. m/5,242 sq. ft.), and a 545.9 sq. m (5,877 sq. ft.) youth centre, delivered turnkey to the City as community amenities.

| | Current Zoning | Proposed Zoning |
|--|-----------------------------------|-------------------------------------|
| Zoning District | C-2 | CD-1 |
| FSR (site area = 2,899.1 sq. m / 31,194 sq. ft.) | 2.50 | 10.16 |
| Floor Area (sq. ft.) | 7,247.8 sq. m (77,985 sq. ft.) | 29,453.6 sq. m (317,036 sq. ft.) |
| Land Use | Commercial | Mixed Use |

Summary of development contributions expected under proposed zoning

| | |
|--|---------------------|
| City-wide DCL ¹ | \$5,423,645 |
| Utilities DCL ¹ | \$2,605,710 |
| Public Art ² | \$627,730 |
| Community Amenity Contribution – Childcare Facility & Youth Centre | \$14,500,000 |
| Community Amenity Contribution – Cash | \$2,500,000 |
| TOTAL | \$25,657,085 |

¹ Based on rates in effect as of September 30, 2021; 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 2016; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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5812-5844 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

| Address | Property Identifier (PID) | Legal Description |
|--------------------|---------------------------|---|
| 5812 Cambie Street | 019-183-780 | Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster District Plan 7737 |
| 5844 Cambie Street | 009-620-923 | Lot 3 Block 859 District Lot 526 Plan 7737 |
| | 009-620-940 | Lot 4 Block 859 District Lot 526 Plan 7737 |

Applicant Information

| | |
|----------------|-----------------------------|
| Architect | IBI Group |
| Developer | Vivagrand |
| Property Owner | 8866999 (New Oakridge) Ltd. |

Development Statistics

| | Permitted Under Existing Zoning | Proposed Development |
|--|----------------------------------|--|
| Zoning | C-2 | CD-1 |
| Site Area | 2,899.1 sq. m / (31,194 sq. ft.) | 2,899.1 sq. m / (31,194 sq. ft.) |
| Uses | Commercial | Mixed use |
| Floor Area | 7,247.8 sq. m (77,985 sq. ft.) | 29,453.6 sq. m (317,036 sq. ft.) |
| Floor Space Ratio (FSR) | 2.50 FSR | 10.16 FSR |
| Height | 13.8 m (45 ft.) | Office tower (top of parapet): 45.7 m (150 ft.) Office tower (top of amenity room): 49.4 m (162 ft.) Residential tower (top of parapet): 100.6 m (330 ft.) Residential tower (top of amenity room): 104.3 m (342 ft.) |
| Unit Mix | n/a | Total strata units: 268 One-bedroom units: 187 (70%) Two-bedroom units: 54 (20%) Three-bedroom units: 27 (10%) |
| Parking, Loading and Bicycle Spaces | as per Parking By-law | 313 vehicle parking spaces 622 bicycle spaces 2 Class A loading spaces 3 Class B loading space |
| Natural Assets | 11 street trees | 24 replacement off-site trees, 9 new on-site trees, and 17 trees above grade (amenity areas) To be confirmed at the development permit stage |

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