



REFERRAL REPORT

Report Date: March 29, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14928
VanRIMS No.: 08-2000-20
Meeting Date: April 12, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 7969-7989 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 by-laws, including amendments to the Zoning and Development By-law and Subdivision By-law in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Gud Group, on behalf of South Cambie Holdings Ltd., the registered owner of the lands located at 7969-7989 Cambie Street [*Lots 4 and 5, Centre Portion of District Lot 323 Plan 9707; PIDs 005-529-301 and 002-738-724, respectively*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.7 to 2.4 and the maximum building height from 10.7 m (35.1 ft.) to 20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and the mechanical appurtenance to permit the development of a six-storey residential building with 27 strata-titled residential units, 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 Gud Group, received July 27, 2021, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 7969-7989 Cambie Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a six-storey, strata-titled residential building. A building height of 20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and the mechanical appurtenance is proposed. The total floor area is 2,374 sq. m (25,554 sq. ft.) with a floor space ratio (FSR) of 2.4.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan* (“Plan”), subject to conditions in Appendix B.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Marpole Community Plan – Public Benefits Strategy (2014, last amended 2020)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Community Amenity Contributions for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Tenant Relocation and Protection Policy (2019)
- Latecomer Policy (2021)
- Urban Forest Strategy (2018)

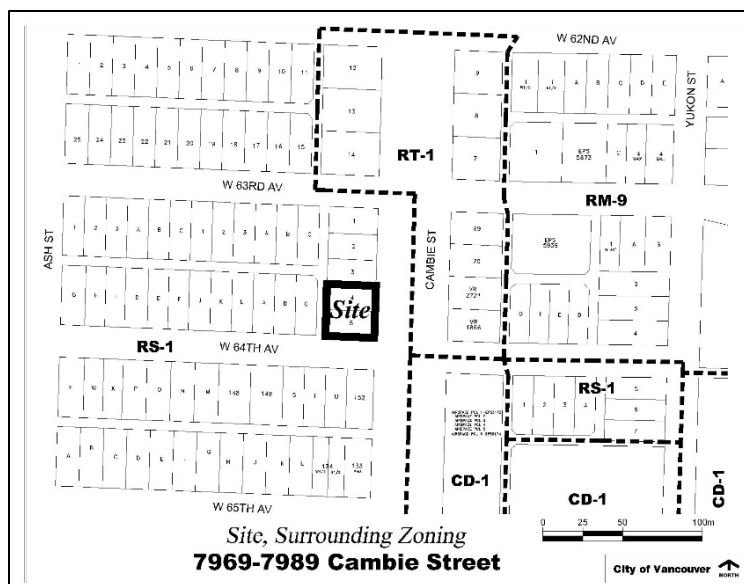
REPORT

Background/Context

1. Site and Context

The subject site is located at the northwest corner of Cambie Street and 64th Avenue (Figure 1). The property is comprised of two legal parcels, currently developed with two single-detached homes and three rental tenancies combined. The frontage is 32.3 m (105.9 ft.) and depth is 30.6 m (100.4 ft.), with a site area of 989.0 sq. m (10,646 sq. ft.). The site depth is shallow relative to the standard lot depth in the surrounding area. The site slopes down 2.0 m (6.6 ft.) from north to south. A north-south lane is located to the rear of the site.

Figure 1: Location Map – Site and Context



The subject site and surrounding neighbourhood fall within the *Plan* area. Redevelopment potential for nearby properties ranges from townhouses to eight-storey developments, to high-rise towers located further south along Southwest Marine Drive. A number of surrounding sites have been rezoned to CD-1 in accordance with the *Plan*, see Figure 1.

The adjacent properties at 7929-7949 Cambie Street were approved in principle at Public Hearing on January 25, 2022 for a six-storey residential development under the *Plan*. Enactment of the CD-1 By-law is pending.

The three rental units on the subject site are currently occupied by three tenants who are aware of this rezoning application. As this rezoning is for the consolidation of two lots, the *Tenant Relocation and Protection Policy* (“TRP Policy”) applies.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Ash Park (500 m), Winona Park (600 m) and Oak Park (1 km).
- *Cultural/Community Spaces:* Marpole Family Place (350 m) and Marpole Oakridge Community Centre (1.3 km).
- *Childcare:* Kids at Marine YMCA Child Care Centre (200 m), Marpole YMCA Child Care Centre (300 m) and Rising Star Learning (750 m).
- *Transportation:* 64th Avenue Bikeway (5 m), Cambie Bikeway (40 m) and Marine Drive Canada Line Station (350 m).

Local School Capacity – The site is located within the catchment area of Sir Wilfred Laurier Elementary School (7350 Laurel Street) and Sir Winston Churchill Secondary School (7055 Heather Street), located 1.3 km and 1.7 km away, respectively. As per the Vancouver School Board (VSB)’s *Draft Long Range Facilities Plan*, dated January 25, 2021, the 2019 elementary school enrolment was at 117% capacity. The secondary school enrolment was at 101% capacity. By 2029, both the elementary and secondary schools are anticipated to continue to operate above capacity at 117% and 102%, respectively.

The City coordinates with the VSB to inform decision making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. VSB continues to monitor development and work with the City to help plan for future growth.

2. Policy Context

Cambie Corridor Plan – The subject site is located within the Marpole/Marine Landing neighbourhood shown in section 4.5.2 of the *Plan* (see Figure 2). This area permits residential buildings up to six storeys with a density range between 2.0 and 3.0 FSR. Supportable densities are determined through a site-specific urban design analysis that takes into consideration public realm performance. Buildings are expected to enhance adjacent lanes by providing front entrances to the primary street with active uses or townhouses at the rear.

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

Figure 2: Section 4.5.2 Cambie Street: 59th-64th Avenue (Subject Site Marked with a White Star)

Strategic Analysis

1. Proposal

The application proposes to rezone 7969-7989 Cambie Street to permit a six-storey residential building with 27 strata-titled residential units (Figure 3). The proposed floor area is 2,374 sq. m (25,554 sq. ft.) for an FSR of 2.4. The building height is 20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and the mechanical appurtenance. The proposal includes outdoor amenity space on the roof, adjacent to the elevator overrun and mechanical appurtenance. In accordance with the *Plan*, a design condition recommends that the indoor amenity space be provided at the roof, contiguous with the outdoor amenity space (see Appendix B).

Figure 3: Perspective View from Cambie Street Looking Northwest

Two levels of underground parking will be accessed from the shared underground parking ramp proposed on the development to the north at 7929-7949 Cambie Street. Engineering Services has required a shared access agreement to facilitate shared access, set out in Appendix B.

2. Land Use

The proposed residential use is consistent with the *Plan*.

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

In assessing urban design performance, staff consider the built form guidance per the “Mid-Rise Residential Buildings on Arterials” section of the *Plan*.

Form of Development – The application proposes a six-storey building form, consistent with the *Plan* (see Figure 4). The building presents a four-storey streetwall, with the fifth and sixth floors set back to reduce the overall massing and height. The rear step backs at the third and fifth level allow a sensitive transition to the lower-scaled context to the west. Conditions in Appendix B include additional landscape buffering to mitigate overlook onto adjacent properties.

A front lobby entrance is proposed on the corner of Cambie Street and 64th Avenue (Figure 4) to activate the public realm. Further design development is required to animate the blank retaining walls of the pedestrian ramp to the front entrance and staircase element.

Figure 4: Proposed Building Looking West



The proposed rooftop structure occupies a relatively large area of the roof, due to the small lot size and shallow lot depth. The private indoor amenity space is proposed on the ground floor while the private outdoor amenity space is proposed on the roof. Design conditions seek to improve the functionality of the amenity spaces. This could be achieved by introducing indoor amenity space contiguous to the outdoor amenity space on the rooftop and by providing a children's play area.

The CD-1 By-law includes an additional height provision to accommodate an indoor rooftop amenity contiguous with outdoor amenity space, should the applicant wish to redesign at the development permit stage.

Access to the underground parking is provided from a shared parking ramp proposed on the building to the north, at 7929-7949 Cambie Street. The shallow lot depth of approximately 31 m (100 ft.) presents challenges with providing access to underground parking. Eliminating the need for a parking ramp on the subject site allows for an active lane treatment with residential patios and landscaping, which further enhance the public realm (Figure 5).

Design development conditions in Appendix B further reinforce the individual character of the ground-oriented units along the street and lane frontages.

Figure 5: View of the Proposed Building from the Lane



Height and Density – The *Plan* allows for a density range between 2.0 and 3.0 FSR, based on urban design performance. The density of 2.4 FSR and height of 20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and mechanical appurtenance, are in keeping with the objectives of the *Plan*.

Public Realm – The proposal is consistent with the *Cambie Corridor Public Realm Plan* to activate and enhance the public realm and pedestrian interface. A new sidewalk is to be constructed along 64th Avenue, as one does not currently exist, offering a new pedestrian connection. Planters are proposed to accentuate the lobby entrance at the intersection of Cambie Street and 64th Avenue. Further landscaping along all frontages frame the entries and patios of the ground-floor units.

As noted, the proposal does not include a parking ramp from the lane. This allows for the entire lane to be designed with active, residential frontages. The enhanced landscaping associated with the entries to the ground-floor units promotes a pedestrian-oriented public realm along the lane. Detailed design conditions are set out in Appendix B.

Urban Design Panel – A review by the Urban Design Panel was not required as the proposal is consistent with the expectations of the *Plan*.

Staff have concluded that the proposal complies with the form of development, density and height for this site, as outlined in the *Plan*. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

Housing Mix – The application proposes 27 strata-titled residential units, including 16 one-bedroom units (59.3%), nine two-bedroom units (33.3%), and two three-bedroom units (7.4%). The proposal does not meet the minimum percentage required for three-bedroom units per the *Family Room: Housing Mix Policy for Rezoning Projects*. The applicant will be required to provide a minimum of 25% of units as two-bedroom units and a minimum of 10% of units as three-bedroom units, which is stipulated in the CD-1 By-law.

Existing Tenants – As the application involves consolidation of two RS-1 lots containing secondary rental units, the *TRP Policy* applies.

Tenant Relocation and Protection Policy (“TRP Policy”) – The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the overall rental stock.

A Tenant Relocation Plan (TRP) is required when eligible tenants are displaced as a result of redevelopment or major renovation activity. The *TRP Policy* extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application.

The two homes on the site contain three rental units, two of which were occupied at the time of the rezoning application. Currently, all three rental units are occupied. While the *TRP Policy* applies to this site, none of the tenancies meet the eligibility requirements of the policy due to length of tenancy. If any additional tenants are found to be eligible after project approval, a Tenant Relocation Plan is required, to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability, prior to the issuance of a development permit.

5. Parking and Transportation

The subject site is well-served by rapid transit, located three blocks north of the Marine Drive SkyTrain station. To the south is 64th Avenue, an existing bikeway which connects to the Heather Street and Ontario Street bikeways.

The application proposes 32 vehicle parking spaces, 75 bicycle spaces, and 1 Class A loading space. The application will be required to meet the Parking By-law. Engineering conditions require future street improvements including bicycle lanes, corner curbs, lighting, and rainwater infrastructure such as bioswales. The applicant is to enter into a Latecomer Agreement for costs associated with utility improvements, including separating an existing sewer main.

Access to the underground parking is proposed to be shared with the future development to the north at 7929-7949 Cambie Street. Both buildings have been designed with knock-out panels in the underground parking area to accommodate a shared parking entry. Staff support the consolidation of the underground parking access to respond to challenges associated with the lot size, to allow for a single parking entry at the lane, and to facilitate an improved public realm along the rear lane. The provision of a shared access agreement with the north site will facilitate vehicular access for both properties as a condition in Appendix B.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishes limits on heat loss, energy use, and greenhouse gases to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis with building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

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

There are no on-site trees regulated by the Protection of Trees By-law, however there are five street trees on City-owned lands along the site's street frontages. Protection of these street trees during construction is required. Design conditions have been included to ensure high-quality landscaping, including along the site frontages, building edges, and on the rooftop outdoor amenity space.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on August 10, 2021. Approximately 3,410 notification postcards were distributed within the neighbouring area on or about September 24, 2021. Notification, application information, and an online comment form was provided on the City's digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from September 27, 2021 to October 17, 2021 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model were posted for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received via online questions, comment forms, by email and phone. A total of 15 submissions were received.

Below is a summary of feedback, organized by topic. A summary of all public responses are in Appendix D.

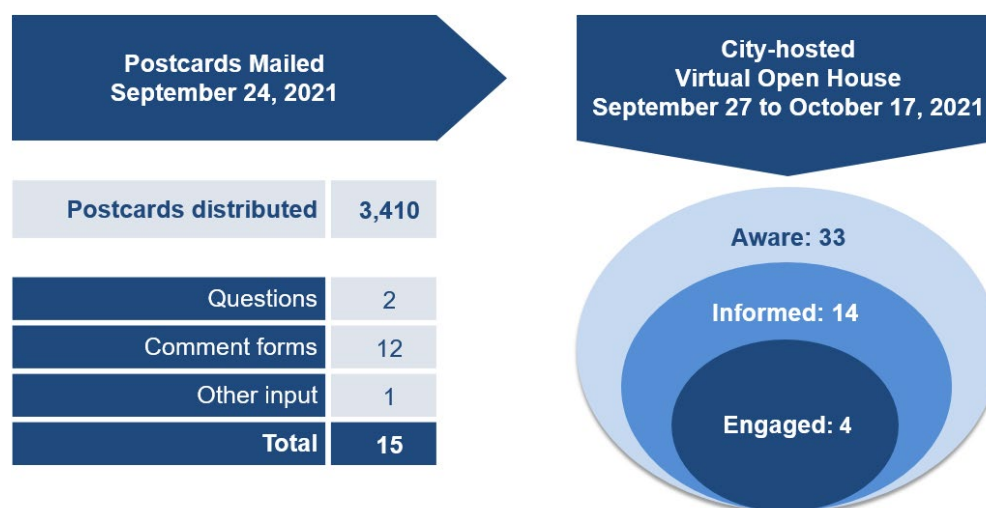
Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The height, massing, density is appropriate and aligns with the *Plan*.
- **Building design:** The building is aesthetically pleasing and the inclusion of the rooftop amenity space is a welcome addition.

Generally, comments of concern fell within the following areas:

- **Family housing:** The proposed project is deficient in three-bedroom, family-oriented units.
- **Traffic:** The amount of traffic has increased dramatically, causing daily traffic jams and congestion onto the neighbouring streets.

Figure 6: Overview of Notification and Engagement



Response to Public Comments – Staff will require the development to meet the Parking By-law, per conditions in Appendix B. In addition, Engineering staff continue to monitor traffic along busy arterials, however given the scale of the development and anticipated street improvements and proximity to frequent transit and cycling infrastructure, meaningful impacts to existing roadway network operations are not anticipated. The building will also be required to increase the number of three-bedroom units, as per policies. The CD-1 By-law requires a minimum of 35% family units in strata-residential developments, including 10% of units with three or more bedrooms and a minimum of 25% of units with two bedrooms.

Public Benefits

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 take into consideration community needs, area deficiencies, and the impact of proposals on City services.

The site is subject to a fixed-rate CAC applicable to six-storey residential projects within the Cambie Corridor. The applicant has offered a cash contribution of \$1,848,550 based on the net increase in allowable residential floor area of 18,098sq. ft. and the target CAC rate of \$102.14/sq. ft. applicable to this application.

Marpole Community Plan Public Benefits Strategy (PBS) – Consistent with all rezoning applications for sites south of 57th Avenue in the Cambie Corridor, the cash CAC is to be allocated to the *Marpole Plan's* PBS. The PBS identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. To monitor progress towards the achievement of community amenities in accordance with the strategy, a summary of public benefits for the Marpole area is provided in Appendix F.

Development Cost Levies – 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).

This site is currently subject to the City-wide DCL and Utilities DCL. 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. Based on by-laws and rates in effect as of September 30, 2021, and the proposed 25,554 sq. ft. of residential floor area, \$724,967 of DCLs would be expected from this development.

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

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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

Financial Implications

Based on the DCL by-laws and rates in effect as of September 30, 2021, it is estimated that the proposed development will pay \$724,967 of DCLs.

The applicant has offered a cash CAC of \$1,848,550 to be allocated towards the *Marpole Community Plan* Public Benefits Strategy. No public art contribution is expected from this rezoning.

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

CONCLUSION

Staff have reviewed the application to rezone 7969-7989 Cambie Street. The land use, height, and density for a six-storey strata-titled residential building is consistent with the *Cambie Corridor Plan*.

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

* * * * *

**7969-7989 Cambie Street
PROPOSED 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 ().

Uses

3. 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) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing; 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.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 989 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.4.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling units.

Building Height

- 6.1 Building height, measured from the base surface to top of the roof parapet, must not exceed 20.5 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances, the height of the portion of the building used for the common amenity space, mechanical appurtenances and access must not exceed 22.8 m.

Horizontal Angle of Daylight

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

Acoustics

8. All development permit applications 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

* * * * *

7969-7989 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Gud Group, received July 27, 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

- 1.1 Design development to reinforce the individual character of the ground-oriented residential units along the streets and the lane.

Note to Applicant: Elements that can distinguish these units include street-facing entries that lead to the principal living space (sliding doors, often leading to bedrooms are not supported), entry canopies, signage, and lighting. This will aid in maintaining the neighbourhood character while enriching the pedestrian experience.

- 1.2 Design development to enhance the quality of architectural expression of the building by reducing the visual impact of blank walls as follows:

- (a) Continuous blank retaining walls particularly along the streets, should be minimized. Long-term strategies to be explored include terracing, applying high-quality materials, and landscaping.
- (b) Staircase massing appearance should be minimized by implementing openings, details, textures, and/or different color palette materials.

- 1.3 Design development to introduce indoor amenity space contiguous to outdoor amenity space on the rooftop and to improve the functionality of amenity spaces in compliance with the High-Density Housing for Families with Children Guidelines.

- 1.4 Design development to mitigate overlook onto adjacent developments.

Note to Applicant: Suggested strategies include landscaped buffers or planters along the perimeter of decks and balconies.

- 1.5 Design development to meet the green roof requirements of the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: The type of green roof proposed and the percentage of green roof proposed should be noted on the architectural and landscape plans. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-andgreen-roofs.pdf>. See also Landscape Condition 1.13.

- 1.6 Provision to maintain or improve the high quality design of the façade.

Note to Applicant: At time of development permit, drawings are expected to demonstrate constructability and the materiality of the proposed façade treatment.

- 1.7 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)

- 1.8 Design development to respond to CPTED principles, having particular regard for:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti;

Note to Applicant: Alcoves and other similar, visually hidden areas should be designed to not be covered or have limited cover, and must be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

- 1.9 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

- 1.10 Design development to expand programming on upper/roof levels to include planters with planting for softening edges, improving privacy and mitigating overlook to the neighbouring properties.

Note to Applicant: Trees should be planted in permanent planters with adequate soil volume. Coordinate with the structural engineer to ensure loading requirements can be met. Provide easy access for maintenance purposes. Refer also to Urban Design condition 1.4.

- 1.11 Design development to include urban agriculture plots in the common outdoor space.

Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc.

- 1.12 Design development to improve the sustainability strategy, as follows:

- (a) Provide high-quality materials to all landscape areas for durability into the future;
- (b) Add vines to any blank wall façades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems); and
- (c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.13 Provide confirmation of:

- (a) Percentage of intensive or extensive green roofs on proposed roof tops, to meet the green roof requirements; and
- (b) Maintenance access to green roofs.

Note to Applicant: Add notations to plans to confirm percentages of intensive or extensive green roofs and meet the green roof requirements as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin (minimum 25% of the roof area for an intensive green roof or 50% for an extensive green roof). Refer to Urban Design condition 1.5.

- 1.14 Consideration of the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

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

- (a) Maximize natural landscape best management practices;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting on the rooftop areas, where possible;
- (d) Use permeable paving;
- (e) Employ treatment chain systems (gravity-fed, wherever possible); and
- (f) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be provided at the development permit stage.

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

- (a) Detailed stormwater report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 1.17 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

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

1.19 Provision of a Tree Management Plan.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

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

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

1.22 Provision of an outdoor lighting plan.

Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.

Sustainability

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

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

Zero Waste

- 1.24 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering

- 1.25 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

- 1.26 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/roads-bridges-and-goods-movement> [translink.ca]). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver.

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.

- 1.27 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.
- 1.28 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.
- 1.29 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 to the 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.

- 1.30 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advance of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.31 Provision of a Landscape and Site Plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City through the DP process.

- 1.32 Provision of a signed and sealed design for a one-way ramp signal or warning light to mitigate conflicts between vehicles on the one-way internal circulation ramp between the P1 and P2 parking levels.

- 1.33 Design development to improve access and design of bicycle parking by performing the following:

- (a) Provision of Class A bicycle spaces to be independently accessible by means of a minimum 1.2 m (4 ft.) access aisle;

Note to Applicant: Minimum access to Class A bicycle spaces located on the P1 parking level conflict with minimum vehicle maneuver aisle width.

- (b) Provision of Class A bicycle spaces to be provided within a storage room, except that spaces may be provided within a secure parkade as bicycle lockers;

Note to Applicant: The 11 Class A bicycle spaces provided on the P1 parking level adjacent the vehicle maneuver aisle appear to be provided as standard Class A spaces. Consider providing these as bicycle lockers.

- (c) Provision of automatic door openers for all doors providing access to Class A bicycle storage.
- 1.34 Design development to locate the Class A passenger space at-grade with access from the lane.
- Note to Applicant: This could be achieved by locating the surface loading space at the northwest corner of the lot.
- 1.35 Provision of minimum 4.0 m (13.1 ft.) width for the first Class A passenger space.
- Note to Applicant: Minimum width may be reduced to 2.9 m (9.5 ft.) if the passenger space is provided as a parallel space at the lane with minimum 6.5 m (21.3 ft.) length. Reference Section 7.3 of the Parking By-law for additional information.
- 1.36 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines.
- 1.37 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) All types of parking and loading spaces individually numbered and labelled;
 - (b) Identification of all columns in the parking layouts;
 - (c) Dimensions for typical parking spaces;
 - (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates;
- Note to Applicant: These clearances must consider mechanical projections and built obstructions.
- (e) Design elevations on both sides of the ramps and drive aisles at all breakpoints;
- Note to Applicant: Length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (f) Details on the parkade warning system and locations of lights, signs and detection devices to be shown on the plans; and
 - (g) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.
- 1.38 Provision of a Final Hydrogeological Study which includes:
- (a) Provision of an updated Groundwater Management Plan:
 - (i) The submission requirements outlined in the Groundwater Management Bulletin;

- (ii) Provision of complete drill hole logs showing monitoring well completion details;
- (iii) Groundwater monitoring through to end of March 2022 (at a minimum) to identify the high water table; and
- (iv) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: Every effort should be made to limit permanent groundwater discharge to the City drainage system.

(b) Provisions of an updated Impact Assessment which includes:

- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of off-site settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.39 Provision of a draft final Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering Services, in their discretion, to be submitted prior to Development Permit issuance to clearly indicate how the on-site system achieves the following:

(a) General Requirements

- (i) Provision of post-development site plan(s) that includes the following:
 - Building location/footprint;
 - Underground parking extent;
 - Proposed service connections to the municipal sewer system;
 - Location and labels for all proposed rainwater management practices;
 - Area measurements for all the different land use surface types within the site limits; and
 - Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.
- (ii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes

drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

- (i) Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.

(c) Water Quality Target

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
 - Product Name and Manufacturer/Supplier;
 - Total area and % Impervious being treated;
 - Treatment flow rate;
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
 - Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
 - Location of device in drawing or figure in the report.

(d) Release Rate

- (i) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be higher compared to landscaping over native soil due to the increased runoff potential without in-situ infiltration. Runoff coefficient for artificial turf should be higher and at least equivalent to other hardscape surfaces such as “drives and walkways” due to its lack of evapotranspiration and infiltration properties.

- (ii) Update the peak flow calculations to include post-development conditions for both with and without release rate controls.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.40 Subject to approval of a Rainwater Management Plan, if required by and on terms satisfactory to the General Manager of Engineering Services and the Director of Legal Services, in their discretion, enter into a Rainwater Management Agreement prior to Development Permit issuance, which agreement shall include provision for the construction or modification of a rainwater management system.
- 1.41 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.42 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.43 The following statement is to be placed on the Landscape Plan:

"This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- 1.44 Remove existing entrance walkways and steps from City boulevard on Cambie Street.
- 1.45 Landscape and architectural plans to include:
 - a) Show all City Building Grades (BG) on landscape and architectural plans. To minimize grade differences, interpolate a continuous grade between the elevations provided in the City BG Plan; and
 - b) Remove plantings and other encroachments from the laneway. Surface treatment of City laneway to be standard asphalt only.
- 1.46 Follow Cambie Corridor streetscape guidelines.

Housing

- 1.47 Provide a notarized declaration prior to issuance of the development permit that lists each unit occupied on the date of rezoning application submission; and includes copies of a letter addressed to each tenant summarizing that the tenant is not eligible under the TRPP, and signed as received by each tenant.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Consolidation of Lots 4 and 5 Centre Portion of District Lot 323, Plan 9707 to create a single parcel and subdivision of that site to result in the dedication of the south 0.7 m along 64th Avenue, and the dedication of a corner cut truncation from the southeast corner of the site for road purposes, to the satisfaction of the City's Approving Officer.

Note to Applicant: The new property line will extend from a point that is 0.6 m along the existing property line along 64th Avenue from the intersection of the existing property line along 64th Avenue and the property line along Cambie Street, to a point that is 10.2 m along the property line along Cambie Street from the intersection of the property line along Cambie Street and the existing property line along 64th Avenue.

Note: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Provision of legal agreements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to which the City is a party, to secure access for users and residents of the site to the underground parking on the adjacent property at 7929 Cambie Street (Lots 2 and 3 Centre Portion of District Lot 323 Plan 9707).
- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated June 23, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along 64th Avenue or 150 mm Cambie Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. 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.

Note to Applicant: As per the City's Building By-law, the principle entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade. This measurement must not cross arterial roads

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - (i) Implementation of development(s) at 7969-7989 Cambie Street requires the following in order to improve combined sewer flow conditions.

Local Servicing Upgrade:

- Separate 65 m of existing 200 mm COMB to 200 mm SAN and 250 mm STM on Cambie Street from MH__FJCLBO to MH__FNJJOX.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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 post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Development to be serviced to the proposed 200 mm SAN and 250 mm STM sewers in Cambie Street.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The City reserves the right to deliver the local servicing upgrades on Cambie Street as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

- (ii) Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
 - The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- (c) Provision for the construction of, or full funding for, future street improvements from the centre lines of Cambie Street and 64th 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, raised protected bike lanes, protected intersection corner, concrete sidewalks, curb ramps, and improved street lighting and additional pedestrian scale lighting to current City standards and IESNA recommendations including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Further review and coordination with staff from Engineering and Urban Forestry will be required in order to determine whether the retention of the existing street trees on 64th Avenue is viable with grading and complete street requirements. Should the trees be required to be removed and replaced, costs associated with this work, including their replacement value, will be borne by the applicant.

- (d) Provision of the following green rainwater infrastructure improvements:
- (i) On Cambie Street, as per the Cambie Corridor Public Realm Plan Complete Street upgrades, install a bioswale feature to treat and retain 90% of average annual rainfall or a 48 mm-24 hr. event from the right-of-way to the greatest extent practical.

Note to Applicant: Bioswale and bioretention generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

- (ii) On 64th Avenue, in alignment with new sidewalk and bike lane upgrades, install bioretention system in the curb bulge to capture and retain 90% of average annual rainfall or a 48 mm-24 hr. event from the right-of-way to the greatest extent practical.

Note to Applicant: Add notes and callouts to the plans stating that the required Green Infrastructure improvements as per City-issued design.

- (e) Provision of entire intersection lighting upgrades to current City standards and IESNA recommendations at Cambie Street and 64th Avenue.
- (f) 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.

- (g) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on 64th Avenue adjacent to the site.
- (h) Provision of lane lighting on standalone poles with underground ducts. The ducts must connect to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.
- (i) Provision to reconstruct the laneway along the development site's frontage per City centre valley "Higher Zoned Laneway" pavement structure. Install two new CBs in the laneway (one at the northern extent of the development site and a second CB near the lane crossing at 64th Avenue).
- (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

- (a) Separate 65 m of existing 200 mm COMB to 200 mm SAN and 250 mm STM on Cambie Street per condition 2.3(b)(i).

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.

- 2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

Contact Utilities Management Branch at 604-829-9447 or umb@vancouver.ca.

Housing

- 2.6 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.
 - b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - c) Provide a Final Tenant Relocation Report prior to issuance of the occupancy permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

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

Community Amenity Contribution

- 2.8 Pay to the City the cash Community Amenity Contribution of \$1,848,550 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Marpole Plan 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.

Environmental Contamination

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

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

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

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

* * * * *

7969-7989 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) Lot 4 Centre Portion of District Lot 323 Plan 9707; PID: 005-529-301; and
- (b) Lot 5 Centre Portion of District Lot 323 Plan 9707; PID: 002-738-724.

* * * * *

7969-7989 Cambie Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	September 27, 2021 – October 15, 2021	33 participants (aware)* <ul style="list-style-type: none"> • 14 informed • 4 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 24, 2021	3,410 notices mailed
Public Responses		
Online questions	September 27, 2021 – October 15, 2021	2 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	August, 2021 – January, 2022	12 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	August, 2021 – January, 2022	12 submittals <ul style="list-style-type: none"> • 11 responses • 0 responses • 1 responses
Other input	August, 2021 – January, 2022	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August, 2021 – January, 2022	206 participants (aware)* <ul style="list-style-type: none"> • 85 informed • 12 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The building height, massing, density and context is appropriate for this location as it fits along the Cambie Corridor and is compliant to the existing Cambie Corridor Plan.
- **Building design:** The building is aesthetically pleasing and the inclusion of the rooftop amenity space is a welcome addition.

Generally, comments of concern fell within the following areas:

- **Family housing:** The proposed project does not contain enough family oriented units such as three-bedroom units.
- **Traffic:** The amount of traffic has been increasing dramatically and causing daily traffic jams and congestion on the neighbouring streets.

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

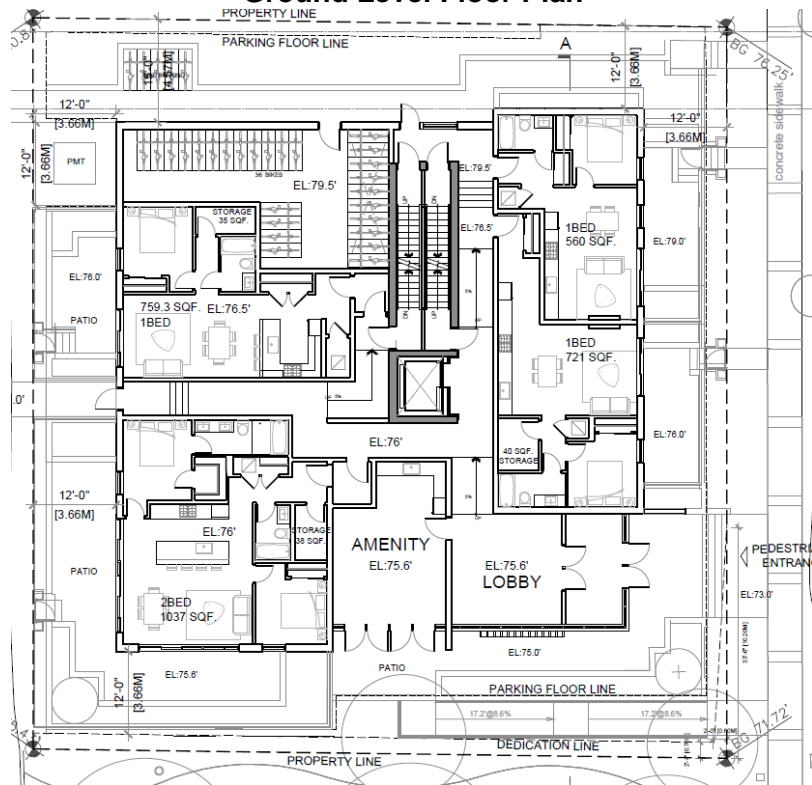
Neutral comments/suggestions/recommendations:

- More FSR should be given to projects that are within close proximity to transit.
- The rezoning process for Cambie Corridor projects is unnecessary and projects that are exactly policy compliant should be given an expedited process.
- There should be more considerations for a sidewalk on the south side of 64th Avenue.

* * * * *

7969-7989 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

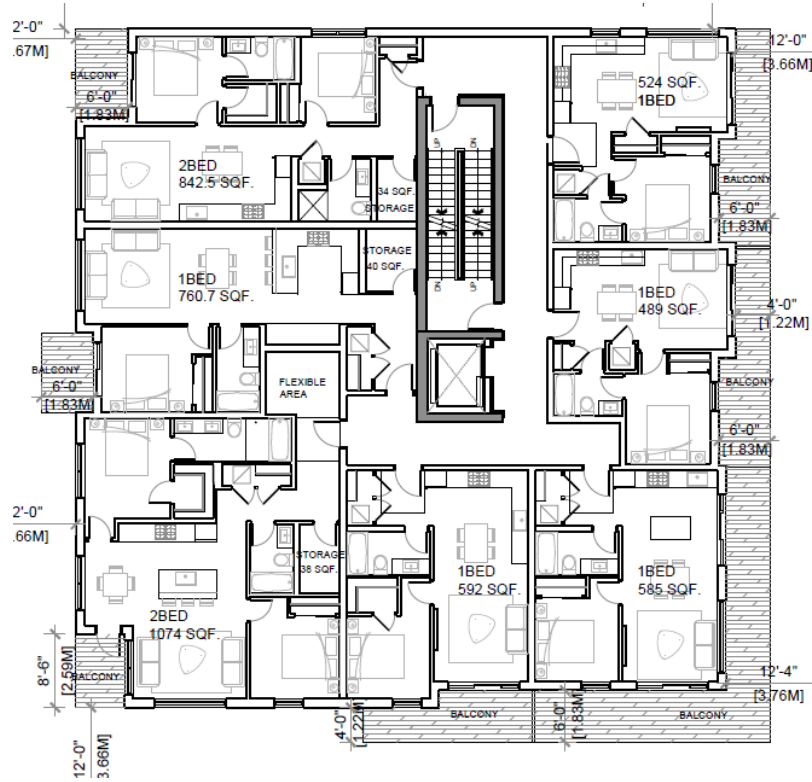
Ground Level Floor Plan



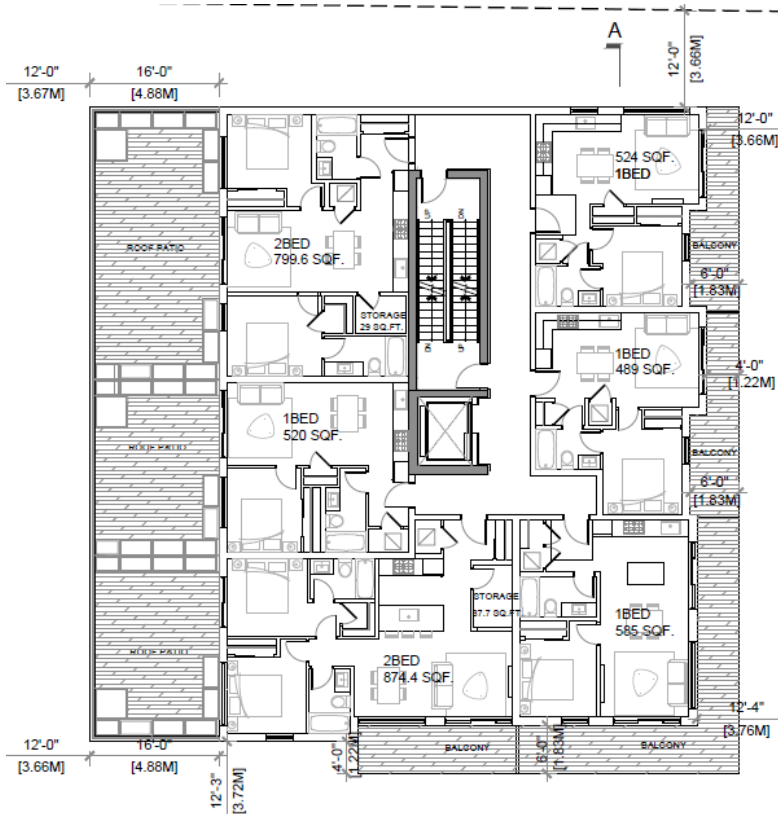
Perspective as Viewed from Cambie Street and 64th Avenue



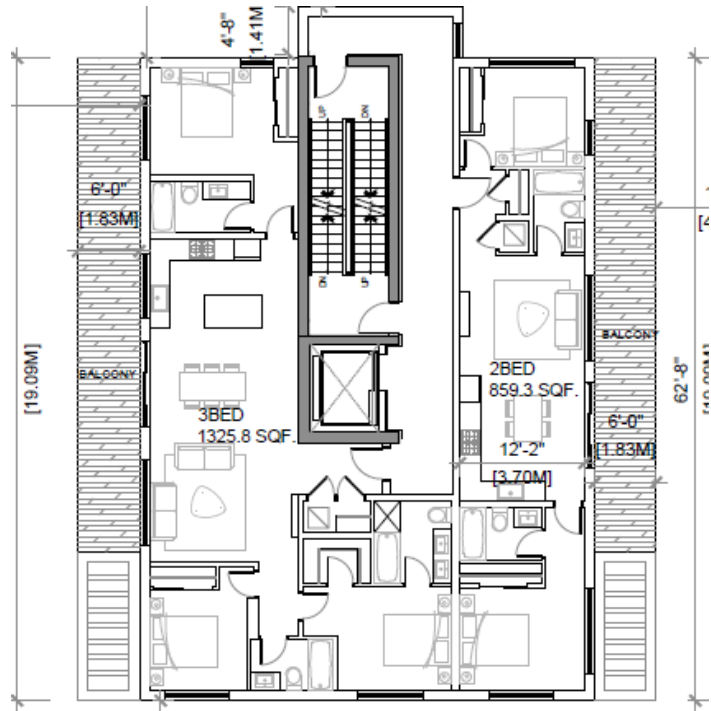
Level 2 Floor Plan



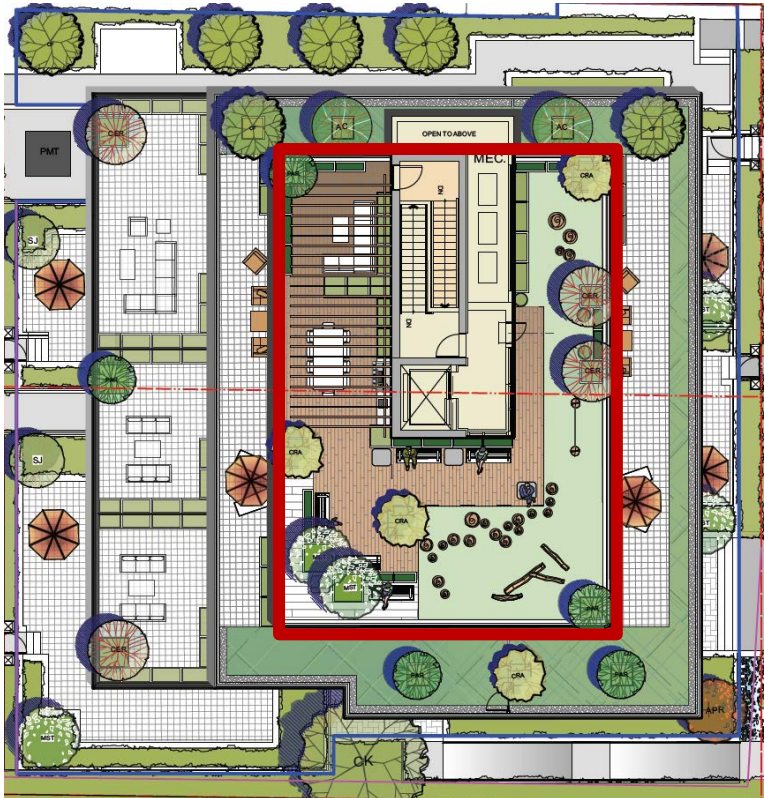
Level 3 Floor Plan



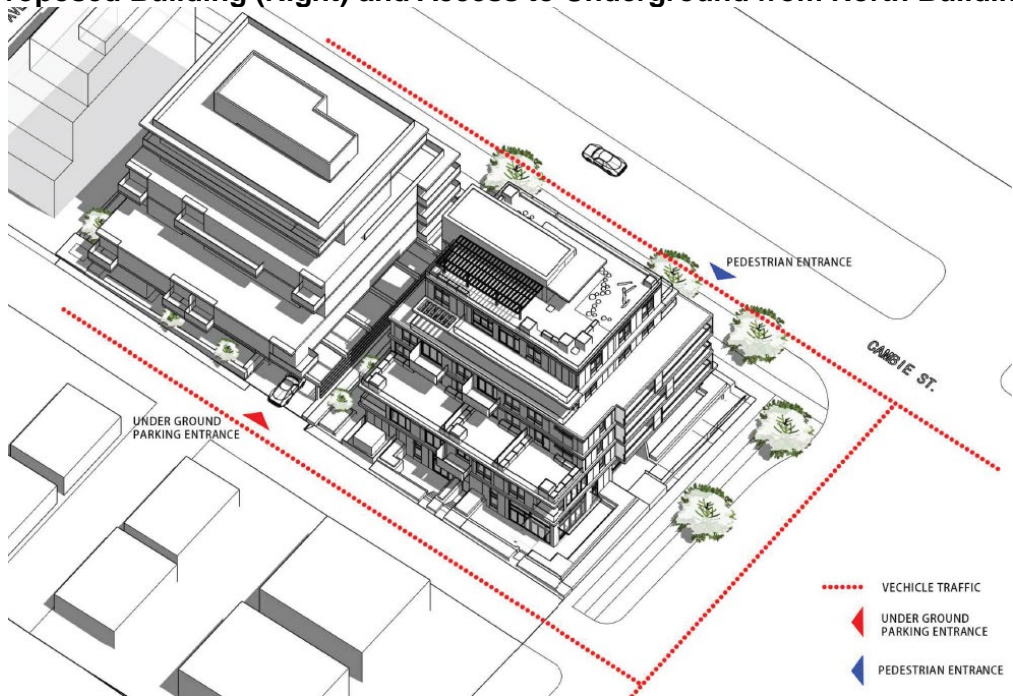
Level 6 Floor Plan



Roof Level (Outdoor Amenity) Floor Plan



Proposed Building (Right) and Access to Underground from North Building



East Elevation (Front)



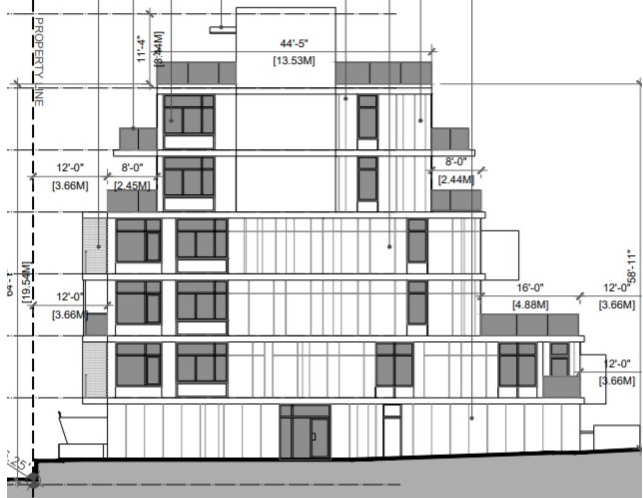
West Elevation (Rear)



South Elevation



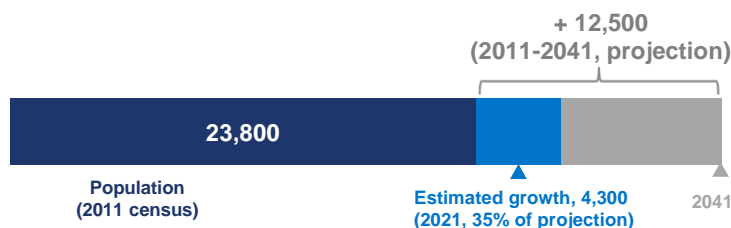
North Elevation



PUBLIC BENEFITS IMPLEMENTATION DASHBOARD MARPOLE COMMUNITY PLAN (2014) Updated mid-year 2021

POPULATION GROWTH^a

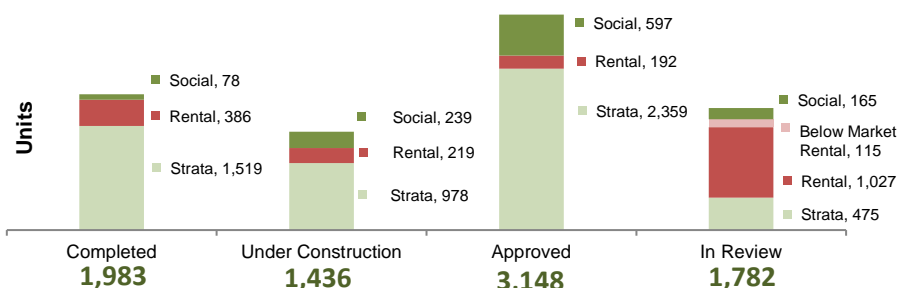
Marpole has grown by approximately **4,300** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [7730-7772 Cambie Street](#)
- [8725 French Street](#)
- [8257-8273 Oak Street and 1025-1035 West 67th Avenue](#)
- [8655 Granville Street](#)
- [1325 West 70th Avenue](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013^c

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

TARGETS <small>See Chapter 17 of the Marpole Community Plan</small>	Completed	Construction	Planning / Design	Progress
HOUSING <ul style="list-style-type: none"> • ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood) • ~ 835 secured market rental units (Gross numbers of units reported) 	<ul style="list-style-type: none"> • 78 social housing units^d • 386 secured market rental units (8555 Granville Street, 8198 Cambie Street, 400 SW Marine Drive, 7645 Cambie Street, 445-455 SW Marine Drive) 	<ul style="list-style-type: none"> • 239 social housing units ((Pearson Dogwood), 55-79 SW Marine Drive, 87-115 SW Marine Drive) • 219 secured market rental units (308 West 62nd Avenue, 8615 Laurel Street, 8636 Oak Street, 8599 Oak Street, 1041 SW Marine Drive) 		<p>22% of social housing target achieved</p> <p style="text-align: center;">➔</p> <p>72% of secured rental target achieved</p> <p style="text-align: center;">✓</p>
CHILDCARE <ul style="list-style-type: none"> • ~ 234 spaces for children 0-4 • ~ 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 74 spaces for children 0-4 (Marpole YMCA, Kids at Marine Drive) • 24 spaces for children 5-12 (Sexsmith Elementary School) 	<ul style="list-style-type: none"> • 69 spaces for children 0-4 (David Lloyd George childcare) 		<p>61% of spaces for children 0-4 target achieved</p> <p style="text-align: center;">✓</p> <p>10% of spaces for children 5-12 target achieved</p> <p style="text-align: center;">➔</p>

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 17 of the Marpole Community Plan				
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs Renew sidewalks as required Provide more and better walking/cycling access to the Fraser River Enhance the transit network in Marpole Construction of station at West 57th Avenue 	<ul style="list-style-type: none"> SW Marine Drive bikeway improvements (Granville to Camosun Streets) Arbutus Corridor temporary pathway and removable bollards Interim plaza (67th Avenue and Granville Street) 		<ul style="list-style-type: none"> Four rain gardens in curb bulges (54th Avenue from Neal to Cambie Streets) 	→
CULTURE <ul style="list-style-type: none"> Preserve and stabilize cultural assets Retain/create multi-use neighbourhood creative spaces Reflect significant heritage themes (e.g. Musqueam presence) in public realm. 	<ul style="list-style-type: none"> Joy Kogawa House acquired and renovated 6 public art installations (Connecting Two Worlds: Musqueam artist-designed crosswalk between 70th and 68th Avenues, Golden Tree, Fusion, Land and Sea, Tools of Fraser River, Salish Gifts) MC2 artist studios (2 units) 			→
CIVIC / COMMUNITY <ul style="list-style-type: none"> Renew the Marpole Library Replace or renew the existing Marpole-Oakridge Community Centre Work with YMCA to deliver aquatic services. 	<ul style="list-style-type: none"> Land acquired for Marpole Civic Centre (MCC) 		<ul style="list-style-type: none"> Marpole Community Centre renewal and outdoor pool at Oak Park (permitting and design phase) 	✓
HERITAGE <ul style="list-style-type: none"> Partner with Musqueam for importance of Marpole Midden and čəsnaʔəm 5% allocation from CACs in Marpole 	<ul style="list-style-type: none"> 5% allocation from cash CACs 		<ul style="list-style-type: none"> Ongoing efforts for Fraser Arms Hotel and protection of čəsnaʔəm site 5% allocation from CACs in Marpole 	✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place expansion Neighbourhood House expansion Explore office space for non-profits 	<ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration 		<ul style="list-style-type: none"> Non-profit space at Marpole Civic Centre Seniors space in Marpole Oakridge Community Centre Youth space in Marpole Oakridge Community Centre 	✓
PARKS <ul style="list-style-type: none"> Fraser River park Pearson Dogwood park 1-2 plazas through redevelopment Upgrade 2 parks 	<ul style="list-style-type: none"> 63rd and Yukon green infrastructure plaza Ash Park Playground replacement Winona Park Playground replacement 		<ul style="list-style-type: none"> William Mackie Park renewal 	→

EXPLANATORY NOTES

^a **Population Growth:** Growth is 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 end of the most recent reporting period.

^b **Development Activity:** Reports on gross new units and 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

**The number of dwelling units has been adjusted to correct a data error in the 2020 year-end tracker.*

^c **Public Benefits Achieved:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made progress in planning or design stages, but have not yet moved to construction. Housing units in developer-initiated applications are not included as numbers and status may change throughout the permitting process.

^d 78 social housing units are temporary modular housing that were not anticipated in the Marpole Plan and do not count towards the Plan's housing goal.

* * * * *

7969-7989 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary

Six-storey residential building containing 27 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 989 sq. m / 10,646 sq. ft.)	0.7	2.4
Buildable Floor Space (sq. ft.)	7,449	25,554
Land Use	Single-Family Residential	Multiple Dwelling Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$466,105
Utilities DCL ¹	\$258,862
Community Amenity Contribution	\$1,848,550
TOTAL	\$2,573,517

¹ Based on DCL by-laws in effect as at September 30, 2021. DCL by-laws 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.

* * * * *

7969-7989 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	7969-7989 Cambie Street
Legal Description	Lots 4 and 5 Centre Portion of District Lot 323 Plan 9707
Property Identifier (PID)	005-529-301 and 002-738-724
Property Owner	South Cambie Holdings Ltd.
Architect	Gud Group

SITE STATISTICS

Site Area	989 sq. m (10,646 sq. ft.)
------------------	----------------------------

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Uses	Residential	Residential
Maximum Density	0.7 FSR	2.4 FSR
Floor Area	692 sq. m (7,449 sq. ft.)	2,374 sq. m (25,554 sq. ft.)
Maximum Height	10.7 m (35 ft.)	20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 32 Bicycle Parking 75 Loading Spaces 1
Natural Assets	0 existing on-site By-law trees; 5 City trees	5 City trees to be retained To be confirmed at development permit stage

* * * * *