



REFERRAL REPORT

Report Date: October 31, 2023
Contact: Sarah Cranston
Contact No.: 604.873.7733
RTS No.: 15960
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4711-4787 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 Mosaic Homes, on behalf of Mosaic Flora and Fauna Holdings Ltd., the registered owner of the land located at 4711-4787 Cambie Street [*Lots 6 to 9 of Block 799 District Lot 526 Plan 7221; PIDs 010-766-197, 010-766-219, 010-766-235, and 010-766-286, respectively*] to rezone from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.65 and the maximum building height from 11.5 m (37.7 ft.) to 23.6 m (77.4 ft.) to permit the development of two six-storey residential buildings with 114 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, received September 29, 2022, 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 the approval 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 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 4711-4787 Cambie Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District under the *Cambie Corridor Plan* (“*Plan*”). The proposal is for two six-storey, strata-titled residential buildings with a building height of 23.6 m (77.4 ft.) and a floor space ratio (FSR) of 2.65.

The proposed uses and form of development are consistent with the *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 Public Hearing, and the conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- 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)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Tenant Relocation and Protection Policy (2015, last amended 2019)

- Urban Forest Strategy (2018)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Development Cost Levy By-law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)

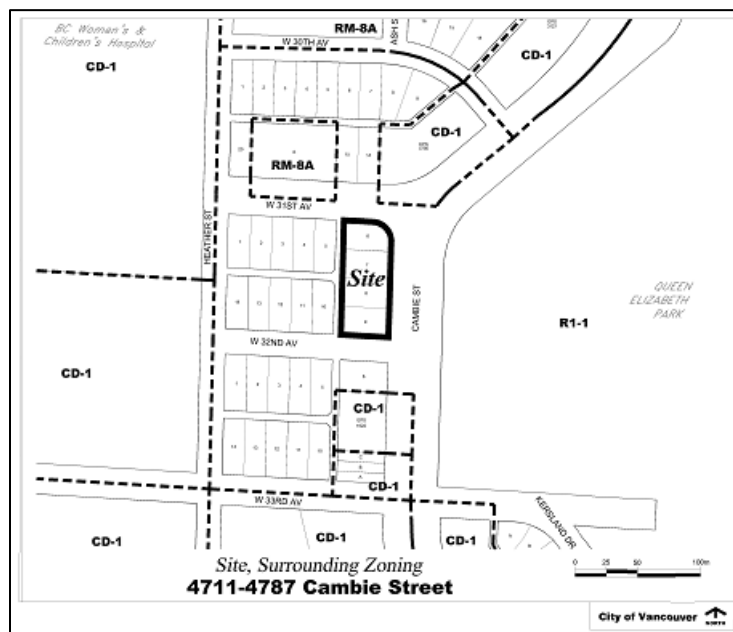
REPORT

Background/Context

1. Site and Context

The site is a full block face along Cambie Street, between West 31st and 32nd Avenues (Figure 1). The frontage is approximately 92 m (301 ft.) along Cambie with a site depth of 38 m (124 ft.) for a total site area of 3,436 sq. m (36,985 sq. ft.). The site is comprised of four lots which contain four single-detached houses. At the time of rezoning application, there were five tenants for which the *Tenant Relocation and Protection Policy* (TRPP) applies.

Figure 1: Location Map – Site and Context



The surrounding area is characterized by a mix of uses including Queen Elizabeth Park, as well as large institutional sites including BC Women's and Children's Hospitals, St. Vincent's Campus of Care site, and the Heather Lands. The area is undergoing significant change, with buildings approved or under construction up to six storeys along Cambie Street and up to 28 storeys on the Heather Lands redevelopment site.

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Queen Elizabeth Park (40 m), Hillcrest Park (650 m) and Oak Meadows Park (725 m).

- *Cultural/Community Spaces*: Hillcrest Community Centre (788 m).
- *Institutional*: BC Children’s and Women’s Hospital (600 m)
- *Childcare*: Djavad Mowafaghian YMCA Child Care Centre (1 km), Little Oak Montessori Children’s House (1 km), and JCC Shalom Out of School Care (1.5 km).

Local School Capacity – The site is within the catchment area of Carr Elementary School and Hamber Secondary School. Per the Vancouver School Board (VSB)’s *2020 Long Range Facilities Plan*, Carr Elementary School and Hamber Secondary School will be operating below capacity in the coming years, with a utilization rate at 95% and 79% 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 (2022) – 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. This plan will serve as a framework with further implementation planning work to follow over the next four years. The site is located in the *Cambie Corridor Plan*, which is in alignment with the *Vancouver Plan*.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) by staff. Council must consider the most recent *HNR* when developing a development plan or when amending a plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning application implements Council-approved directions as contained in the *Cambie Corridor Plan*, and is well supported by the data and findings within the *HNR*.

Cambie Corridor Plan – The site is located within the ‘Queen Elizabeth’ neighbourhood of the *Plan*. Subsection 4.5.4 considers rezoning for residential buildings up to six storeys, with choice of use at grade, and a suggested FSR range between 1.75 and 2.25. Density can be above or below this range, depending on form of development. An additional partial floor above the roof for co-located common indoor and outdoor amenity space is also permitted.

There are several existing and planned commercial nodes nearby to provide commercial opportunities for residents, including Cambie Village, King Edward Mall, Oakridge Centre, Heather Lands, and at the intersection of 33rd Avenue at Heather Street. By allowing choice of use, the *Plan* seeks to reinforce the residential character of the Queen Elizabeth neighbourhood and to ensure the economic viability of Cambie Village and surrounding commercial nodes.

Strategic Analysis

1. Proposal

This application proposes two six-storey residential buildings with a total of 114 strata-titled units (Figure 2). The total FSR is 2.65 and the building height is 23.6 m (77. ft.). Two levels of underground parking are accessed from the lane.

Figure 2: Perspective from Cambie Street Looking West

2. Land Use

The proposed residential use is consistent with the *Plan* for residential with choice of use at grade.

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

In assessing urban design performance, staff take into consideration the built form guidance for “Mixed-Use Buildings on Arterials: 4 to 22 Storeys” as outlined in the *Plan*.

Form of Development – The form is consistent with the *Plan*’s design guidance for six-storey residential buildings on arterials (see Figure 2). The proposal meets the *Plan*’s expectations for building frontage, setbacks, streetwall, and massing. Rezoning conditions have been included to improve the transition to the lane and the residential homes to the west.

While the *Plan* anticipates two 21.3 m (70 ft.) deep buildings with a four-storey streetwall, the application proposes two 23.3 m (76.4 ft.) deep buildings to maximize circulation efficiency. The *Plan*’s prescribed building depth is to ensure adequate provision of natural light and ventilation in the dwelling units. Staff have concluded that the proposed building depth provides sufficient natural light and ventilation for the dwelling units, and meets the intent of the livability policies of the *Plan*.

Height – The six storey building height is consistent with the *Plan*. The CD-1 by-law includes provisions to accommodate a stepped back partial storey for a rooftop amenity space as per the *Plan*. The partial storey would be set back to limit its visibility from the street. As such, a second building height has been included in the by-law to accommodate a rooftop amenity.

Density – The *Plan* includes a density range between 1.75 and 2.25 FSR based on urban design performance. The policy specifies that the FSR may fall within, below, or above the range. The application proposes a density of 2.65 FSR to allow for an increase in the number of residential units which aligns with the flexibility provided in the policy, while keeping within the parameters of the Built Form Guidelines.

Private Amenity Space – The proposal includes on-site common outdoor amenity space facing the lane, as well as two standalone single-storey common indoor amenity buildings. Separate buildings for amenity spaces are not supported since the site depth is insufficient to accommodate a laneway building, as per the *Plan*. Staff have prepared rezoning conditions to incorporate the indoor amenity space within the building footprint.

Public Realm – The *Public Realm Plan* envisions individually articulated ground-oriented units, as well as private residential patios and landscaped yards. Staff have prepared rezoning conditions to further delineate and articulate the ground-oriented units, as well as to locate the north building entrance on Cambie Street to accommodate the potential closure of 31st Avenue, and to further activate the public realm.

The *Public Realm Plan* also envisions a road closure of 31st Avenue from the lane to Cambie Street to adjoin the right-of-ways north and south of 31st Avenue. Rezoning conditions are included in Appendix B.

Urban Design Panel – A review by 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 urban design conditions detailed in Appendix B.

4. Housing

Housing Mix – The application proposes 114 strata-titled residential units, including eight studio units (7%), 46 one-bedroom units (40%), 48 two-bedroom units (42%) and 12 three-bedroom units (11%). The proposal exceeds the minimum unit mix of 25% two-bedroom units and 10% three-bedroom units as per the *Family Room: Housing Mix Policy for Rezoning Projects*. A provision is included in the CD-1 By-law to uphold the minimum unit mix.

Existing Tenants – At the time of application, there were five residential units with five secondary rental tenancies. As such, the *Tenant Relocation and Protection Policy* applies for which a draft tenant protection plan is provided in Appendix F.

5. Parking and Transportation

The site is well served by transit, located north of the Oakridge – 41st Avenue Canada Line Skytrain station, and by the #15 bus along Cambie Street. A new protected bicycle lane is anticipated along 37th Avenue.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 132 vehicle parking spaces including six accessible parking spaces and 249 bicycle spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Rezoning conditions require improvements to Cambie Street, 31st and 32nd Avenues, and for the lane with a new concrete curb and gutter, raised asphalt protected bike lane, concrete sidewalk, curb ramps, and improved street lighting and pedestrian scale lighting. Engineering conditions are provided in Appendix B.

6. Environmental Sustainability and Natural Assets

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

Natural Assets – The *Urban Forest Strategy* seeks to preserve, 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.

Twelve City trees are proposed for retention, and nine City trees are proposed for removal. There are 20 on-site trees proposed for removal due to poor condition and conflict with the building footprint. A total of 38 new trees are proposed, subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape conditions.

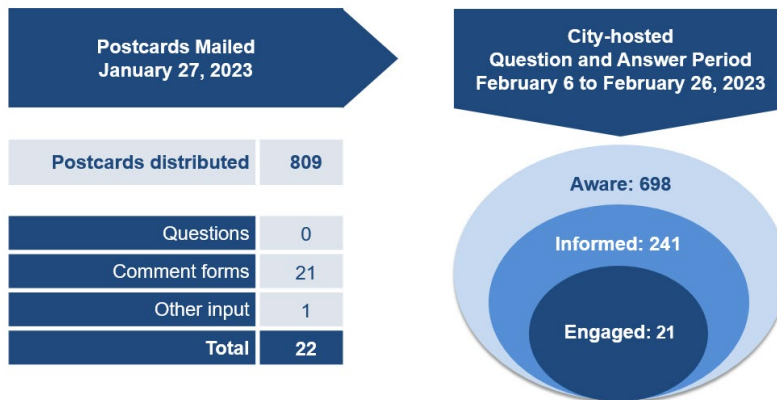
7. Public Input

Public Notification – A rezoning information sign was installed on the site on January 13, 2023. Approximately 809 notification postcards were distributed within the neighbouring area on or about January 27, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held between February 6 to February 26, 2023. Questions were submitted by the public and posted with a response over a three week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. The webpage was accessed 698 times and a total of 22 submissions were received.

Figure 3: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Height, Density, and Building Design:** The proposed height, density, and building design is well supported and fits with the surrounding context.
- **Public Realm:** This development contributes towards creating a pedestrian friendly public realm near Queen Elizabeth Park and Hillcrest Community Centre.
- **Housing Supply:** The proposed development will help create additional housing supply.

Generally, comments of concern fell within the following areas:

- **Choice of Use at Grade:** Desire for commercial/retail space provided at grade to activate the street and increase livability in the area, given the lack of retail services. The *Plan* should provide incentives for applicants who offer retail at grade.
- **Parking:** Concern that the development is over parked, which increases the cost of the units and discourages use of public transit.
- **Accessibility:** Concern that the common amenity areas and the north/south building present challenges for people with different levels of mobility.

Response to Comments

Choice of Use at Grade

The *Plan* allows residential with choice of use at grade, for which the applicant has chosen to provide residential at grade. There are several existing and planned commercial nodes nearby that will provide shopping opportunities for residents nearby, including at the well-established Cambie Village and King Edward Mall, as well as those under construction at Oakridge Centre, the Heather Lands, or at the intersection of 33rd Avenue at Heather Street.

Parking

A total of 132 underground vehicular parking spaces are proposed, which exceed the minimum requirements in the Parking By-law. Staff anticipate a reduction of these spaces to accommodate the provision of a Class B loading space and Class A passenger space. The development is to meet the Parking By-law at the time of development permit.

Accessibility

Rezoning conditions in Appendix B seek to co-locate the indoor and outdoor amenity spaces. Additional rezoning conditions seek to relocate the building entrances to orient towards Cambie Street, rather than along 31st and 32nd Avenue, to improve accessibility from a main arterial. In accordance with the Vancouver Building By-law, all units and common areas will be accessed via barrier free/accessible paths of travel. Additional accessibility review will take place at the development permit stage.

8. Public Benefits

Community Amenity Contributions (CACs) – Under the *Community Amenity Contributions Policy for Rezoning*s, the application is subject to fixed rate CAC applicable to the 6-storey residential area of the Cambie Corridor. The applicant has offered a cash CAC of \$7,455,648 based on the 6,700.2 sq. m (72,120 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 the delivery of the Cambie Corridor Public Benefits Strategy (PBS) (see Appendix G 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 (DCLs) – The site is 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, 2023 and the proposed 9,105.4 sq. m (98,010 sq. ft.) of residential floor area, the DCLs are estimated to be \$3,475,440.

Public Art – No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

Financial Implications

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

CONCLUSION

The proposed use, height, and density for two six-storey residential buildings 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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**4711-4787 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 this 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) include two 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 3,436 m², being the site area at the time of the application for the rezoning application evidenced by this by-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.65.
- 5.4 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 these exclusions must not exceed 12% of 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 veranda, provided that the Director of Planning first approves the design;
 - (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; and
 - (f) all storage area below base surface for non-dwelling uses.
- 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, measured from the base surface to top of the roof parapet, must not exceed 23.6 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 portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 27.3 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 purposes 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 under the zoning on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirements 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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**4711-4787 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, received September 29, 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 ensure neighbourliness and contextual fit by deleting the standalone amenity buildings at the lane.

Note to Applicant: As per the *Plan*, only on lots greater than 39.6 m (130 ft.) in depth that the lane may be edged with smaller-scale residential buildings (i.e. townhouses). The amenities should be within the footprint of the buildings.

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

- (a) Ensure all habitable rooms have direct daylight access through a window in the exterior wall of the building.

Note to Applicant: In-board windowless rooms are not supported (e.g. units S2; C2). An additional detailed review of unit layouts will be conducted at the Development Permit stage to ensure livability, functionality, and meeting the Horizontal Angle of Daylight. Refer to the *High-Density Housing for Families with Children Guidelines*.

- (b) Ensure sufficient private outdoor space for all dwelling units.

Note to Applicant: Recommended balcony minimum clear dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High-Density Housing for Families with Children Guidelines*.

- 1.3 Reinforce the ground-oriented character of all the at-grade units.

Note to Applicant: Suggested strategies include highlighting front doors (swing) leading to the principal living space (e.g. materials and tone), entry canopies, front patios, entry

gates and landscaping.

- 1.4 Design development to maximize outdoor open space by fully integrating the parking ramp into the building footprint.
- 1.5 Design development to provide co-located indoor and outdoor amenities, including children's play area.

Note to Applicant: Indoor amenities should be within the footprint of the building.

- 1.6 Design development to enhance wayfinding and building access by relocating the North Building's entrance to Cambie Street.

Note to Applicant: As per the *Plan*, there is a conflict with the potential road closure of West 31st Avenue and vehicular access from Cambie Street, thus limiting access to the north building.

- 1.7 Design development to explore activating and complementing the northeast Enhanced Open Space by locating amenity space adjacent to it in the north building.
- 1.8 Design consideration to provide a green roof as per the requirements of the *Roof-Mounted Energy Technology and Green Roofs* administrative bulletin.

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

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

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

Crime Prevention through Environmental Design (CPTED)

- 1.10 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.

1.11 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

1.12 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, in coordination with Condition 1.43.

1.13 Design development to explore additional lane greening through the planting of trees in a linear planter at the lane edge;

Note to applicant: this will require additional lowering of the slab to ensure adequate soil depth/ volumes are provided.

1.14 Design development to mitigate blank walls that are visually exposed to the public realm, with special attention to walls exceeding 24 inches (0.6 m) in height;

Note to applicant: this can be done through shrub planting at the base of walls and hanging plant species at the planter on top of walls.

1.15 Design development to further refine and enhance the site sustainability, by the following:

- (a) consider providing extensive type green roofs on all available flat rooftops;
- (b) add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (c) add edible plants, which can be used as ornamentals as part of the landscape design;

1.16 Coordination with Park Board and Engineering with regard to the proposed removal of trees located on city property;

1.17 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable);

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 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, pad mounted transformers (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 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.

- 1.19 Provision and illustration on the plans of the necessary functional elements needed to support urban agriculture;

Note to Applicant: this includes benching, hose bibs, tool/material storage area, work bench and composting bin(s);

- 1.20 Provision of a vegetative cover calculation sheet, included with the landscape plans;

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

- 1.21 Provision of a soil depth overlay sheet, included with the landscape plans;

- 1.22 Provision of an outdoor lighting plan;

Note to Applicant: Refer to Dark Night Design Principles at <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.23 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.

- 1.24 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:

<https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>

- 1.25 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:

Note to Applicant: 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 caliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. 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

- 1.26 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023), located at <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.27 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the 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 and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.28 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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. Contact Engineering Services at shoringreview@vancouver.ca for details.

See <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx> and <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>.

- 1.29 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.30 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.
- 1.31 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- 1.32 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 development permit (DP) application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.33 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 convenient, internal, stair-free loading access to/from all site uses;
- 1.34 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) improved two way flow for vehicles on the ramp and in the parking areas through provision of the following:
 - i. a minimum 6.7 m (22 ft.)-wide ramp where a center enter phone/RFID reader is proposed.

Note to Applicant: The enter phone to be located in the middle of the ramp, or wireless fobs could be explored.

- 1.35 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 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) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (e) 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.

- (f) areas of minimum vertical clearances labelled on parking levels;
- (g) 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.

- (h) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- (i) manufacturers design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances. Minimum By-Law required aisle widths and clearances to be maintained in the bicycle rooms while the stacked bicycle racks are on the ground in the open loading/unloading position;

Note to Applicant: Racks must be usable for all ages and abilities;

- (j) existing street furniture including bus stops, benches etc. to be shown on plans; and
- (k) the location of all poles and guy wires to be shown on the site plan.

1.36 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;
- (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.

- 1.37 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See Vancouver.ca/rainwater for more information.

- 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 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City 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.

- 1.40 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

- (a) display of the following note(s):
 - i. "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."
 - ii. "Tree species, final spacing, quantity and location 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 volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- iii. "The required Green Infrastructure improvements on Cambie Street for a bioswale will be as per City-issued design."
- (b) existing locations of:
 - i. street furniture; and
 - ii. poles and guy wires.
- (c) Design of the streetscape to comply with the Cambie Corridor Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.

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 Lots 6, 7, 8, and 9, Block 799, DL 526, Plan 7221 to create a single parcel.

2.2 Deletion of the generic footings that are shown encroaching onto City street.

Note to Applicant: The generic footing design shown on sheet A5.1 - A5 would encroach onto City street. The final footing design is to have no encroachments.

2.3 Provision of the first riser of proposed steps must be set back a minimum of 1'-0" from the north property line along West 31st Avenue.

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 2.6 (a), 2.6 (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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Group Civil Consultants Ltd. dated September 28, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along West 32 Avenue, 200 mm along West 31st Avenue or 300 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. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Implementation of development(s) at 4711-4787 Cambie Street require the following in order to maintain acceptable sewer flow conditions.

Local Servicing Upgrade:

- i. Separate 110 m of existing 300 mm COMB main to 200 mm SAN and 450 mm STM in Heather Street from MH__FJCR43 fronting West 31st Avenue and Heather Street to MH__FJCR3Q fronting West 30th Avenue and Heather Street;

Off-site Servicing Upgrade:

- ii. Separate existing 200mm combined sewer on West 28th Avenue;
- a. 55 m - 600 mm STM and 200 mm SAN from MH __FJCS6W to Heather Street.

- iii. Separate existing 300 mm combined sewer on West 28th Avenue;
 - b. 85 m - 750 mm STM and 300 mm SAN from Willow Street to upstream MH (___FJCS6W).

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

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 Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Development to be serviced to the existing 300 mm COMB sewer in West 31st Avenue.

- (c) Provision of street improvements and interim meadow condition along West 31st Avenue adjacent to the site generally to the centerline of West 31st Avenue with appropriate transitions, including the following:

- i. 2.14 m (7.0 ft.)-wide broom finish saw-cut concrete sidewalk;
- ii. curb and gutter to provide a complete cul-de-sac, including road reconstruction as required to accommodate the new curb and gutter;
- iii. removal of the existing excess pavement and provision of meadow planting.

Note to Applicant: The City will provide a geometric design as well as an enhanced open space design. If some or all of the existing road space on West 31st Avenue between Cambie Street and the lane is repurposed for the enhanced open space then this site will be required to provide a complete cul-de-sac. The final design of the enhanced open space and any significant changes to the street are subject to public consultation and engagement.

- (d) Street improvements along West 32nd Avenue adjacent to the site and appropriate transitions including the following:
 - i. 2.14 m (7.0 ft.)-wide broom finish saw-cut concrete sidewalk.
- (e) Provision for the construction of, or full funding for, future street improvements from the centerline of Cambie Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised 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.

- (f) Provision of new integral concrete curb and slab at the bus stop on Cambie Street per CoV standards.
- (g) Provision of a minimum 70 mm of mill and pave of Cambie Street to the median along the development site's frontage;
- (h) Provision of asphalt pavement reconstruction on West 31st Avenue and West 32nd Avenue per CoV higher zoned pavement structure.
- (i) Provision for the installation of a bioswale feature in the AAA bike lane boulevard on Cambie Street 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: Bioswales (bioretention systems) generally include placement of plants, growing medium, a catch basin, and perforated pipe sub-drain connected to the sewer system. For the landscape and civil drawings refer to the published Green Infrastructure Details, specifically G17.1. PDF's can be found here on the [here on the COV website](#). DWG files can also be found [here on the COV website](#).

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on West 31st and West 32nd Avenue adjacent to the site.
- (k) Provision of laneway reconstruction along the development site's frontage per CoV "Higher Zoned Laneway" pavement structure with a centre valley cross section. Relocate existing catch basins to the lane's centreline.
- (l) Provision of the relocation/removal of the existing bus stop street furniture adjacent the site (stop# 50421) including relocation/removal of all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) and reinstallation at a new location to be determined by Engineering Services.

Note to Applicant: All removal/relocation of (bus stops and associated) street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

- (m) Provision of speed humps in the lane west of Cambie Street between West 31st Avenue and West 32nd Avenue.
- (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;

- (o) Provision of upgraded street lighting (roadway, sidewalk and bikeway) and existing lane lighting adjacent to the site to current COV standards and IESNA recommendations.
- (p) Provision of entire intersection lighting upgrades at Cambie Street and West 31st Avenue to current COV standards and IESNA recommendations;
- (q) Provision of entire intersection lighting upgrades at Cambie Street and West 32nd Avenue to current COV standards and IESNA recommendations;
- (r) Provision of new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (s) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached COV lane lights planned to be removed. The ducts must be connected to the existing COV SL infrastructure.
- (t) Provision of new electrical service cabinet/kiosk on West 32nd Avenue.

Note to Applicant: 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.

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

- 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 system upgrades per condition 2.4 (b).

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

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 and BC Hydro service to the site to be primary.

- 2.7 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: 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.

For questions, contact Utilities Management at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.8 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 Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (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 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.

- (d) 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.

Community Amenity Contribution

- 2.9 Pay to the City the cash Community Amenity Contribution of \$7,455,648 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Community 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:
- (b) A Release Letter for zoning application approval must be issued by the Ministry of Environment and Climate Change Strategy, and provided to the City.
 - (c) 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
 - (d) 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 separate 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-laws 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.

* * * * *

4711-4787 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 R1-1 maps forming part of Schedule A of the Subdivision By-law:

- a) PID 010-766-197; Lot 6 Block 799 District Lot 526 Plan 7221;
- b) PID 010-766-219; Lot 7 Block 799 District Lot 526 Plan 7221;
- c) PID 010-766-235; Lot 8 Block 799 District Lot 526 Plan 7221; and
- d) PID 010-766-286; Lot 9 Block 799 District Lot 526 Plan 7221.

* * * * *

4711-4787 Cambie Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

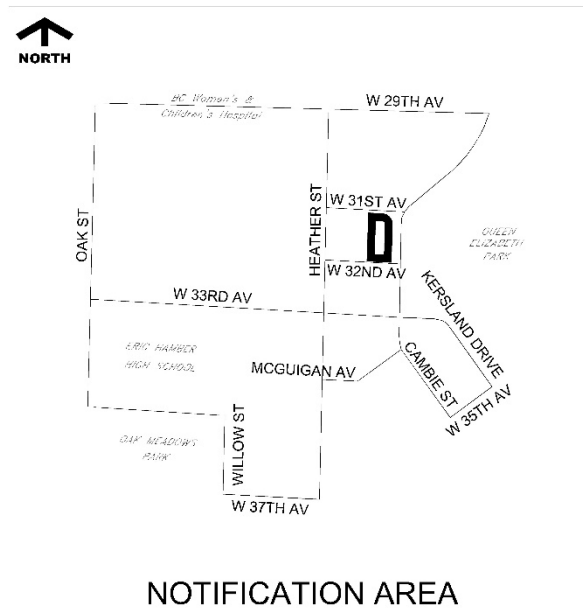
	Date	Results
Events		
Question and Answer Period (City-led)	February 6, 2023 – February 26, 2023	177 participants (aware)* <ul style="list-style-type: none"> • 71 informed • 16 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 27, 2023	809 notices mailed
Public Responses		
Online questions	February 6, 2023 – February 26, 2023	no submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2022 – July 2023	21 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2022 – July 2023	20 submittals <ul style="list-style-type: none"> • 17 responses • 1 responses • 2 responses
Other input	December 2022 – July 2023	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – July 2023	767 participants (aware)* <ul style="list-style-type: none"> • 309 informed • 100 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.

Generally, comments of support fell within the following areas:

- **Height, Density, and Location:** The proposed height, density, use, and location is well supported and blends with the existing architecture.
- **Public Realm:** This development contributes towards creating a pedestrian friendly public realm near Queen Elizabeth Park and Hillcrest Community Centre.
- **Housing Supply:** The proposed development will help create additional housing supply.

Generally, comments of concern fell within the following areas:

- **Choice of Use:** Desire for commercial/retail space provided at grade, to activate the street and increase livability in the area, where there is lack of retail services within walkable distance. The *Plan* should provide incentive for applicants who provide retail at grade.
- **Parking:** Concern that the development is over parked, which increases the cost of the units and discourages use of public transit.

- **Accessibility:** Concern that the common amenity areas and the north/south building present challenges for people with different levels of mobility.
- **Rezoning Process:** Given the prescriptive nature of the *Plan*, rezoning on a site-by-site basis is unnecessary.

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 building looks well designed and visually compliments the existing streetscape.
- The building's material and colour scheme is visually appealing.
- In support of additional home ownership opportunities in the neighbourhood.
- This development is well supported by transit.
- There is general support for this project.

General comments of concern:

- Lack of retail services within walkable distance of this site. Given policy permits choice of use at grade, ground floor retail should be provided.
- Lack of affordable rental units in the development.
- Rezoning should not be necessary as the Cambie Corridor Plan is quite prescriptive.

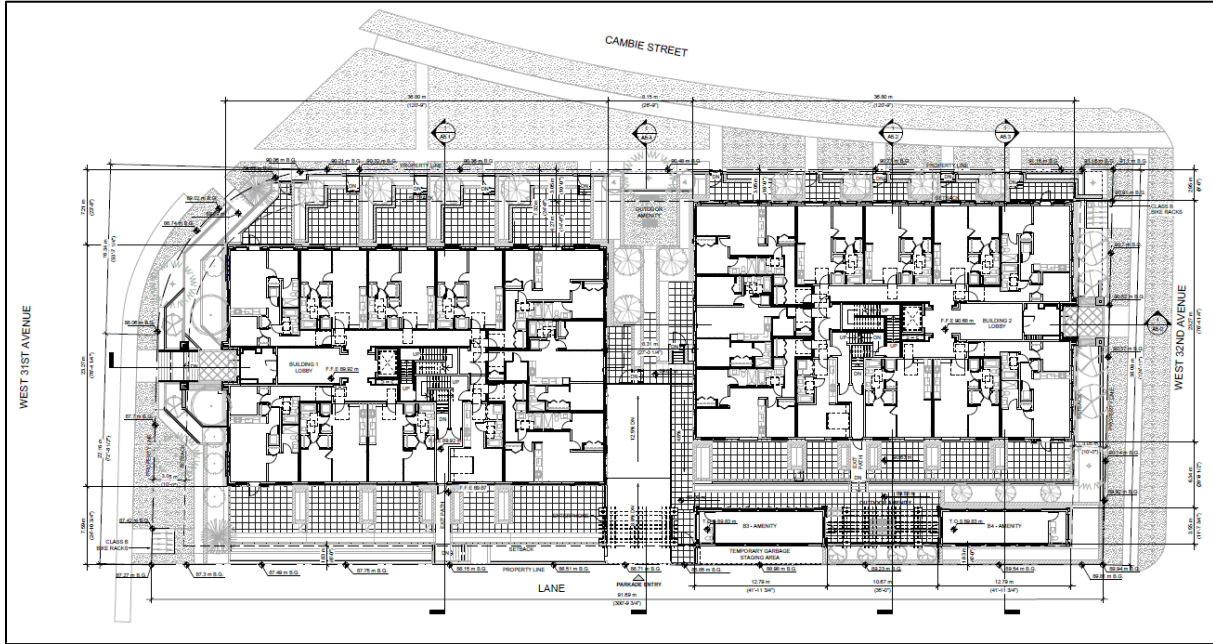
Neutral comments/suggestions/recommendations:

- Height of the development should be reduced by lowering the height of floors 1-5 by 1 foot.
- Less parking space should be built to make this development more affordable.
- Car share spaces should be considered.
- Traffic studies should be done as more projects come in stream.
- Liveability of neighbouring developments can be enhanced with a grocery store within walking distance.
- Given the prescriptive nature of the *Plan*, rezoning on a site-by-site basis is unnecessary.

* * * * *

4711-4787 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

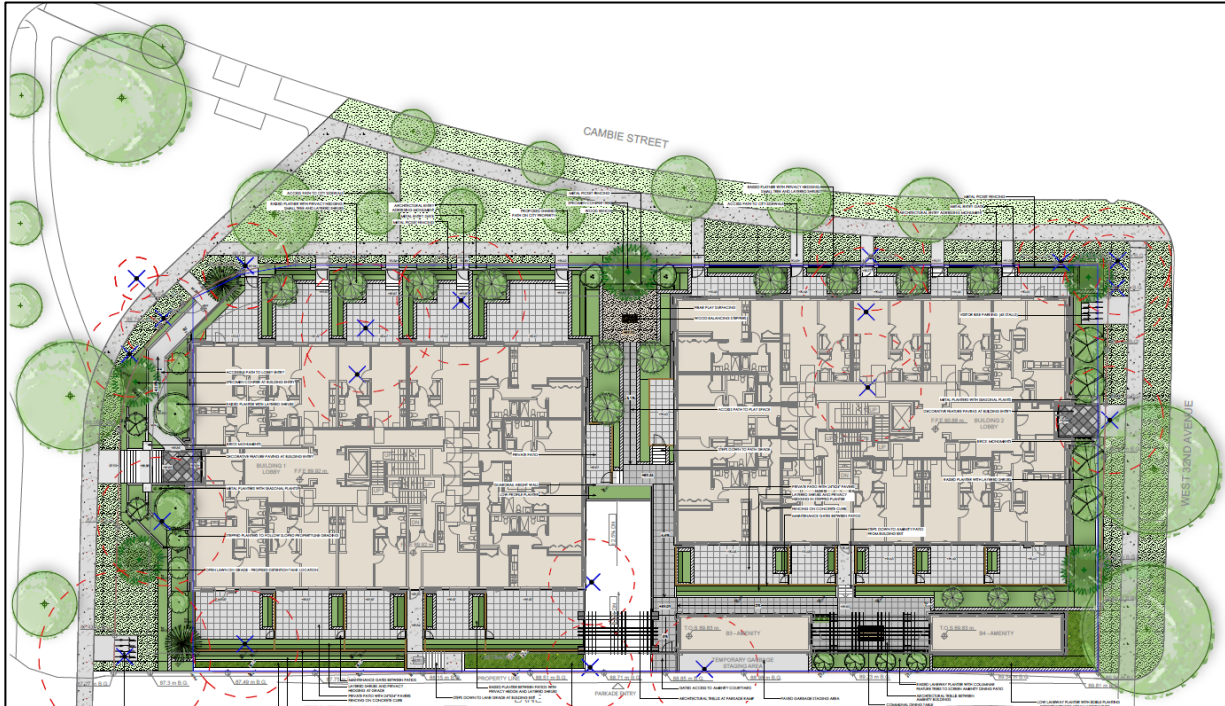
Site Plan



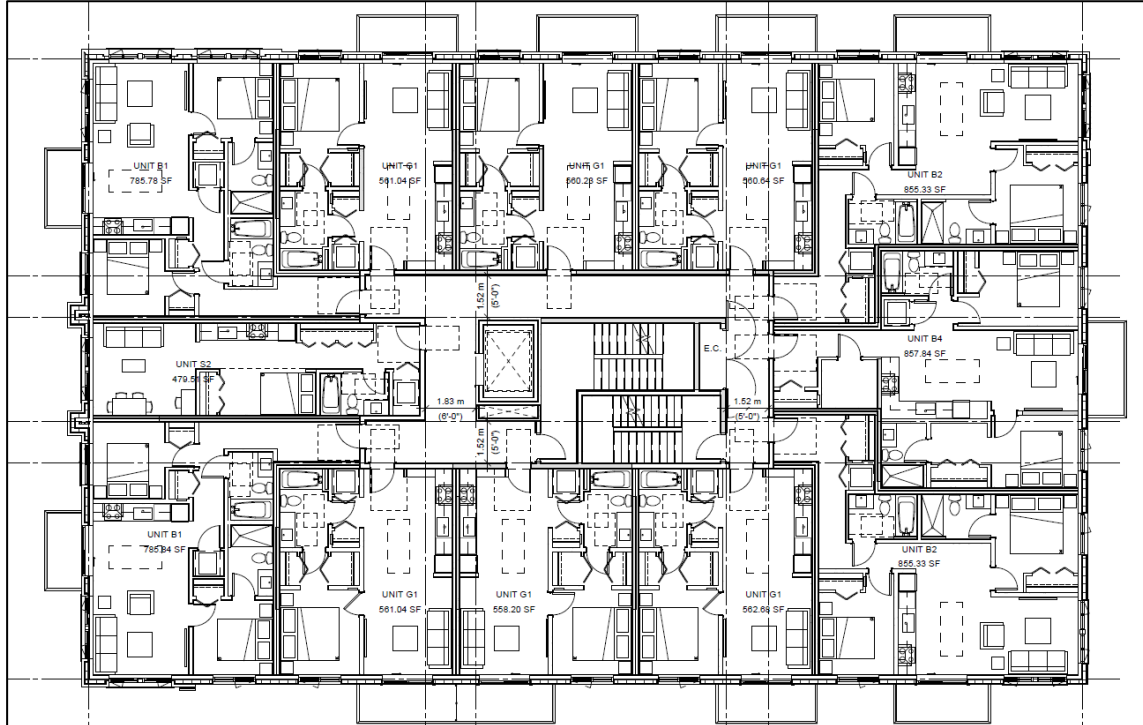
Perspective Looking West from Cambie Street



Ground Level Material and Tree Plan



Typical Floor Plan Floors 2-4



4711-4787 Cambie Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

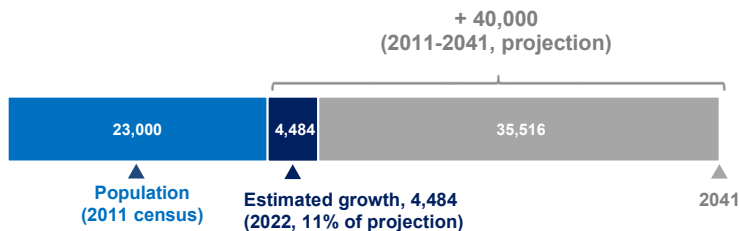
Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to 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 Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • 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 (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated 2022 year-end

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,484** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

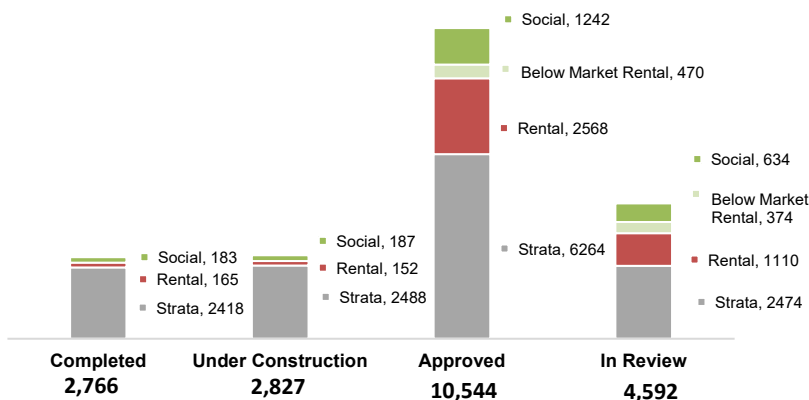


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [4992 Ash Street](#)
- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)

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



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)^c

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

TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<p>See Chapter 13 of the Cambie Corridor Plan for more details</p> <p>HOUSING^d</p> <ul style="list-style-type: none"> • ~ 4,700 additional secured market rental units • ~ 2,250 social housing units • ~ 400 additional below-market units <p>(gross numbers of units reported)</p>	<ul style="list-style-type: none"> • 165 secured market rental units • 85 social housing units • 98 TMH^e 	<ul style="list-style-type: none"> • 152 secured market rental units • 187 social housing units 		<p>7% of secured rental target achieved</p> <p>12% of social housing target achieved</p> <p>○</p>
<p>CHILDCARE</p> <ul style="list-style-type: none"> • ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> • Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> • 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) • 60 spaces for 5-12 yrs children (Oakridge Civic Centre) 		<p>18% of childcare spaces target achieved</p> <p>➔</p>
<p>TRANSPORTATION / PUBLIC REALM</p> <ul style="list-style-type: none"> • Upgrade/expand walking and cycling networks 	<ul style="list-style-type: none"> • 45th Ave bikeway improvements • Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) • 29th Avenue & Cambie Street Plaza and Public Art • R4 Rapid Bus on 41st Avenue 	<ul style="list-style-type: none"> • King Edward Avenue Complete Street (Yukon to Columbia streets) • 49th Avenue transportation upgrades • Slow Streets Installation (Ontario and 33rd Ave) 	<ul style="list-style-type: none"> • 54th Avenue Curb Bulge bio-retention upgrade • Cambie Street and 31st Avenue closure 	<p>✓</p>

<ul style="list-style-type: none"> Complete Street design on Cambie St and major streets "Car-light" Heather St Greenway 	<ul style="list-style-type: none"> Cambie Complete Streets (35th Avenue to McGuigan Avenue) Ontario and 16th curb bulge bio-retention Oak Street and 27th Avenue pedestrian and bike signal Eastbound complete street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street 		<ul style="list-style-type: none"> Cambie Street Complete Streets (30th Ave to 41st Ave) Alberta St transportation and green rainwater infrastructure upgrades 	
<p>CULTURE</p> <ul style="list-style-type: none"> 5 new artist studios 	<ul style="list-style-type: none"> Five public art installations 	<ul style="list-style-type: none"> Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 	<ul style="list-style-type: none"> 12 public art installations 	✓
<p>CIVIC / COMMUNITY</p> <ul style="list-style-type: none"> Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre 		<ul style="list-style-type: none"> Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre) 	<ul style="list-style-type: none"> VanDusen & Bloedel Strategic Plan 	✓
<p>HERITAGE</p> <ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Cambie Corridor 	<ul style="list-style-type: none"> James Residence Milton Wong Residence 5% allocation from cash community amenity contributions 	<ul style="list-style-type: none"> Turner Dairy retention 		✓
<p>SOCIAL FACILITIES</p> <ul style="list-style-type: none"> Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre 		<ul style="list-style-type: none"> Oakridge Seniors Centre and Youth Centre 		✓
<p>PARKS AND OPEN SPACES</p> <ul style="list-style-type: none"> New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and enhanced open spaces Neighbourhood park improvements 	<ul style="list-style-type: none"> Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> Oakridge Centre Park 	<ul style="list-style-type: none"> Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park 	✓

EXPLANATORY NOTES

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

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

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

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

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. 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 **Housing - Planning/Design:** Housing units in 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.

^e **Temporary Modular Housing (TMH):** are 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. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

**4711-4787 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Two six-storey residential buildings containing 114 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area = 3,436 sq. m / 36,985 sq. ft.)	0.70	2.65
Buildable Floor Space	2,405.2 sq. m (25,889 sq. ft.)	9,105.4 sq. m (98,010 sq. ft.)
Land Use	Residential	Multiple-Dwelling Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$2,136,582
Utilities DCL ¹	\$1,338,858
Community Amenity Contribution	\$7,455,648
TOTAL	\$10,931,088

¹ Based on DCL by-laws in effect as at September 30, 2023. 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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4711-4787 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	4711-4787 Cambie Street
Legal Description	Lots 6 to 9 Block 799 District Lot 526 Plan 7221
Property Identifiers (PIDs)	010-766-197, 010-766-219, 010-766-235, and 010-766-286
Property Owner	Mosaic Flora and Fauna Holdings Ltd.
Architect	Ciccozzi Architecture

SITE STATISTICS

Site Area	3,436 sq. m (36,985 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended Other than Proposed
Zoning	R1-1	CD-1	
Uses	Residential	Residential	
Maximum Density	0.70 FSR	2.65 FSR	
Floor Area	2,405.2 sq. m (25,889 sq. ft.)	9,105.4 sq. m (98,010 sq. ft.)	
Maximum Height	Up to 3 storeys 11.5 m (37.7 ft.)	Top of Parapet: 23.6 m (77.4 ft.)	Top of rooftop amenity, mechanical appurtenances and access: 27.3 m (89.6 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking: 132 Bicycle Parking: 249 Loading Spaces: 0 To be confirmed at development permit stage	
Natural Assets	20 on-site by-law trees; 21 City trees	12 City trees to be retained To be confirmed at development permit stage	

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