



REFERRAL REPORT

Report Date: January 31, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15519
VanRIMS No.: 08-2000-20
Meeting Date: February 14, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 7688-7720 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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Ciccozzi Architecture Inc. on behalf of 1108289 B.C. Ltd., Inc.No. BC1108289, the registered owner of the lands located at
- 7688-7690 Cambie Street [*PID 009-690-000; Lot 6 Block O District Lot 323 Plan 9322*]; and
 - 7710-7720 Cambie Street [*Strata Lots 1 and 2 District Lot 323 Strata Plan VR. 1090, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 006-362-222 and 006-362-249, respectively*];

to rezone from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.60 to 2.75 and the building height from 6.1 m (20 ft.) to 21.3. m (70 ft.), to permit the development of a six-storey residential building containing 60 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 Ciccozzi Architecture Inc., received May 6, 2022, 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 Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 7688-7720 Cambie Street to a CD-1 (Comprehensive Development) District for a six-storey strata-titled residential building.

The proposed use and form of development are consistent with the intent of the *Cambie Corridor Plan* ("Plan"). 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 the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Marpole Community Plan – Public Benefits Strategy (2014, last amended 2020)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Community Amenity Contributions for Rezoning (1999, last amended 2022)

- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Urban Forest Strategy (2014)

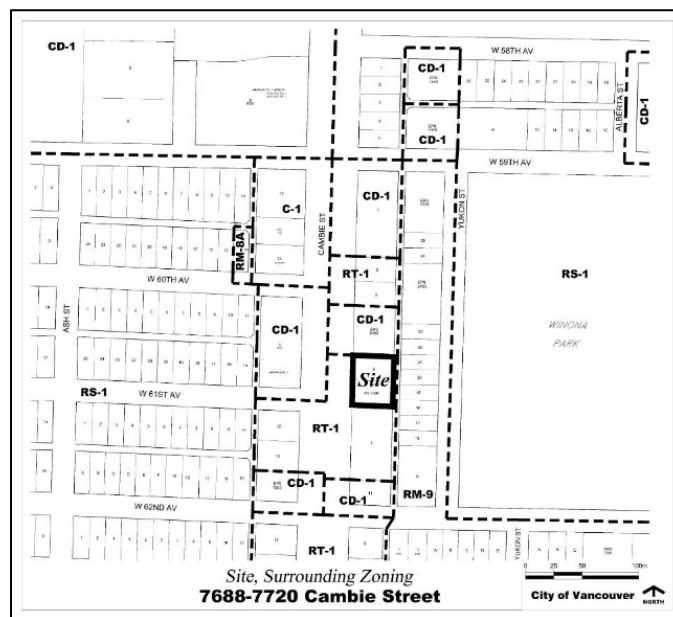
REPORT

Background/Context

1. Site and Context

The subject site is zoned RT-1 and located on the east side of Cambie Street, between 60th and 61st Avenues (Figure 1). The property consists of a two-lot assembly, with a frontage of 43.9 m (144 ft.) and a depth of 36.0 m (118 ft.). The total site area is 1,580.1 sq. m (17,008 sq. ft.) and is developed with two duplexes built in 1957 and 1958, both currently rented. As the application involves consolidation of two lots with secondary rental units, the *Tenant Relocation and Protection Policy* applies.

Figure 1: Location Map – Site and Context



The surrounding area is undergoing significant change, with new buildings approved or under construction. Nearby properties are permitted for heights from six storeys up to 26 storeys on the 25-acre Pearson Dogwood site, located one block to the northwest (see Figure 1).

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Winona Park (300 m), Ash Park (800 m) and Oak Park (1 km).

- **Cultural/Community Spaces:** Marpole Oakridge Family Place (650 m) and Marpole-Oakridge Community Centre (1 km).
- **Childcare:** Kids at Marine YMCA Child Care Centre (450 m), Marpole YMCA Child Care Centre (600 m), School Age Child Care at Sexsmith Elementary School (750 m) and CEFA Junior Kindergarten (1 km).

Local School Capacity – The site is within the catchment area of J.W. Sexsmith Elementary School and Sir Winston Churchill Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Sexsmith Elementary will be operating above capacity and Sir Winston Churchill Secondary will be operating below capacity in the coming years, with a utilization rate at 130% and 93% respectively by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan* area which is generally in alignment with the *Vancouver Plan*.

Cambie Corridor Plan (“Plan”) – The site is within the “Marpole” neighbourhood of the *Plan*. Subsection 4.5.2 considers rezoning for a residential building up to six storeys and a floor space ratio (FSR) between 2.0 and 2.5 based on urban design performance. An additional partial floor for co-located common outdoor and indoor amenity space is also permitted.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (HNR) prepared by staff. Council must consider the most recent housing needs report and the housing information on which the report is based when developing a development plan, or when amending a development plan in relation to housing policies of the Council respecting affordable housing, rental housing and special needs housing.

This rezoning application implements Council-approved direction contained in the *Plan*, which is well supported by data and findings in the HNR.

Strategic Analysis

1. Proposal

The rezoning proposal would permit a six-storey residential building with 60 strata-titled units (Figure 2). The building height is 21.3 m (70 ft.) with a total floor area of 4,345.3 sq. m (46,772 sq. ft.), and a floor space ratio (FSR) of 2.75. Ground-level units fronting Cambie Street are accessed from the street with underground parking and loading accessed from the lane.

Figure 2: Perspective View from Cambie Street Looking Northeast



2. Land Use

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

3. Form of Development, Height and Density

In assessing urban design performance, staff consider the built form guidance for “Mid-Rise Residential Buildings on Arterials” as outlined in the *Plan*.

Form of Development – This application aligns with the *Plan* for a six-storey mid-rise residential building. The upper storeys are stepped back from the street to create a four-storey streetwall, consistent with the future context of a lower streetwall framing the arterial while offering a sensitive transition to smaller development across the lane. There is a southeast drop in grade of approximately 3.5 m (12 ft.) on this site. The design responds through gradual stepping along the lane and south edge (Figure 3). A condition has been applied to further reduce blank walls and enhance the building interface by introducing residential patios at grade and informal seating.

Figure 3: Proposed Building from Lane Looking Northwest



Density – The *Plan* estimates a density range between 2.0 and 2.5 FSR based on urban design performance following the built form guidelines. A development may fall within, below, or above the FSR range. At 2.75 FSR, the application complies with the built form guidelines.

Shadowing – The proposal is not expected to generate shadow impacts on to Winona Park given the modest scale of the development.

Private Amenity Space – The development includes common outdoor amenity space adjacent to indoor amenity space, as well as a children's play area. Staff have provided a condition to relocate the children's play area away from the lane.

Public Realm – In accordance with the *Cambie Corridor Public Realm Plan*, a secondary active link is proposed along the south property line with an enhanced open space, marking its entry at Cambie Street (Figure 4). This link will be combined and mirrored with the redevelopment to the south which is expected to provide a larger and animated public east-west pedestrian connection from Cambie Street to Winona Park. The west entry for this site includes an “enhanced open space,” which provides flexible use for play and programming. Design development conditions further enrich the public realm of the enhanced open space and secondary active link by incorporating active play elements, gathering space, and community gardening opportunities.

Figure 4: Proposed Secondary Active Link from Cambie Street Looking Northeast



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

The form of development, density and height are in alignment with the *Plan*. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

Housing Mix – The application proposes 60 strata-titled residential units, including 21 studio units (35.0%), ten one-bedroom units (16.7%), 22 two-bedroom units (36.7%), six three-bedroom units (10.0%), and one four-bedroom unit (1.6%). The proposal complies with

the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects* and a provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

Existing Tenants – The rezoning site contains existing rental units, including six units of secondary rental housing. Four out of the six existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarized in Appendix C of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well-served by transit, located five blocks north of the Marine Drive Canada Line Skytrain station with bus service for Cambie Street. A bicycle lane is along Cambie Street, and the 64th Avenue bikeway connects to the Heather Street and Ontario Street bikeways.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 66 vehicle spaces, 128 bicycle spaces, and one Class B loading space. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require public realm improvements, including street upgrades, new intersection lighting, a new secondary active link, and a corner plaza at the southern edge of the site, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions, including detailed strategies to meet energy, emissions and embodied carbon targets. This application complies with the policy.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions in an effort to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

Four City trees are proposed for retention. Seven on-site trees, one City tree, and one off-site tree on the neighbouring property are proposed for removal due to poor condition and conflict with the building footprint. A total of 27 new trees are proposed with removal of trees subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape conditions.

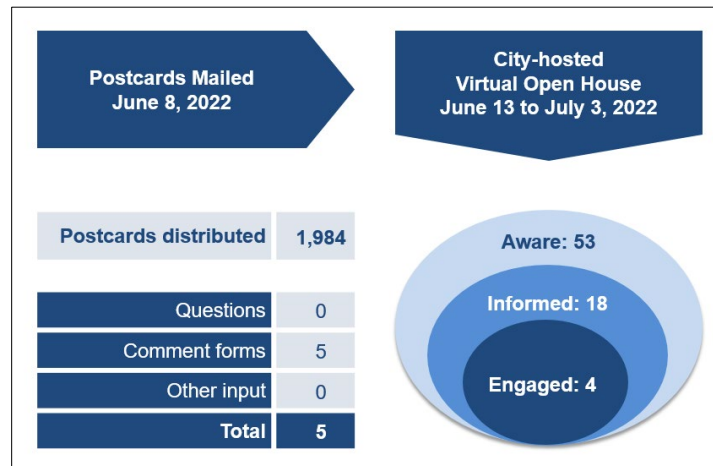
7. Public Input

Public Notification – A site sign was installed on May 27, 2022. Approximately 1,984 postcards were distributed within the neighbouring area on or about June 8, 2022. Notification, application information, and an online comment form was provided on the City's *Shape Your City* platform. A virtual open house was held from June 13 to July 3, 2022 on the Shape Your City platform with an open question and response event posted over a three-week period (Figure 5).

Public Response – Input was received via online questions, comment forms, by email and phone. A total of 53 visitors accessed the webpage to review the application and

five submissions were received. Below is a summary of feedback and a detailed summary in Appendix D.

Figure 5: Overview of Notification and Engagement



Comments of support fell within the following areas:

- *Height, massing, and density:* The height, massing and density is appropriate.
- *Housing:* Additional housing opportunities for home ownership is appreciated.
- *Building design:* The building aesthetic and colour palette is appreciated.

Comments of concern fell within the following areas:

- *Building design:* The children's play area and front entrance area could be improved for wheelchair and stroller accessibility.
- *Transportation:* The number of vehicle parking spaces are excessive. The parkade area should be repurposed as amenity space.

8. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to a fixed rate CAC applicable to the six-storey residential area of the Cambie Corridor. The applicant has offered a cash CAC of \$3,780,251 based on the 3,397.2 sq. m (36,567 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

The cash CAC from this application will be allocated to support delivery of the Marpole Public Benefits Strategy (PBS) (see Appendix F for PBS tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCL) – The site is currently subject to a City-wide 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 rates in effect as of September 30, 2022 and the proposed 4,345.3 sq. m (46,722 sq. ft.) of residential floor area, \$1,492,775 in DCLs would be expected from this project.

Public Art Program – The proposed floor area is below the 9,290 sq. m (100,000 sq. ft.) minimum threshold, and as such, no public art contribution is required from this application.

A summary of public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section this project is expected to provide a cash CAC and DCLs. See Appendix G for additional details.

CONCLUSION

The 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.

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**7688-7720 Cambie Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

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 total dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,580.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

- 5.2 The maximum floor space ratio for all uses combined is 2.75.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (ii) bicycle storage; and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design; and
 - (e) all residential storage area above or below base surface, except that if 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 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 21.3 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop

access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 25.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purpose of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

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**7688-7720 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 Ciccozzi Architecture Inc., received May 6, 2022, 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 enrich the public realm and pedestrian experience as follows:

- (a) Augment the size and functionality of the southwest Enhanced Open Space.

Note to Applicant: As per the *Cambie Corridor Plan*, this space should be a minimum of 75 sq. m (807 sq. ft.); is intended as a landscaped public space, often incorporating rainwater management opportunities, active play elements, gathering space, or community gardening opportunities. Refer to the *Cambie Corridor Public Realm Plan* for additional information. The Open Space should be adjacent and in addition to the Secondary Active Link. This will likely result in a corner notch in the building massing.

- (b) Augment and build upon the treatment and building interface of the Secondary Active Link.

Note to Applicant: Confirm the building setback to a minimum of 4.6 m (15 ft.); confirm a 1.8 m to 2.6 m (5.9 ft. to 8.5 ft.) for pedestrian movement; reduce blank walls, introduce residential patios with access from the Link, and additional design elements such as informal seating.

- (c) Explore relocating the main entrance to Cambie Street.

Note to Applicant: This will enhance the building aspect, streetscape and wayfinding. Locating the entrance and lobby adjacent to the Enhanced Open Space can further activate the public realm.

- (d) Reinforce the individual character of the ground residential units.

Note to Applicant: Elements that can distinguish these units include highlighting the street-facing entries, entry canopies, and architectural detailing that is in keeping with the neighbourhood's finer-grained residential character.

- 1.2 Design development to reduce the overall massing by ensuring the shoulder setbacks are a minimum of 2.4 m to 3.7 m (8 ft. to 12 ft.).

Note to Applicant: The north stairs should not encroach into the shoulder setback.

- 1.3 Design development to enhance the project's livability as follows:

- (a) Configure dwelling units so that all principal living spaces are oriented to the front or rear yard open spaces;

Note to Applicant: All dwelling units should have at least one window from the principal living space with an unobstructed outlook (e.g. Units B6, F2, L1).

- (b) Ensure all habitable rooms have access to daylight through a window on the exterior wall; and

Note to Applicant: In-board rooms such as dens are not supported (e.g. Units D1, E1, F1).

- (c) Ensure adequate balcony sizes to facilitate a functional private outdoor space.

Note to Applicant: Balconies are recommended to have minimum clear dimensions of 1.8 m (6 ft.) deep and 2.8 m (9 ft.) wide. Refer to the *High Density Housing for Families with Children Guidelines*.

- 1.4 Design development to augment the amount and quality of useable common outdoor amenity space and children's play area.

Note to Applicant: Outdoor amenity spaces should accommodate the needs of adults and families with children in keeping with the *High-Density Housing for Families with Children Guidelines*. Supplemental outdoor amenity space may be located on the roof in conjunction with indoor amenities as per the *Cambie Corridor Plan*. Explore relocating the children's play area away from the lane and to the rooftop for a safer environment with enhanced daylighting.

- 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-and-green-roofs.pdf>.

- 1.6 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. See <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

1.7 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.

1.8 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

1.9 Adherence to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required.

1.10 Resolution of the final status of any offsite trees that may be impacted by development.

Note to Applicant: applicable to, but not limited to, tree # 300. Offsite tree resolution can be done by obtaining consent to remove a tree from the owner or seek design options to ensure responsible and safe tree retention.

1.11 Design development to further refine and enhance the sustainability strategy and green rainwater infrastructure, by the following:

- (a) Consider providing extensive type green roofs on all available flat rooftops;
- (b) Minimize the necessity for hidden grey mechanical water storage;
- (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance, avoid high maintenance modular “green wall” systems;
- (d) Add edible plants, which can be used as ornamentals as part of the landscape design; and
- (e) Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems.

- 1.12 Design development to ensure maximized tree growing medium and planting depths for trees, shrubs and green roofs to ensure long term viability of the landscape.

Note to Applicant: Structural slabs need to be designed to handle loads and ensure adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed the Canadian Landscape Standard published by the Canadian Society of Landscape Architects.

- 1.13 Provision of a detailed landscape plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 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 plans 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.

- 1.14 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

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.

- 1.15 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: include a comparison of the percentage vegetative cover for the overall site and a separate calculation of the total roof area.

- 1.16 Provision of additional large scale details for roof planters.

Note to Applicant: large patios should include hose bib(s) to encourage balcony gardening.

1.17 Provision of a soil depth overlay sheet, included with the landscape plans.

1.18 Provision of an updated arborist report.

1.19 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles.

<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

1.20 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.21 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

1.22 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

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

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on

the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

Engineering

- 1.24 This Development site has been identified as being adjacent 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]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

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

- 1.25 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.
- 1.26 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.
- 1.27 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.28 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines or into the SRW area.
- 1.29 Design development to improve access and design of bicycle parking by performing the following:
- (a) Provision of a minimum 1.2 m (4 ft.) wide stair-free access route between the bicycle parking spaces and the outside.

- 1.30 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
- (a) Provision of the Class A passenger space to be provided at grade off of the lane; and
 - (b) Provision of convenient, internal, stair-free loading access to/from all site uses.

- 1.31 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- (a) Confirmation that the drive aisle gate is a minimum 6.1 m (20 ft.) wide;
- (b) Provision of minimum 6.6 m (21.67 ft.) maneuvering aisle width or provide additional stall widths; and
- (c) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: all columns to be setback 0.3 m (1 ft.) from maneuvering aisle, and columns that are setback more than 1.2 m from the maneuvering aisle require additional stall width.

- 1.32 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) All types of parking and loading spaces individually numbered, dimensioned and labelled;
- (b) Dimension of any/all column encroachments into parking stalls;
- (c) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (e) Areas of minimum vertical clearances labelled on parking levels;
- (f) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (g) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside; and

- (h) The location of all poles and guy wires to be shown on the site plan.
- 1.33 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the on-site system achieves the following:
- (a) General Requirements
- (i) 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; and
- (b) 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 increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be the same as pre-development landscaping over native soil.
- (ii) Update the peak flow calculations to control the post-development 1:5 year return period to the pre-development flow rate with a minimum inlet time of 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values;
- (iii) Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices;
- Note to Applicant: Revise the post-development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre-development peak flow.
- Several feasible design modifications may be incorporated or selected to ensure this requirement is met such as reducing proposed orifice diameter, proposal of a different type of flow control device, integrating the flow control device into the detention tank structure, and/or other design adjustments to lower the effective head acting on the flow control device (below 0.7 m). The risk of debris blockage may also be reduced in a variety of methods such as placement of the water quality unit upstream, proposal of a sump below the flow control, debris shield on flow control device.
- (iv) Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location,

geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>.

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

- 1.34 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.35 Provision of a final signed and sealed 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.
- 1.36 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.37 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
 - (a) A Groundwater Management Plan which includes:
 - (i) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site;
 - (ii) The City has documented a possible historic stream near this site. In the report, comment on the potential for an historic stream to be encountered by the excavation on site;

Note to Applicant: A Watercourse Covenant may be required based on the potential presence of an historic stream near the site.
 - (iii) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. Include

calculations, assumptions and the methodology used to determine the rates; and

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

- (b) An Impact Assessment which achieves the following objective:
 - (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: Your site is located within a Groundwater Area of Concern, and as such is subject to the requirements outlined in the Groundwater Management Bulletin. This rezoning submission is not compliant with the City's requirements as it does not include a hydrogeological study.

Given the information presented in the Geotechnical Assessment Report (dated April 25, 2019), the City will permit the applicant to provide the required hydrogeological study in their subsequent submission as noted in the conditions.

- 1.38 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 issuance of a Building Permit for excavation. To remove 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 lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.40 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
 - (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
 - (b) 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.

- 1.41 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 advanced 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.

- 1.42 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 of Vancouver through the DP process.

- 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 Landscape and architectural plans to illustrate:

- (a) All City building grades (BGs) with minimized grade differences achieved by interpolation of a continuous grade between the elevations provided in the City BG plan;
- (b) Removal of proposed pavers and concrete encroachments from the laneway to show surface treatment of City laneway as standard asphalt only;
- (c) Removal of proposed pavers from City boulevard on Cambie Street to show hardscape treatment on City boulevard to be standard concrete; and
- (d) Removal of proposed chairs shown on street right-of-way.

- 1.45 Compliance with accessibility standards for proposed seating in ‘Enhance Open Space’, including the following:

- (a) A minimum of 50% of public seating must meet accessibility standards as follows:

- (i) Benches shall have seats that are a minimum of 1.6 m (5.2 ft.) long, and 0.5 m (1.6 ft.) to 0.6 m (2 ft.) deep;
- (ii) Height: The top of the bench seat surface shall be 0.43 m (1.4 ft.) minimum and 0.49 m (1.6 ft.) maximum above the ground; and
- (iii) Back Support: benches should provide back support or be affixed to a wall. Back support shall be a minimum of 1.6 m (5.2 ft.) long and shall extend from a point 0.05 m maximum above the seat surface to a point 0.45 m (1.5 ft.) minimum above the seat surface. Back support shall be 0.065 m maximum from the rear edge of the seat measured horizontally.

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 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 6, Block O, Plan 9322, and Strata Plan VR1090 (after cancellation of the strata plan and dissolution of the strata corporation), District Lot 323 to create a single parcel.
- 2.2 Provision of a surface statutory right of way (SRW) for public pedestrian and cyclist use of the Secondary Active Link and corner plaza proposed at the southern edge of the site.
- 2.3 Provision of a watercourse covenant based on the presence of an old stream(s).
- 2.4 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 2.5(a) and 2.5(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (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 Creus Engineering Ltd. dated April 6, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along 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.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

- (i) Implementation of development(s) at 7668-7710 Cambie Street requires the following in order to improve COMB sewer flow conditions.

Local Servicing Upgrade:

- Separate 94 m of 200 mm COMB main to 200 mm SAN and 300 mm STM mains on lane east of Cambie Street from the lot fronting 7612 Cambie Street (MH_FJCM2T) to the lot fronting 7710 Cambie Street (MH__FJCM2U); and
- Separate 105 m of 250 mm COMB main to 200 mm SAN and 300 mm STM mains on lane east of Cambie Street from the lot fronting 7710 Cambie Street (MH__FJCM2U) to W 62nd Avenue (MH__FJCM32).

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

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

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

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.

- (c) Provision for the construction of, or full funding for, future street improvements from the centreline of Cambie Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised asphalt protected bike lane, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of new integral concrete curb and slab at the bus stop on Cambie Street per City standards.
- (e) Provision for the construction of a Secondary Active Link along the south side of the site that follows the guidelines set out in the Cambie Corridor Public Realm Plan including a minimum 1.83 m (6.0 ft.) wide paved path.
- (f) Provision of improvements at the intersection of Cambie Street and West 61st Avenue including:
 - (i) Design and installation of a new pedestrian signal;
 - (ii) Geometric changes to close of the centre median on Cambie Street;
 - (iii) Entire intersection lighting upgrade to current City standards and IESNA recommendations; and
 - (iv) Provision of curb ramps.

Note to Applicant: City to provide geometric design.

- (g) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to Development Permit issuance.

- (i) Provision of new pad mounted service cabinet/kiosk. The kiosk shall be fed by BC Hydro underground infrastructure, as such right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: Further detailed review of the proposed intersection kiosk and electrical specifications is required by the Applicants Electrical Consultant to determine BC Hydro infrastructure needs.

- (j) Provision of the removal/relocation of bus stop amenities adjacent to the site (stop# 50994), if required for development construction, including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at applicant's cost at a location to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) Typical bus shelter dimensions are approximately 4.3 m x 2.2 m (14.1 ft. x 7.2 ft.);
 - (ii) Bus shelters shall be a minimum of 1.8 m (5.9 ft.) from the curb;
 - (iii) Bus shelters shall be a maximum of 9.0 m (29.5 ft.) from the bus ID pole;
 - (iv) There shall be a minimum of 3.0 m (9.8 ft.) width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
 - (v) No conflict with underground utilities.
- (k) Provision of an 'Enhanced Open Space' in accordance with *Cambie Corridor Public Realm Plan* (CCCRP). Refer to section 3.8.4 of the CCCRP for guidelines. Open space is to be integrated with the 'Secondary Active Link' and correspond to the open space to be provided by the development to the south at 7730 Cambie Street. Amenities to be provided include the following:
 - (i) Public seating; and
 - (ii) Trees and other planting.

Note to Applicant: Open space may include the Corner Plaza proposed on the drawings. Potential programming for the open space may include community gardens, passive open space, children play areas, and rainwater management.

- (l) Provision to reconstruct the laneway along the development site's frontage per City "Higher Zoned Laneway" pavement structure.
- (m) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed. The ducts must be connected to the existing City street lighting infrastructure.
- (n) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:
- (a) Sewer upgrades per condition 2.4(b)(i); and

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

- (b) Intersection upgrades per condition 2.4(f).

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.

- 2.6 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.

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

Housing

- 2.7 Enter into a Section 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 notarized declaration to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability at time of Development Permit Application demonstrating 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 Final Tenant Relocation Plan offer and signed as received by each tenant.
 - (b) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for

relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

- (c) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability 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

- 2.8 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

- 2.9 Pay to the City the cash Community Amenity Contribution of \$3,780,251 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

- 2.10 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.

Agreements

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

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

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

* * * * *

SUMMARY OF TENANT RELOCATION PLAN FOR 7768–7720 Cambie Street

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years
Notice to End Tenancy	<ul style="list-style-type: none"> • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses	<ul style="list-style-type: none"> • A flat rate compensation of \$1,000 will be provided to all units (2+ bedroom unit) for moving expenses. <p>**Note that Tenant Relocation and Protection Policy also permits landlord to provide a moving company at no charge to the tenant.</p>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Landlord intends to meet with each tenant to assess their needs and provide three recommendations
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • No special circumstances are currently noted. If low income tenants or tenants facing other barriers become known, the landlord will provide them with additional support.

* * * * *

7688-7720 Cambie Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

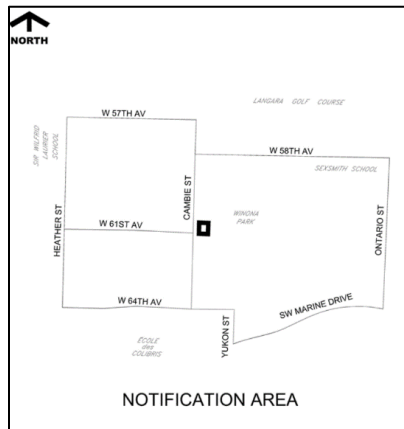
	Date	Results
Event		
Virtual open house (City-led)	June 13 – July 3, 2022	53 participants (aware)* <ul style="list-style-type: none"> • 18 informed • 4 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 8, 2022	1,984 notices mailed
Public Responses		
Online questions	June 13 – July 3, 2022	0 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – September 2022	5 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – September 2022	5 submittals <ul style="list-style-type: none"> • 5 responses • 0 responses • 0 responses
Other input	May 2022 – September 2022	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – September 2022	146 participants (aware)* <ul style="list-style-type: none"> • 45 informed • 5 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback.

Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The proposed height, massing and density of this project is appropriate.
- **Housing:** Proposal adds to much needed housing stock and provides opportunities for home ownership in the neighbourhood.
- **Design:** The aesthetic and in particular, the dark tones of the proposed design is good.

Generally, comments of concern fell within the following areas:

- **Design:** The children's play area and front entrance is not wheelchair nor stroller accessible.
- **Transportation:** There is an excessive number of vehicle parking spaces. The space allocated for the parkade should be used as an amenity space instead.

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

General comments of support:

- The scale of the development is good.
- The proposed seating space is welcomed.

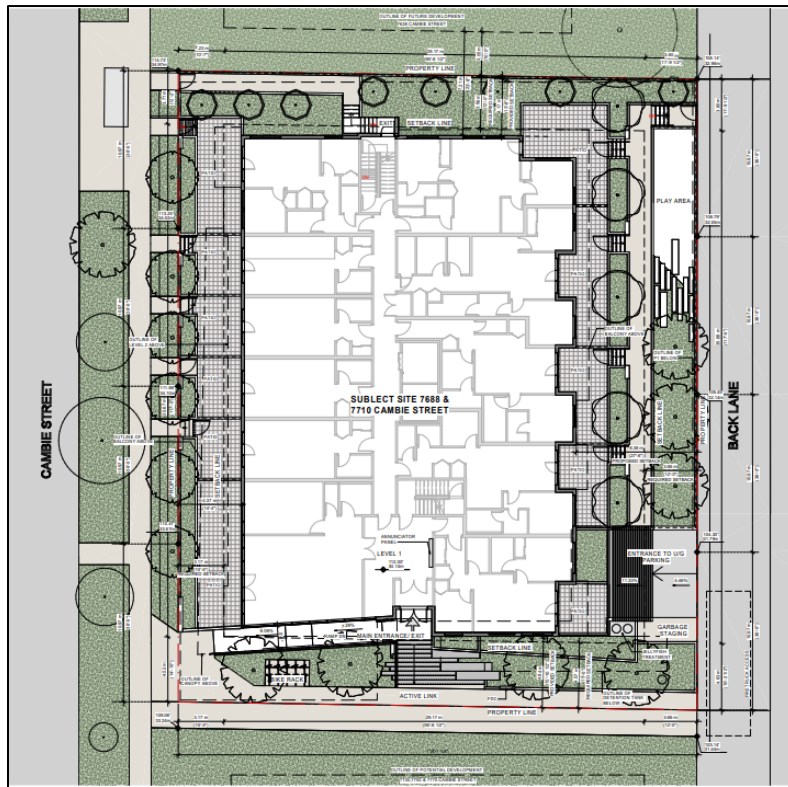
General neutral comments/recommendations:

- More commercial space should be considered along Cambie Street to encourage walking.

* * * * *

7688-7720 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan



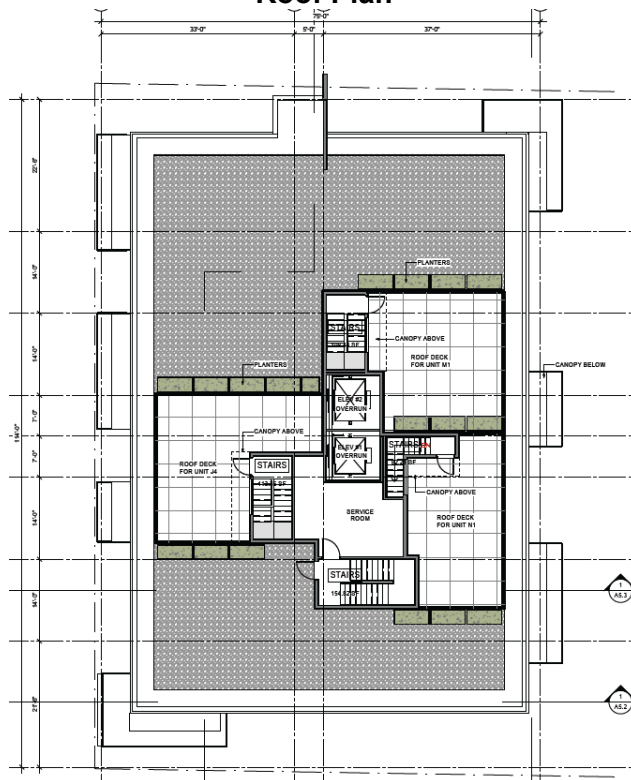
Perspective as Viewed from Cambie Street and 61st Avenue



Typical Floor Plan



Roof Plan



West Elevation (Front)



East Elevation (Rear)



South Elevation



North Elevation

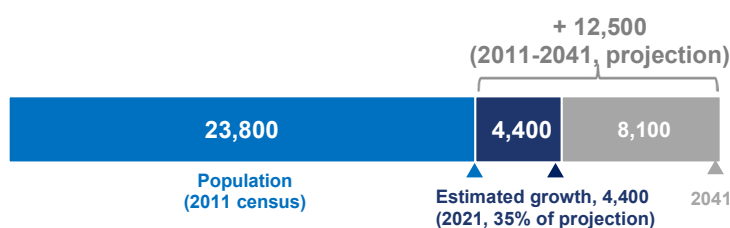


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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)
Updated 2021 year-end

POPULATION GROWTH^a

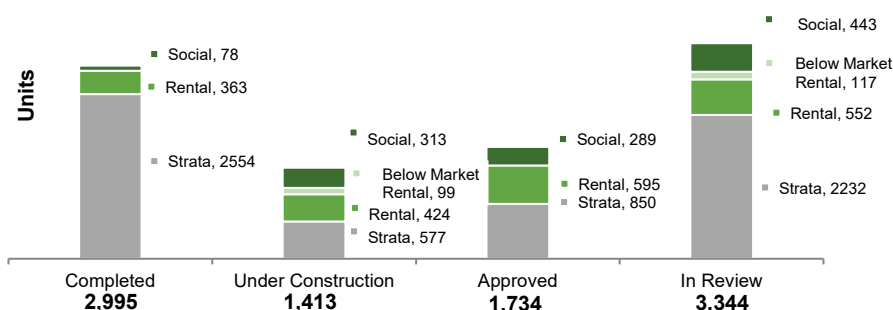
Marpole has grown by approximately **4,400** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [750 SW Marine Drive](#)
- [8804 Osler Street](#)
- [8460 Ash St and 8495 Cambie St \(Ashley Mar Co-op Site\)](#)
- [7730-7772 Cambie Street](#)
- [8725 French Street](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014^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 for more details</small>	COMPLETED	UNDER 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"> • 363 secured market rental units • 78 TMH social housing units^d 	<ul style="list-style-type: none"> • 424 secured market rental units • 99 below market rental units • 313 social housing units 		<p>104% of secured rental target achieved (with BMR) ✓</p> <p>28% of social housing target achieved →</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 0-4 yrs children (Marpole Family Place, Kids at Marine Drive) • 24 spaces for 5-12 yrs children (Sexsmith Elementary School) 	<ul style="list-style-type: none"> • 69 spaces for 0-4 yrs children (David Lloyd George Elementary) 		<p>42% of childcare spaces (0-4) target achieved ✓</p> <p>10% of childcare spaces (5-12) target achieved →</p>
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 and improve accessibility • Provide more and better walking/cycling access to the Fraser River • Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole • Pursue the construction of a new Canada Line station at West 57th Avenue 	<ul style="list-style-type: none"> • SW Marine Drive bikeway improvements (Granville to Camosun streets) • North Arm Trail/Greenway: SW Marine Drive to Vivian Street along 59th Avenue • Arbutus Corridor temporary pathway and removable bollards • Plaza at 67th Avenue and Yukon Street 		<ul style="list-style-type: none"> • Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie streets) and bike lane improvements • Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood 	<p>✓</p>

TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
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, public art and other opportunities as they arise. 	<ul style="list-style-type: none"> Joy Kogawa House acquired and renovated Six completed artwork 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 as potential partner to deliver aquatic services. 	<ul style="list-style-type: none"> Land acquired for Marpole Civic Centre 		<ul style="list-style-type: none"> Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse) 	✓
HERITAGE <ul style="list-style-type: none"> Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and časna?em sites 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Marpole 		<ul style="list-style-type: none"> Ongoing efforts for Fraser Arms Hotel and protection of časna?em site 	✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place relocation and expansion Neighbourhood House renewal and expansion Explore opportunities for affordable office space for community-based non-profit organizations 	<ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration 		<ul style="list-style-type: none"> Non-profit space at Marpole Civic Centre Youth and Seniors Centre at Marpole Oakridge Community Centre 	✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> New Park Space/Access to Fraser River Pearson Dogwood park 1-2 plazas through redevelopment Upgrade 2 parks 	<ul style="list-style-type: none"> 63rd Avenue and Yukon Street green rainwater infrastructure plaza Ash Park Playground replacement Winona Park Playground replacement 		<ul style="list-style-type: none"> William Mackie Park renewal Oak Park playground upgrades 	➔

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

^d **Temporary Modular Housing (TMH):** Modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. Note that TMH units do not count towards the affordable housing targets in the *Marpole Community Plan*.

* * * * *

**7688-7720 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Six-storey building containing 60 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RT-1	CD-1
FSR (site area of 1,580.1 sq. m (17,008 sq. ft.))	0.60	2.75
Buildable Floor Space	948.1 sq. m (10,205 sq. ft.)	4,345.3 sq. m (46,772 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$936,363
Utilities DCL ¹	\$556,412
Community Amenity Contribution	\$3,780,251
TOTAL	\$5,273,026

¹ Based on by-laws in effect as of September 30, 2022. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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7688-7720 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
7688-7690 Cambie Street	009-690-000	Lot 6 Block O District Lot 323 Plan 9322
7710-7720 Cambie Street	006-362-222 and 006-362-249	Strata Lots 1 and 2 District Lot 323 Strata Plan VR. 1090, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

Applicant Information

Architect	Ciccozzi Architecture Inc.
Registered Owner	1108289 B.C. Ltd., Inc.No. BC1108289

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-1	CD-1
Site Area	1,580.1 sq. m (17,008 sq. ft.)	1,580.1 sq. m (17,008 sq. ft.)
Land Use	Residential	Residential
Maximum Density	0.60 FSR	2.75 FSR
Floor Area	948.1 sq. m (10,205 sq. ft.)	4,345.3 sq. m (46,772 sq. ft.)
Maximum Height	6.1 m (20 ft.)	21.3 m (70 ft.) to the top of the roof parapet and 25.0 m (82 ft.) to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 66 Bicycle Parking 128 Loading Spaces 1 To be confirmed at development permit stage
Natural Assets	7 existing on-site By-law trees and 5 City trees	4 City trees to be retained 7 on-site and 2 off-site trees to be removed 27 new on- and off-site trees To be confirmed at development permit stage

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