



REFERRAL REPORT

Report Date: November 23, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14797
VanRIMS No.: 08-2000-20
Meeting Date: December 7, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (776) Text Amendment: 118-150 Robson Street (828 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 GBL Architects, on behalf of Amacon Development (Robson) Corp., the registered owner of the lands located 118-150 Robson Street (now 828 Cambie Street) [*PID: 031-375-499; Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127*] to amend the text of CD-1 (Comprehensive Development) District (776) By-law No. 12996 to increase the floor space ratio (FSR) from 10.07 to 10.33 and increase the floor area for residential use from 14,901.2 sq. m (160,393 sq. ft.) to 15,469.7 sq. m (166,515 sq. ft.) of which not less than 781.9m² (8,408 sq. ft.) must be rental residential use, be approved in principle;

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

FURTHER THAT the proposed form of development be approved in principle, generally as prepared by GBL Architects received March 5, 2021 provided that 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 in principle of the rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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 amend CD-1 (Comprehensive Development) District (776) By-law No. 12996 for 118-150 Robson Street (828 Cambie Street). The proposal would amend the existing CD-1 By-law to increase the permitted floor space ratio (FSR) from 10.07 to 10.33 by adding 781.9 sq. m (8,416 sq. ft.) of rental residential floor area and removing 213.3 sq. m (2,296 sq. ft.) of strata residential floor area for an overall increase of 568.5 sq. m (6,119.3 sq. ft.). The additional floor area would be developed as six two-storey secured market rental units on floors four and five (illustrated in Figures 2 and 3 below).

The applicant has proposed this minor modification to their previously approved proposal to improve the housing options for their project by including market rental units. This approach will assist with diversifying the tenure of the project, and contribute to the City's rental housing supply with units suitable for families.

Staff have assessed the application and conclude it meets the intent of the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder*. Staff recommend that the application be

referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (776) By-law No. 12996 for 118-150 Robson Street, enacted May 19, 2021.
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)
- Rental Housing Stock Official Development Plan (2018)
- View Protection Guidelines (1989, amended up to 2011)
- Green Buildings Policy for Rezoning (2009, amended up to 2021)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Housing Design and Technical Guidelines (2018, amended 2021)
- Financing Growth Policies (2004)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-Law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

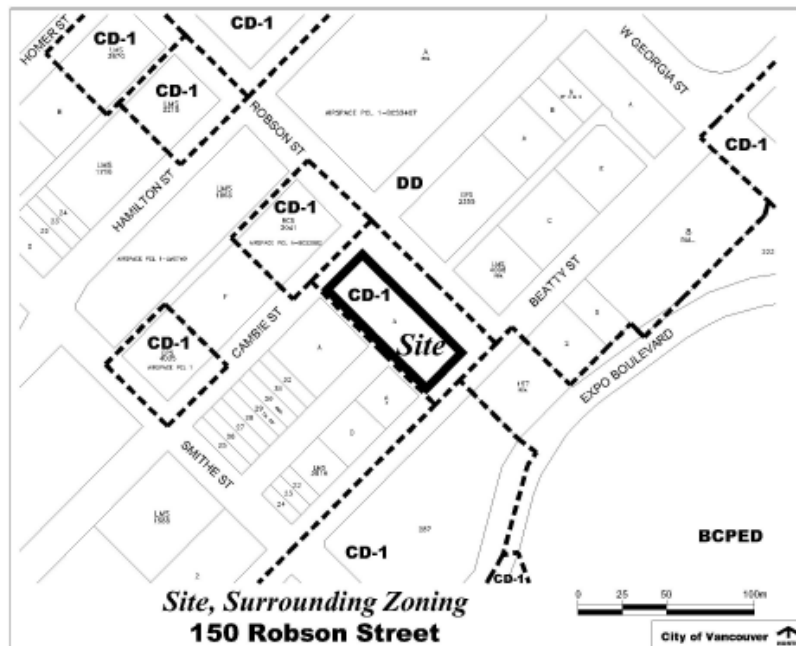
Background/Context

CD-1 (776), By-law No. 12996 enacted on May 19 2021, enables a 29-storey mixed-use development for strata-titled residential housing, a hotel, and retail services at grade with a maximum allowable FSR of 10.07.

1. Site and Context

This 2,250 sq. m (24,223 sq. ft.) site in area C3 of the CBD Shoulder of the Central Business District (CBD), encompasses an entire block fronting Robson, Beatty and Cambie Streets. It has a frontage of 79.2 m (260 ft.) along Robson Street and frontage of 28 m (93 ft.) along Beatty and Cambie Streets.

The CD-1 (776) By-law was addressed as 118-150 Robson Street; however during the development permit application process the site was readdressed as 828 Cambie Street.

Figure 1: 118-150 Robson Street (828 Cambie Street)– Site and Context

2. Policy Context

CD-1 (776) By-law No. 12996 – Approved on May 19, 2021, this by-law allows a 29-storey mixed-use development that includes strata residential units, a hotel, and retail and service uses at grade.

Rezoning Policy for the Central Business District (CBD) and CBD Shoulder – *The Rezoning Policy for the CBD and CBD Shoulder* (the “Rezoning Policy”) seeks to increase the potential for commercial capacity of non-residential buildings to heights and densities up to the Council-approved public view corridors thereby improving the capacity for new office space. Rezoning the remaining commercially viable zoned sites in the CBD, is fundamental to Council’s objective to maximize commercial uses and close the identified 5.8 million square foot gap in needed job space.

Residential proposals in the *CBD Shoulder* must accompany a minimum of 2.0 FSR of non-residential density.

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

STRATEGIC ANALYSIS

1. Proposal

This application proposes to amend the CD-1 (776) By-law No. 12996 to increase the permitted floor space ratio (FSR) from 10.07 to 10.33 by adding 781.9 sq. m (8,416 sq. ft.) of rental residential floor area and removing 213.3 sq. m (2,296 sq. ft.) of strata residential floor area for an overall increase of 568.5 sq. m (6,119.3 sq. ft.). This proposal results in the addition of six two-storey market rental units suitable for families.

The current CD-1 By-law allows for an 87.2 m (286 ft.), 29-storey building. The proposed amendment would not exceed that height, however the floor to floor dimensions are adjusted to add an additional floor, resulting in a 30 storey building.

Figure 2: Proposed Hotel and Rental Floor Plan – Level 4

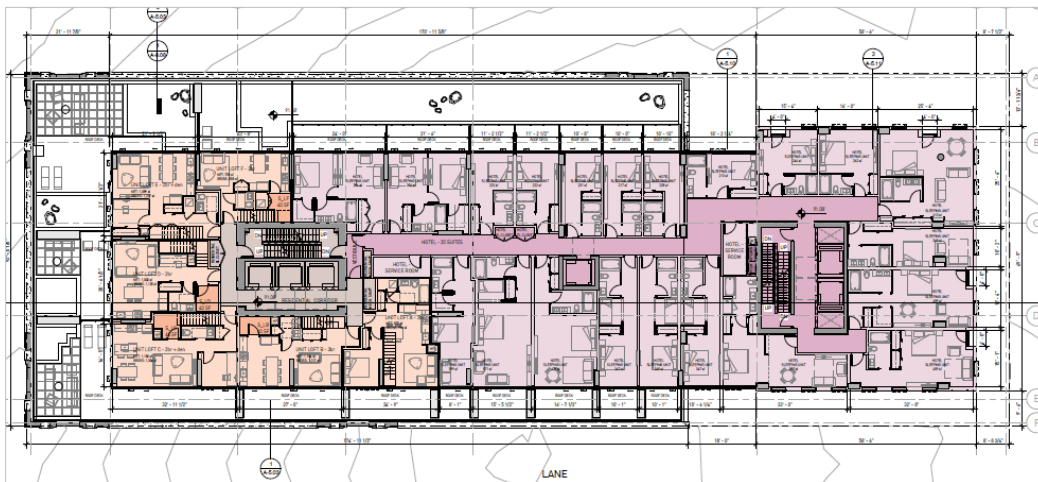
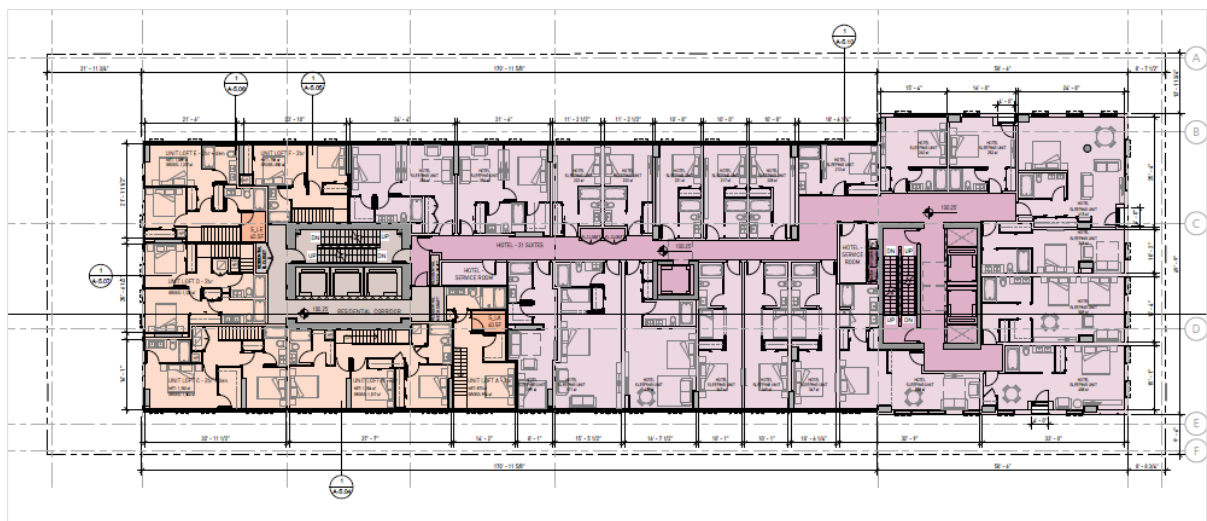


Figure 3: Proposed Hotel and Rental Floor Plan Floor 5



2. Land Use

The required minimum 2.0 FSR of non-residential floor area under the *Rezoning Policy* is not affected by this proposal. The overall residential floor area is increased for the delivery of secured market rental residential units, and reduces the previously approved amount of strata-titled floor area. Providing an alternative to home ownership in this location will contribute to the supply of secured market rental units in the downtown area.

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

Form of Development – This application proposes changes to floor-to-floor heights of some of the residential levels, additional glazing, and additional balconies. These changes result in minimal impacts to the form of the residential tower and do not impact the form, massing, or expression of the mid-rise hotel block or the heritage Northern Electric Building (1928).

Height – The current CD-1 By-law allows a maximum height of 87.2 m (286 ft.). Previously, the form of development was for a 29-storey building, this proposed amendment results in a 30-storey building. The overall proposed height of the building does not change as the added floor is a result of redistributing floor heights from the original application. As there is no change in height, Council-approved protected public view 9.1 (Cambie Street to North Shore Mountain View) is not affected.

Density and Existing Zoning – The current CD-1 By-law allows a maximum floor area for all uses combined to be 10.07 FSR. This application proposes 0.26 FSR of additional floor area, resulting in a total 10.33 FSR.

The current CD-1 By-law allows a maximum floor area of 14,901.2 sq. m (160,395 sq. ft.) for residential uses. This application proposes an increase in the maximum allowable residential floor area to 15,469.7 sq. m (166,515 sq. ft.).

Staff have reviewed the proposal and have concluded that the additional floor space contributes to the rental housing supply of Downtown with minimal impact to the overall massing, height, and form of development approved in CD-1 (776).

4. Housing

The addition of new, secured, market rental housing units to the City's inventory of housing contributes toward the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of June 30, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	6,886

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

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

Housing Mix – *The Family Room: Housing Mix Policy for Rezoning Projects* requires the strata-titled components of this project to comprise a minimum of 25% two-bedroom units and 10% three-bedroom units. A minimum 35% of the market rental units are to be family units (two-bedrooms or larger). These family units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

The proposal now includes 187 strata units comprising 107 one-bedroom, 61 two-bedroom and 19 three-bedroom units. Family units account for 43% of the strata units and three-bedroom units account for 10% of the strata units, both of which meet the minimum requirements. The application proposes six rental units comprised of five two-bedroom units and one three-bedroom unit. Family units account for 100% of rental units, which exceeds the minimum family housing requirement. The complete unit mix is illustrated in Figure 5.

Figure 5: Proposed Unit Mix

	Market Rental (New)		Strata (Approved)	
1-Bedroom	0	0	107	57%
2-Bedroom	5	83%	61	33%
3-Bedroom	1	17%	19	10%
Total	6		187	

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All six rental residential units in the proposal would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants would be registered on title to prohibit the stratification and/or separate sale of individual units. The full list of conditions related to securing the units is contained in Appendix B.

5. Parking and Transportation

The proposed text amendment changes the parking requirements under the Parking By-law, however the original number of spaces will remain, but will be redistributed according to the By-law requirements. This development will be required to comply with the Parking By-law.

The proposed site is well-served by public transit, with frequent bus service along Robson Street and is located 400 m from the Stadium-Chinatown Skytrain Station.

PUBLIC INPUT (Refer to Appendix C)

Public Notification – A rezoning information sign was installed on the site on August 26, 2021. Approximately 5,962 notification postcards were distributed within the neighbouring area on or about August 30, 2021. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Engagement – In-person open houses were put on hold based on the Provincial Health Authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual engagement strategy was put in place to ensure the City's process for

public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. A comment form allowed people to comment on the proposal and ask questions, which staff actively monitored and responded to, from May 6 until September 17, 2021.

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

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email. A total of 12 submissions were received. A summary of all public responses may be found in Appendix C.

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

Comments of support fell in the following area:

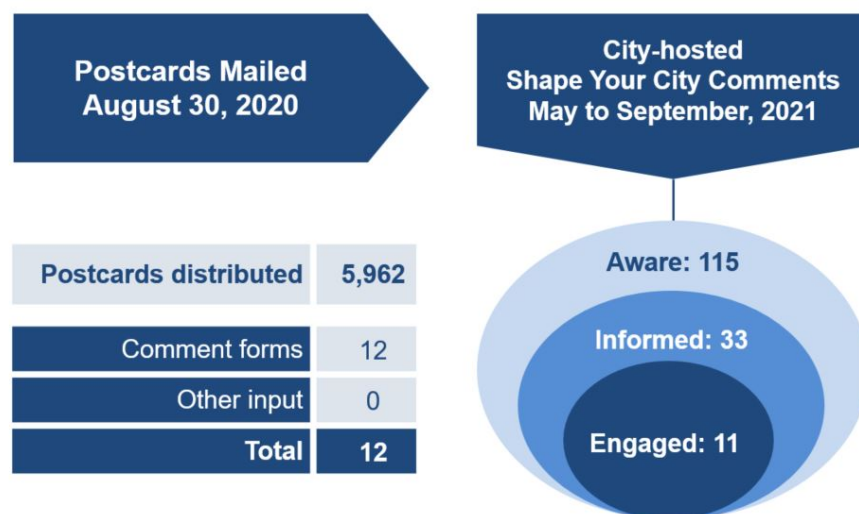
- Support for the additional rental units that will contribute to affordability

Comments of concern fell in the following areas:

- Concern the proposed density is too high and is not suitable for the already-dense area
- Concern the proposal height is too high, and will have negative impacts on views

Comments of concern were related to the height of the proposed building and impact on views, however this text amendment application does not seek to increase the allowable height of the proposed building, which was approved by Council via By-Law CD-1 (776).

Figure 8: Overview of Notification and Engagement



PUBLIC BENEFITS

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

The site is currently subject to City-wide DCLs and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. This application is not eligible for a DCL waiver, as it is not a 100% rental residential project. Based on the DCL Bylaws in effect as of September 30, 2021 and the proposed 6,231 sq. ft. of additional residential floor area, \$176,773 of DCLs are additional DCL expected from the project as a result of this CD-1 text amendment.

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 – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff prior to by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the 2016 rate, the incremental public art budget associated with the 6,231 sq. ft. of additional residential floor area proposed in this text amendment is estimated to be \$12,337. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

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

The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated CAC. Real Estate Services staff have reviewed the applicant's proposal and conclude that no additional CAC is applicable.

Rental Housing – The applicant has proposed that the six rental units be secured as rental housing for the longer of 60 years and the life of the building. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of the individual rental units.

See Appendix E for a summary of the public benefits for this proposed CD-1 amendment.

Financial Implications

Based on rates in effect as of September 30, 2021, total DCLs of approximately \$176,773 would be expected from this development.

If the CD-1 text amendment is approved, in addition to its existing obligations associated with the original rezoning, the applicant will be required to provide an incremental contribution for public art on site with an estimated value of \$12,773, or make an incremental cash contribution to the City for off-site public art, in the amount of approximately \$9,870 (80% of the estimated value of public art.)

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

No additional CAC is applicable.

CONCLUSION

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the original CD-1 By-law and the objectives of the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

* * * * *

118-150 Robson Street
DRAFT BY-LAW PROVISIONS
TO AMEND CD-1 (776) BY-LAW NO. 12996

Note: A By-law to amend CD-1 (776) By-law No. 12996 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. In Section 3 Council:
 - (a) In section 3.1 adds “strata” before “dwelling units”
 - (b) Renumbers section 3.2 as 3.3; and
 - (c) Adds a new section 3.2 as follows:

“3.2 The design and layout of at least 35% of the rental dwelling units must:

 - (a) Be suitable for family housing;
 - (b) Include two or more bedrooms; and
 - (c) Comply with Council’s “High-Density Housing for Families with Children Guidelines”.
2. In Section 4.2, Council strikes out “10.07” and substitutes “10.33”.
3. In Section 4.3, Council strikes out “14,901.2 m²” and substitutes “15,469.7 m² of which no more than 14,687.9m² may be strata-titled residential floor area”.

* * * * *

118-150 Robson Street (828 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 GBL Architects, stamped received March 5, 2021, 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. Confirmation by way of sectional plans, unit details, or other architectural drawings that the floor-to-ceiling height of all residential dwelling units is no less than 2.4 m (8.0 ft.) clear.

Note to Applicant: Aside from select areas where mechanical bulkheads are required, a clear floor-to-ceiling height of less than 2.4m (8.0 ft.) is not supportable. A minimum clear floor-to-ceiling height of 2.7 m (9.0 ft.) or greater is strongly encouraged in order to maximize light penetration and airflow into residential units, and increasing their overall livability. Detailed unit layouts are required for review at the time of the Development Permit application.

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 and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Housing

2. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all six rental residential units as secured market rental housing units for the longer of 60 years or the life of the building, and subject to the following additional conditions:
 - a. a no-separate-sales covenant;
 - b. and a no-stratification covenant;

- c. that none of such units will be rented for less than one month at a time; and
- d. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter and a covenant pursuant to Section 219 of the Land Title Act.

Note: 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 Covenants pursuant to Section 219 of the Land Title Act.

Public Art

- 3 Execute a new Public Art Agreement (or an amendment to the existing Public Art Agreement) satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the additional density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

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 sites 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-laws. All transfers or dedications of any legal parcels shall be free and clear of all liens, charges and encumbrances.

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

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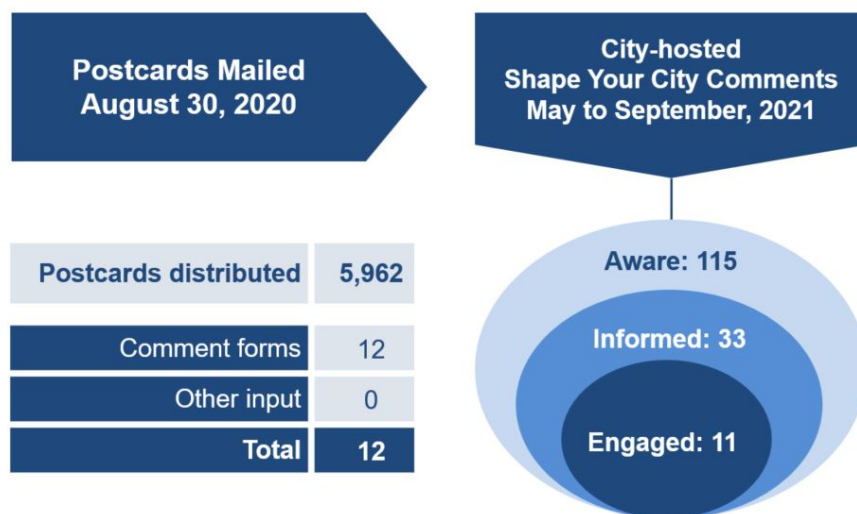
118-150 Robson Street (828 Cambie Street) PUBLIC CONSULTATION SUMMARY

Public Notification – A rezoning information sign was installed on the site on August 26, 2021. Approximately 5,962 notification postcards were distributed within the neighbouring area on or about August 30, 2021. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Engagement – Due to the pandemic, a virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. A comment form allowed people to comment on the proposal and ask questions, which staff actively monitored and responded to, from May 6 until September 17, 2021.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email. A total of 12 submissions were received.

Overview of Notification and Engagement



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

Generally, comments of support fell in the following area:

- Support for the additional rental units that will contribute to affordability

Generally, comments of concern fell in the following areas:

- Concern the proposed density is too high and is not suitable for the already-dense area
- Concern the proposal height is too high, and will have negative impacts on views

1. List of Engagement Events, Notification, and Responses

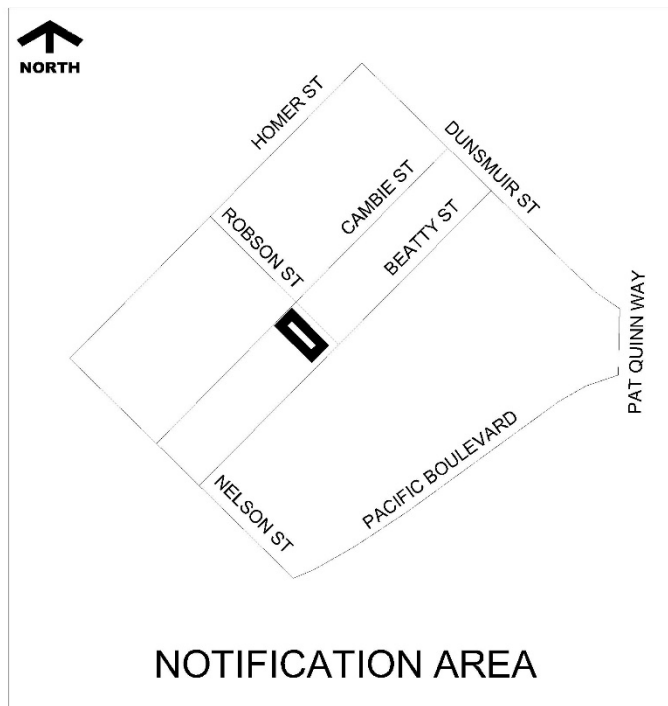
	Dates	Results
Public Notification		
Postcard distribution – Notice of Regional Growth Strategy amendment	August 8, 2021	5,962 notices mailed
Public Responses		
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	May – September 2021	12 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May – September 2021	12 submittals <ul style="list-style-type: none"> • 3 responses • 8 responses • 1 response
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May – September 2021	115 participants (aware)* <ul style="list-style-type: none"> • 33 informed • 11 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- Support for the additional rental units that will contribute to affordability (2)
- General support for the proposal (1)

Generally, comments of concern fell in the following areas:

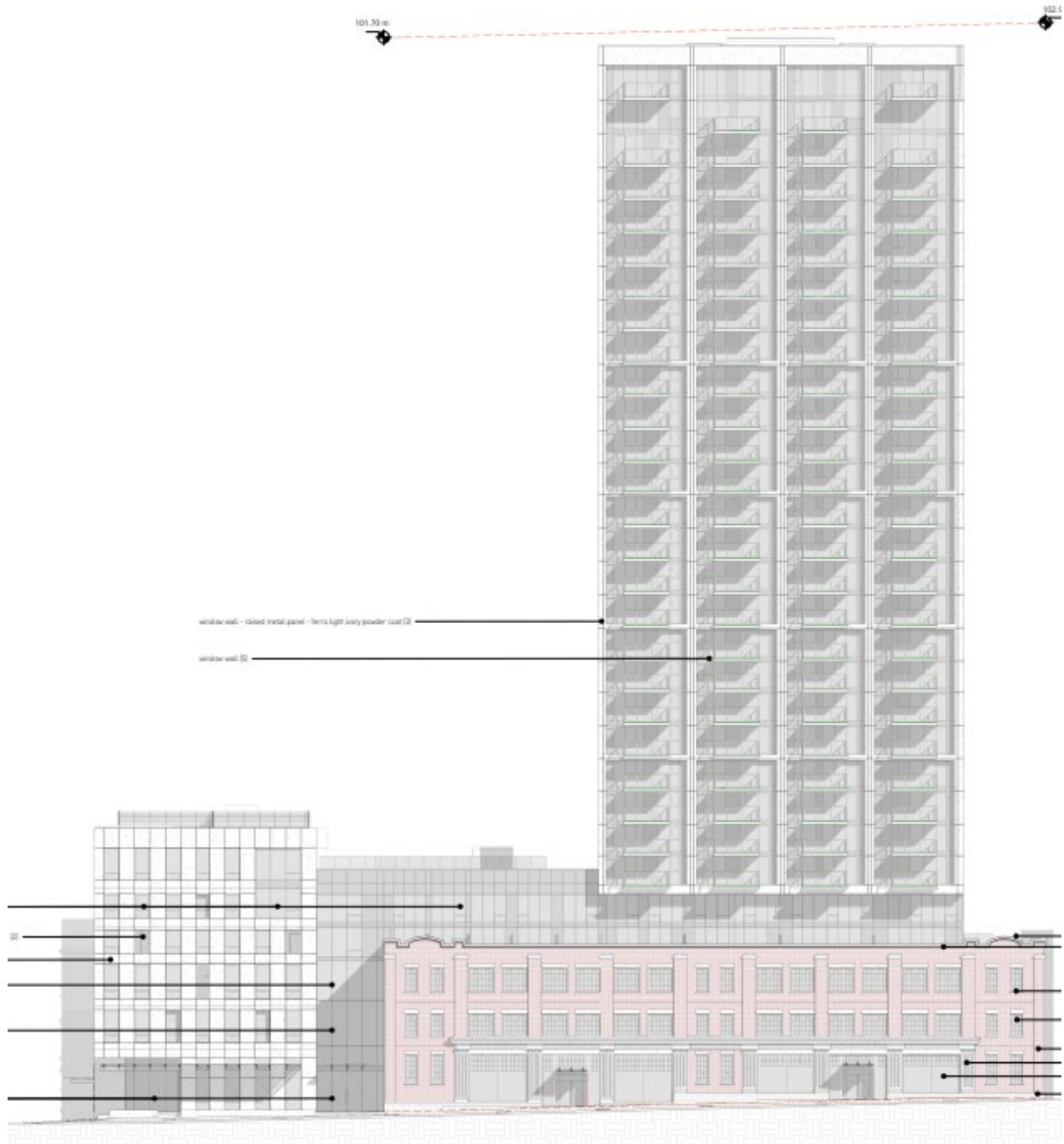
- Concern the proposed density is too high and is not suitable for the already-dense area (3)
- Concern the proposal height is too high, and will have negative impacts on views (2)
- General disagreement with the proposal (1).

Two comments that were questions were also received.

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118-150 Robson Street (828 Cambie Street)
FORM OF DEVELOPMENT

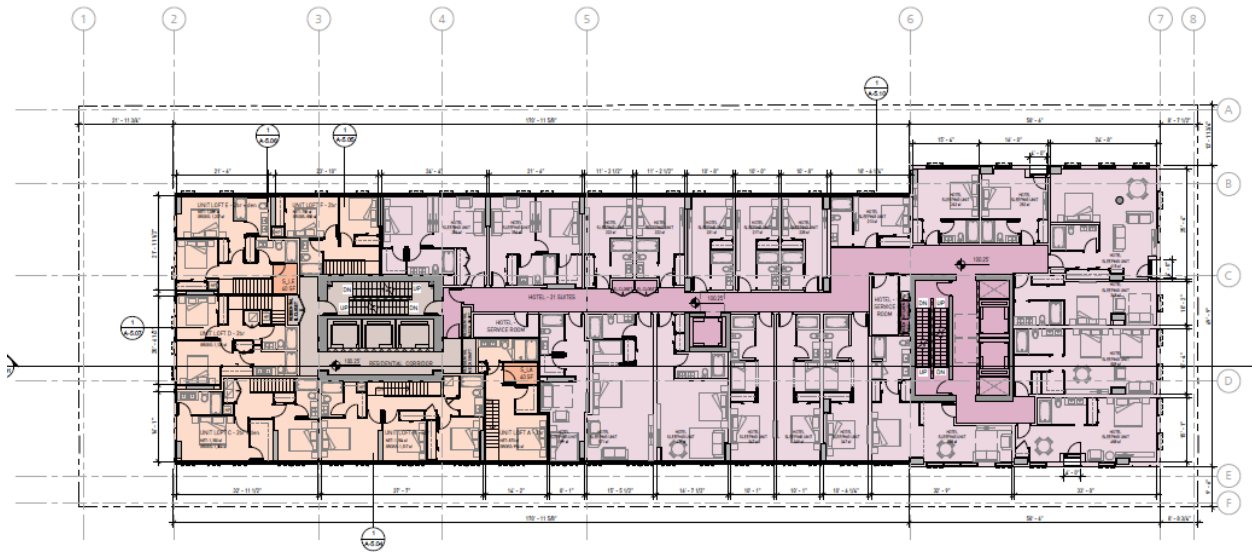
North Elevation - Robson Street



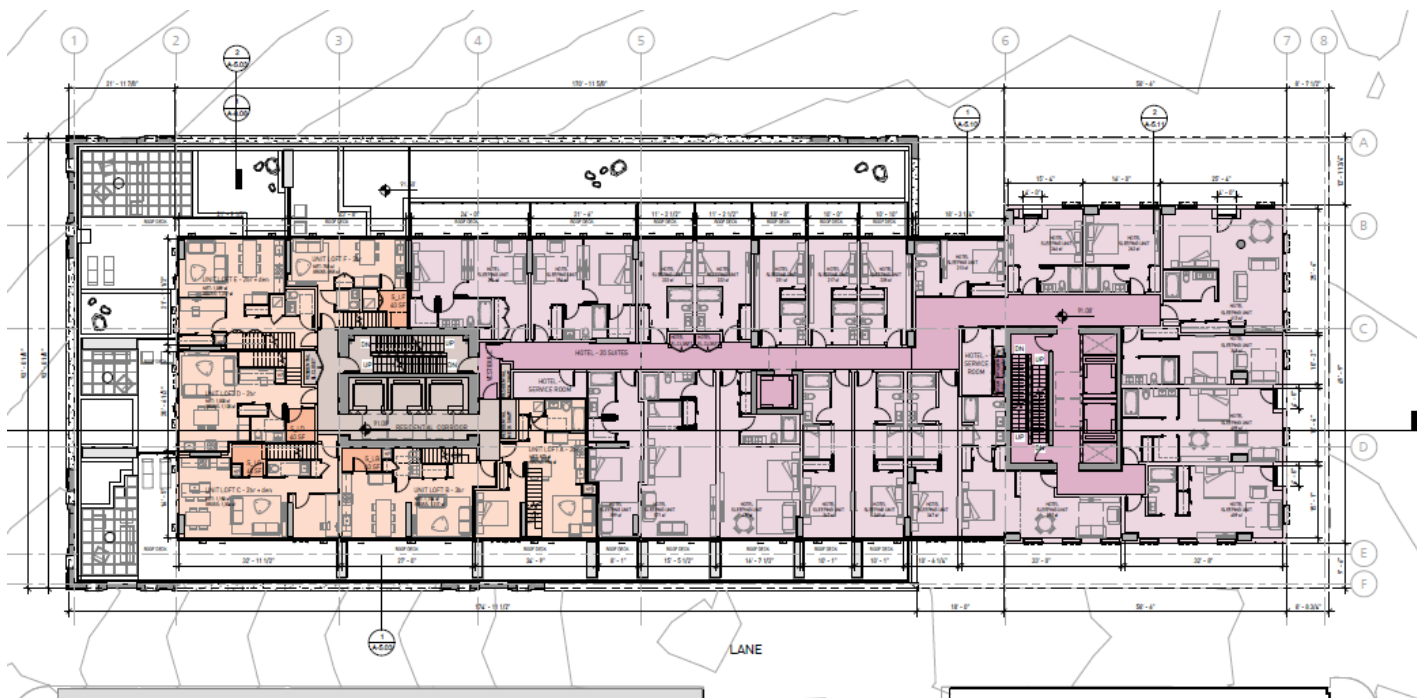
West Elevation – Cambie Street



Fourth Floor - Floorplan (rental residential in orange)



Fifth floor – Floorplan (rental residential in orange)



**118-150 Robson Street (828 Cambie Street)
PUBLIC BENEFITS SUMMARY**

Project Summary:

Increase in floor area to accommodate the addition of rental residential floor area.

Public Benefit Summary:

The proposal would provide six market rental units secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (776)	Amended CD-1 (776)
FSR	Total: 10.07 Residential:6.62 Non-residential:3.45	Total: 10.33 Residential 6.88: Non-residential:3.46
Buildable Floor Space (sq. ft.)	244,089 sq. ft.	250,320 sq. ft.
Land Use	Mixed Use	Mixed Use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$113,653
City-wide Utilities DCL ¹	\$63,120
Public Art ²	\$12,337
TOTAL	\$189,110

Other Benefits (non-quantified components): six rental units be secured as rental housing for the longer of 60 years and the life of the building

¹Based on DCL bylaws in effect as at September 30, 2021. DCL bylaws are subject to future adjustment by Council, including annual inflationary rate adjustments. DCLs are payable at building permit issuance based on bylaws 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.

²Based on rates in effect as of 2016; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

118-150 Robson Street (828 Cambie Street)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
118-150 Robson Street (828 Cambie Street)	031-375-499	Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127

APPLICANT INFORMATION

Architect	GBL Architects
Developer	Amacon Development
Property Owner	Amacon Development (Robson) Corp.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (776)	Amended CD-1 (776)
Uses	Cultural and Recreational Uses, Dwelling Uses, Retail uses, Service Uses, Accessory Use.	No change
Max. Density	10.07 FSR	10.33 FSR
Floor Area	22,676.0 sq. m (244,089 sq. ft.)	23,255 sq. m (250,320 sq. ft.)
Maximum Height	87.2m	87.2m
Parking, Loading and Bicycle Spaces	As per Parking By-law	No change

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