



REFERRAL REPORT

Report Date: November 14, 2023
Contact: Sarah Cranston
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RTS No.: 16070
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 7525 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 Wesgroup Properties, on behalf of West 59th Avenue & Cambie Street Investments Ltd., the registered owner of the land located at 7525 Cambie Street [*PID 009-692-657; Lot 12 Block K District Lot 323 Plan 9322*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.20 to 3.22 and the maximum building height from 10.7 m (35 ft.) to 23.8 m (78 ft.) to permit the development of a six-storey mixed-use building with 67 strata-titled residential units and commercial space, 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 Wesgroup Properties, received November 17, 2020 and an addendum received October 13, 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, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to the approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 7525 Cambie Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District under the *Cambie Corridor Plan* ("Plan"). The proposal is for a six-storey, mixed-use building with 67 strata-titled residential units and commercial uses at grade. A building height of 23.8 m (78 ft.) and a floor space ratio (FSR) of 3.22 are proposed.

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 a 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 2023)
- Administration of Mass Timber Variances (2021, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)

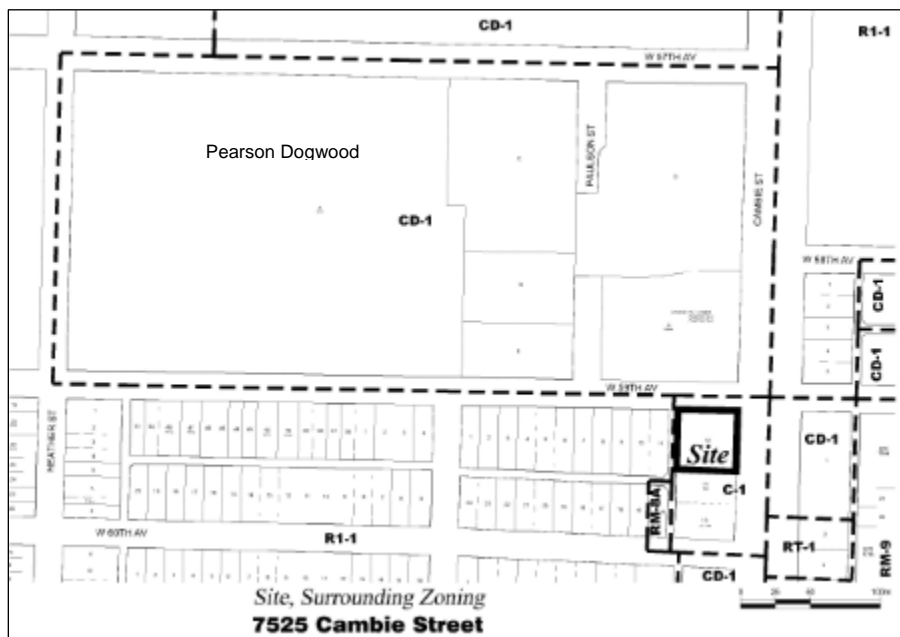
REPORT

Background/Context

1. Site and Context

The site is located at the southwest corner of Cambie Street and West 59th Avenue (Figure 1). The frontage is 44 m (143 ft.) along Cambie Street with a site depth of 43 m (140 ft.) for a total site area of 1,836 sq. m (19,759 sq. ft.). The site is comprised of one lot, currently zoned C-1, which was a former gas station. There are no residential tenants on site.

Figure 1: Location Map – Site and Context



The surrounding area contains a mix of uses including residential, commercial, and institutional. The area is undergoing significant change, with buildings approved or under construction, including up to 26 storeys at the Pearson Dogwood development site, on the north side of 59th Avenue (see Figure 1).

Neighbourhood Amenities – The following amenities are within close proximity:

- Parks: Winona Park (140 m), Langara Golf Course Perimeter Path (150 m), Cambie Park (475 m) and Oak Park (690 m).
- Cultural/Community Spaces: Marpole Oakridge Community Centre (742 m).
- Childcare: Kids at Marine YMCA Child Care Centre (530 m), Marpole YMCA Child Care Centre (660 m), and Sexsmith Elementary School (750 m).

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

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

This rezoning application would facilitate the delivery of strata housing and implements Council-approved directions as contained in the *Plan*, which includes direction on housing supported by the data and findings within the *HNR*.

Cambie Corridor Plan – The site is located within the 'Marpole' neighbourhood of the *Plan*. Subsection 4.5.2 considers rezoning for mixed-use buildings up to six storeys and a suggested FSR range between 2.50 and 3.00. 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.

Strategic Analysis

1. Proposal

The application proposes one six-storey mixed-use building with 67 strata-titled residential units and commercial space at grade (Figure 2). Outdoor amenity will be located on the roof, and underground parking and loading will be accessed from the lane.

Figure 2: Perspective from Cambie Street looking Southwest



2. Land Use

The proposed residential and commercial uses are consistent with the *Plan*.

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

In assessing urban design performance, staff 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 proposal is consistent with the *Plan’s* design guidance for six-storey mixed-use buildings on arterials. The proposal meets the *Plan’s* expectations for building frontage, setbacks, streetwall and massing. To facilitate the proposed mass timber construction, variations to the building form are proposed including stepped massing and shoulder setbacks. The variations are consistent with the *Administration of Mass Timber Variances* bulletin.

Height – The six-storey building height is consistent with the *Plan*.

Density – The *Plan* permits a suggested density range between 2.50 and 3.00 FSR, based on urban design performance. The FSR may fall within, below, or above the range. The application proposes a density of 3.22 FSR which aligns with the flexibility provided in the policy for urban design performance.

Private Amenity Space – The development offers residential common outdoor amenity space on the rooftop and indoor amenity space on the second floor, adjacent to a children's play area. Staff have provided a condition to further enrich the common amenities.

Public Realm – The *Cambie Corridor Public Realm Plan (Public Realm Plan)* envisions an active public realm with highly visible commercial spaces at grade, as well as residential entrances and private patios along the street. The subject site has a slope of approximately 3.5 m (12 ft.) resulting in gradual stepping along the lane and Cambie Street. Staff have prepared rezoning conditions to further enhance the pedestrian interface including reducing blank walls and reinforcing the individual character of the ground-oriented residential units along West 59th Avenue.

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 detailed in Appendix B.

4. Housing

Housing Mix – The application proposes 67 strata-titled residential units, including 43 one-bedroom units (64%), 15 two-bedroom units (22%) and nine three-bedroom units (13%). While the proposal meets the minimum 10% requirement for three-bedroom units per the *Family Room: Housing Mix Policy for Rezoning Projects*, it does not meet the minimum 25% requirement for two-bedroom units. A provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

5. Parking and Transportation

The site is well-served by transit, located 800 m north of the Marine Drive Skytrain Station, and by the #15 bus along Cambie Street. A new protected bicycle lane is planned along Cambie Street as per the *Public Realm Plan*.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the lane. The application proposes 107 vehicle parking spaces including five accessible parking spaces, 138 bicycle spaces, and two Class B loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements, including dedication of the northerly 2 m (6.5 ft) of the site along 59th Avenue, a corner cut in the northeast corner of the site, street upgrades, raised protected bike lanes, boulevard bioswales, new lighting, and transit passenger infrastructure, 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 strategies to meet energy, emissions and embodied carbon targets. This application complies with the policy.

The proposal is for mass timber, a low-carbon alternative that enhances the green building performance. Mass timber consists of engineered solid wood panels that are manufactured off

site. The process of pre-fabrication reduces a building’s foundation requirements, is earthquake safe, and simultaneously reduces on-site noise, air and water pollution that typical building materials (e.g., concrete) emit. The applicant must demonstrate that the development meets the *Administration of Mass Timber Variances* bulletin at each stage of the review process.

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 retain and protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

Three City trees along West 59th Avenue are proposed for retention and 11 on-site trees for removal due to poor condition and conflict with the building footprint. A total of 19 new trees are proposed, subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape conditions.

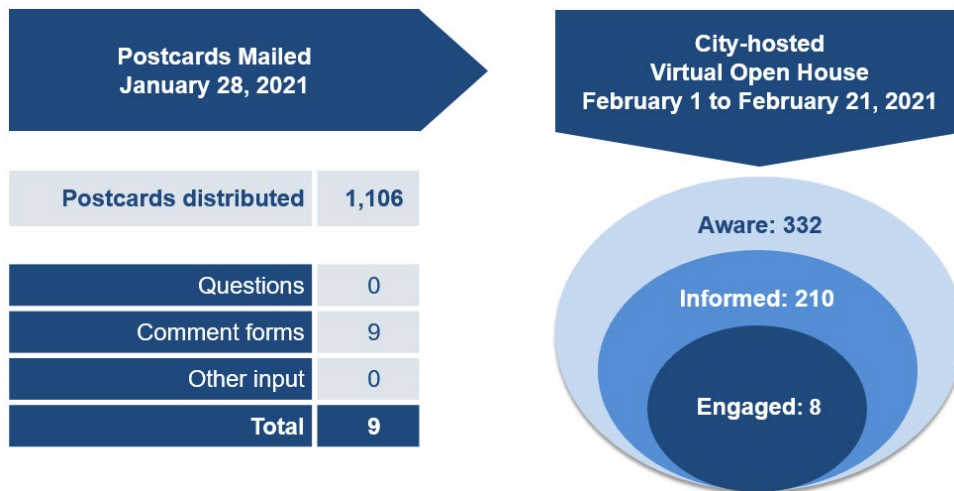
The southwest corner of the site contains an underground old stream running north-south. A rezoning condition has been included to ensure that the proposed redevelopment does not obstruct the regular flow of this natural asset. A Watercourse Covenant has been secured as a condition of enactment to ensure protection of this steam, as found in Appendix B.

7. Public Input

Public Notification – A site sign was installed on January 18, 2021. Approximately 1,106 postcards were distributed within the neighbouring area on or about January 28, 2021. Notification, application information, and an online comment form was provided. A virtual open house was held from February 1 to February 21, 2022 on the Shape Your City platform. The website was accessed 332 times (Figure 3).

Public Response – Input was received via online questions, comment forms, by email and phone. A total of nine submissions were received. A summary of the public correspondence is included in Appendix D.

Figure 3: Overview of Notification and Engagement



There is general support for the application, including appreciation for the building aesthetic and architectural variation. Some respondents were concerned that the number of vehicle parking

spaces are excessive, considering nearby transit options and amenities.

8. Public Benefits

Community Amenity Contributions (CACs) – The application is subject to a fixed rate CAC. The applicant has offered a cash CAC of \$4,433,663 based on the 3,711 sq. m (39,917 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 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 (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 665 sq. m (7,159 sq. ft.) of commercial floor area and 5,248 sq. m (56,468 sq. ft.) of residential floor area, the DCLs are estimated to be \$2,208,042.

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

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 proposed land use, height, and density for a six-storey mixed-use building is consistent with the *Plan*.

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

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**7525 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 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.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.
- 4.3 The site's Cambie Street frontage must provide active commercial at grade through the provision of contiguous ground floor commercial space.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,836 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 maximum floor space ratio for all uses combined is 3.22.
- 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 other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

- (i) the total area of these 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 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 must not exceed 23.8 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 29.6 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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**7525 Cambie Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Wesgroup Properties, received November 17, 2020 and an addendum received October 13, 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 Confirmation of the proposed mass timber construction.

Note to Applicant: The requirements of the *Administration of Mass Timber Variances* bulletin should be met. It is understood that to facilitate mass timber design, variation of the *Plan's* stepped form and setbacks is proposed. Should the construction method change, the build form is expect to follow the *Plan's* guidelines.

- 1.2 Design development to further enhance the public realm and pedestrian interface as detailed below. See also Landscape Condition 1.16.

- (a) Fully integrate loading bays into the building form.

Note to Applicant: This will minimize disruption to the lane environment and pedestrian experience.

- (b) Reduce the amount of solid surfaces at the lane.

Note to Applicant: Suggested strategies include introducing windows and architectural details to unit 101 to animate the lane.

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

Note to Applicant: Elements that can distinguish these units include highlighting the street-facing entries; swing doors into the principal living space; patio gates and architectural detailing that is in keeping with the neighbourhood's finer-grained residential character.

- (d) Provide continuous weather protection.

Note to Applicant: Weather protection should be appropriate in scale and consistent with the building typology. A minimum of 1.8 m (6 ft.) at 2.7 m (9 ft.) above grade with depth increasing proportionally to a maximum height of (3.6 m) 12 ft. above grade.

- 1.3 Design consideration of additional private common amenities.

Note to Applicant: An additional partial storey may be permitted for common rooftop amenity spaces contiguous with common outdoor amenity space as per the *Plan*. Additional height should be stepped back from all building edges to minimize the appearance from the ground level.

- 1.4 Design development 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>.

- 1.5 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.

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

Crime Prevention through Environmental Design (CPTED)

- 1.6 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.

- 1.7 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

- 1.8 Design development to enhance the lane interface by providing medium to larger size trees in on-grade (off parkade slab) areas where space allows, as follows:
- (a) To the planting areas flanking the bike storage door; and
 - (b) To ensure that the proposed trees surrounding the parkade exhausts at the northwest corner be medium to larger size trees;

Note to Applicant: This will help soften the blank wall facades on the western elevation. Refer also condition 1.8(b).

- 1.9 Design development to improve the sustainability strategy, as follows:
- (a) Provide high-quality materials to all landscape areas for durability into the future and to help improve the definition and articulation of the residential lobby entry area with the provision of high quality paving materials and finishes within the property along West 59 Avenue;
 - (b) Add vines to any blank wall façades, specifically on the western elevation of the building behind the parkade exhausts and further south along that wall, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
 - (c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.10 Explore transplanting trees #102, 115 and 117 on-site;

Note to Applicant: A site inspection has determined that these trees may be good candidates for transplanting. Refer to Landscape Condition 1.10.

- 1.11 Provision of an updated Arborist Report (and Tree Management Plan) to:
- (a) Reflect the proposed building layout, complete with updated parking slab and setbacks;
 - (b) Include updated Arborist assessment;

- (c) Coordinate with Survey plan regarding correct location of on and off site trees; and;
- (d) Demonstrate that the transplanting of trees #102, 115 and 117 has been explored, per the previous condition. If transplanting is being proposed, provide detailed description on how transplanting will be achieved; if not being proposed, provide rationale as to why it cannot be done.

Note to Applicant: The submitted Arborist Report is six years old. An updated Arborist Report is required at the time of development permit submission.

1.12 Provision of a Tree Management Plan, coordinated with the Arborist Report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications etc.

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 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.

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

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

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

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

inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.16 Provision of high-efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.2 sq. m (100 sq. ft.).

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

- 1.17 Provision of an outdoor lighting plan.

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

Sustainability

- 1.18 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

- 1.19 Provision of a Construction Management Plan 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 the start of any construction activity.

Note to Applicant: The City 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 to the MRN, as defined under the South Cost 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 site proposing street use outside of currently regulated zone limitations.

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

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.

- 1.21 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.

- 1.22 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to 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. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vanouver.ca for details.

Note to Applicant: Additional details can be found at <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- 1.23 Provision of generous and continuous weather protection adjacent to the commercial retail units (CRUs) on both frontages.
- 1.24 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the statutory right-of-way (SRW) area.
- 1.25 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for 1 Class B loading space(s) between the commercial and residential uses and label the space(s) as 'Residential and Commercial Loading'.
- 1.26 Design development to improve access and design of bicycle parking by provision of:
- (a) Automatic door openers for all doors providing access to Class A bicycle storage;
 - (b) Relocation of Class B bicycle parking to eliminate encroachments on public property and right-of-ways;
 - (c) Bicycle storage rooms to accommodate a maximum of 40 Class A bicycles; and
- Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room. This number does not include bicycle lockers.
- (d) Design specifications for stacked bicycle racks including minimum dimensions, vertical and aisle clearances.
- Note to Applicant: Bicycle racks must be usable for all ages and abilities.
- 1.27 Provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, through provision of 1 Class A Passenger Loading at grade, with access from the lane.

Note to Applicant: Refer to Section 5.1.39 of the *Plan* for additional information.

- 1.28 Provision of 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 following information is required as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- 1.29 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings as required. The review of third party utility service 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>);
- (b) All third party service lines to the development shall be shown on the plan (BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the City;

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

- 1.30 Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City prior to building permit issuance.

Note to Applicant: All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer.

- 1.31 Provision of a Final Hydrogeological Study which:

- (a) Includes the findings of the site investigation proposed in the Preliminary Groundwater Study (dated July 21, 2020);
- (b) Meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>); and
- (c) Addresses the potential historic stream.

- 1.32 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.

- 1.33 Provision of an updated Landscape Plan that combines the ground level landscaping details with the streetscape design to reflect the public realm changes including all of the off-site improvements sought for in this rezoning. Submit an updated copy of the plan to Engineering for review and note the following on the 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.”

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. Placeholders may be used for details not yet available that require a geometric but must include a note that final design and location to be determined once City geometric is received.

- 1.34 Follow the Cambie Corridor Public Realm Plan.
- 1.35 Remove the existing retaining wall from future property dedication area along West 59 Avenue on the northwest corner of the site.
- 1.36 Developer’s Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development 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.

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 for the dedication of the northerly 2.0 m (6.5 ft.) of the site plus an additional 1.0 m x 1.0 m (3.2 ft. x 3.2 ft.) corner cut truncation in the ultimate northeast corner of the site for road purposes.

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

- 2.2 Arrangements for the release of Easement and Indemnity Agreement 263507M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a 1.7 m (5.5 ft.) offset distance measured from the new property line for widened sidewalks along West 59th Avenue adjacent to the proposed retail unit to be achieved through a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and shall accommodate the underground parking structure within the SRW agreement).

- 2.4 Provision of a 1.0 m (3.2 ft.) offset distance measured from the property line for widened sidewalks along Cambie Street to be achieved through a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and shall accommodate the underground parking structure within the SRW agreement).

- 2.5 Provision of a Watercourse covenant based on the presence of an old stream.

Note to Applicant: Records indicate the presence of a natural watercourse (an old stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project.

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated September 30, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along West 59th Avenue or 300mm 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.

Implementation of the development at 7525 Cambie St. does not require any upgrades.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The predevelopment estimate shall utilize the 2014 IDF curves, whereas the post development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by the preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Development to be serviced to the 525 mm SAN and 1050 mm STM sewers on W 59th Ave.

This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

- c) Street improvements from the centerline along Cambie Street adjacent to the site and appropriate transitions, generally:
- (i) New concrete curb and gutter;
 - (ii) Raised protected asphalt bike lane;
 - (iii) Protected intersection corner;
 - (iv) Concrete sidewalk;
 - (v) Curb ramps;
 - (vi) Transit passenger infrastructure;
 - (vii) Street lighting; and
 - (viii) Additional pedestrian scale lighting.

Note to Applicant: The City will provide a geometric design for these street improvements.

- d) Street improvements from the centerline along West 59 Avenue adjacent to the site and appropriate transitions, generally including:
- (i) New concrete curb and gutter;
 - (ii) Raised protected asphalt bike lane;
 - (iii) Protected intersection corner;
 - (iv) Concrete sidewalk;
 - (v) Curb ramps;
 - (vi) Improved street lighting; and
 - (vii) Additional pedestrian scale lighting.

Note to Applicant: The City will provide a geometric design for these street improvements.

- e) Provision for the construction of boulevard bioswales to manage runoff from street frontages on Cambie Street and 59th Avenue, sized to meet Rain City Strategy targets.

Note to Applicant: The City's Rain City Strategy (2019) established the following rainwater management targets for impervious surfaces in the right-of-way: treat and retain a 48 mm of rain in any 24hr event (or 90% of the average annual rainfall), to the greatest extent practical.

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

- f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- g) Provision of Cambie Street and West 59th Avenue intersection lighting upgrade to current City standards and IESNA recommendations.
- h) Provision of traffic signal works and geometric changes at the corner of Cambie Street and West 59th Avenue to accommodate a future signal for the intersection including adjustments to existing infrastructure.

Note to Applicant: Engineering to provide a geometric design.

- i) Provision of the relocation of the existing bus shelter adjacent the site (stop ID: 50988 southbound Cambie Street) including 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 relocation of the bus stop and associated street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- i. dimensions are approximately 4.3 m x 2.2 m (14.1 ft. x 7.2 ft.);
 - ii. minimum of 1.8 m (5.9 ft.) from the curb;
 - iii. maximum of 9.0 m (29.5 ft.) from the bus ID pole;
 - iv. 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.
- j) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 59th Avenue, adjacent to the site.
- k) Provision of speed humps in the lane west of Cambie Street between West 59th Avenue and West 60th Avenue.
- l) Provision of new or replacement duct banks adjacent to the development site that meet current City standards.

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

- m) Provision of lane lighting on standalone poles with underground ducts.

Note to Applicant: The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant's consultant obtains written approval from BC Hydro.

- n) Provision of new pad mounted service cabinet/kiosk on West 59th Avenue.
- o) Provision to mill and regrade full width West 59th Avenue along property frontage.
- p) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

- q) Provision of street trees where space permits with final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inch deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- 2.7 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.

Community Amenity Contribution

- 2.8 Pay to the City the cash Community Amenity Contribution of \$4,433,663 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Marpole 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

- 2.9 As applicable:
- (a) Submit a Site Disclosure Statement to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements 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 BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

* * * * *

7525 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“7525 Cambie Street [CD-1 #] [By-law #] C-1”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

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

“[CD-1 #] [By-law #] 7525 Cambie Street”

* * * * *

**7525 Cambie Street
PUBLIC CONSULTATION SUMMARY**

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	February 1, 2021 – February 21, 2021	532 participants (aware)* <ul style="list-style-type: none"> • 210 informed • 8 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 28, 2021	1,106 notices mailed
Public Responses		
Online questions	February 1, 2021 – February 21, 2021	No submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	November, 2020 – January, 2023	9 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	November, 2020 – January, 2023	176 submittals <ul style="list-style-type: none"> • 126 responses • 28 responses • 22 responses
Other input	November, 2020 – January, 2023	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November, 2020 – January, 2023	266 participants (aware)* <ul style="list-style-type: none"> • 101 informed • 9 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 a summary of all public feedback received.

Generally, comments of support fell within the following areas:

- **General Support:** There is general support for this application.
- **Building Design:** The building looks aesthetically pleasing with its architectural variation.

Generally, comments of concern fell within the following areas:

- **Parking:** Vehicular parking spaces provided seem excessive and should be reduced, especially considering the transit options and amenities in the surrounding area.

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

General comments of support:

- This rezoning would be a complementary asset to the community as the density fits the community well.
- This project will contribute to the City's priority to increase market supply of housing and improve housing affordability.
- Rooftop amenity space looks attractive.

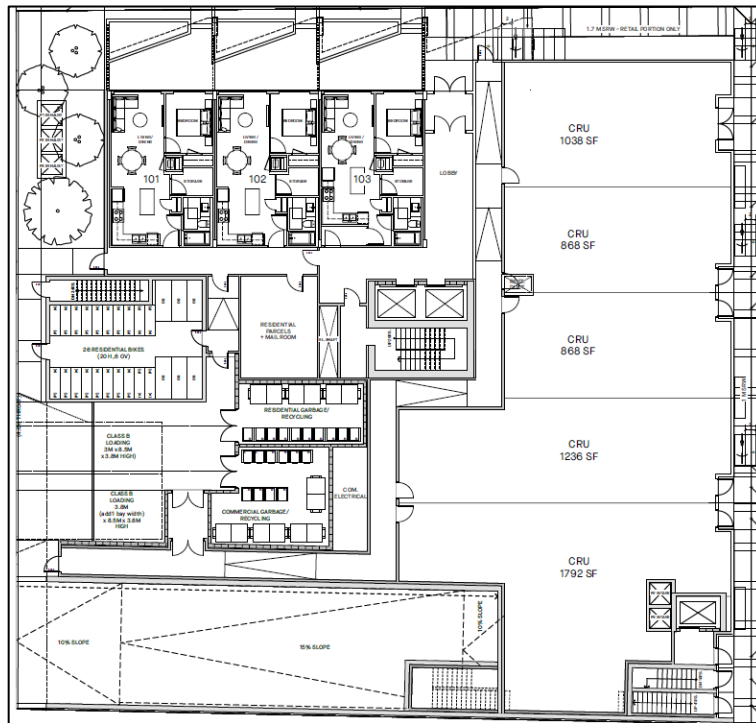
Neutral comments/suggestions/recommendations:

- Rental homes should be considered rather than strata.
- Some car share parking spaces should be considered.

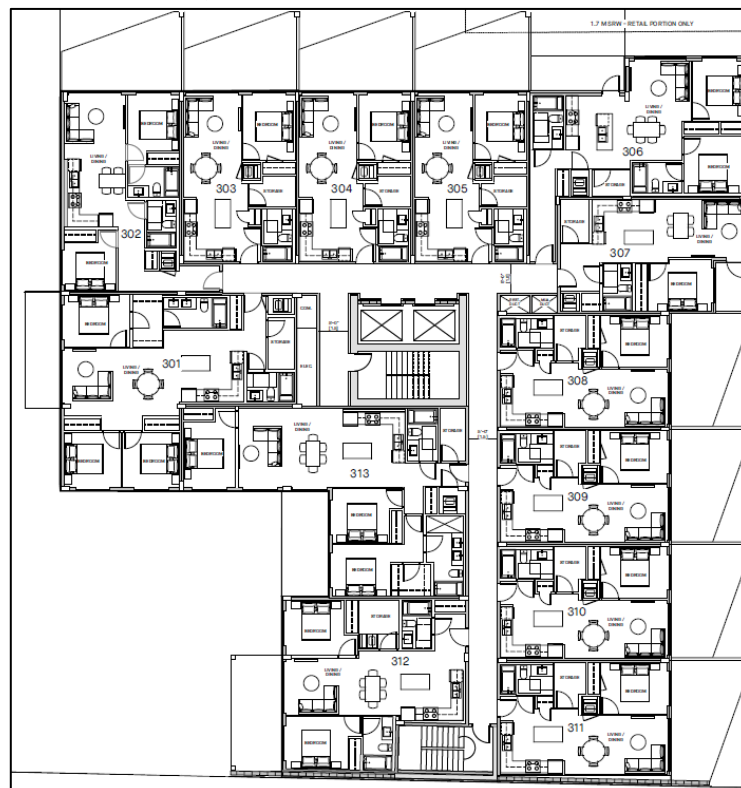
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7525 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

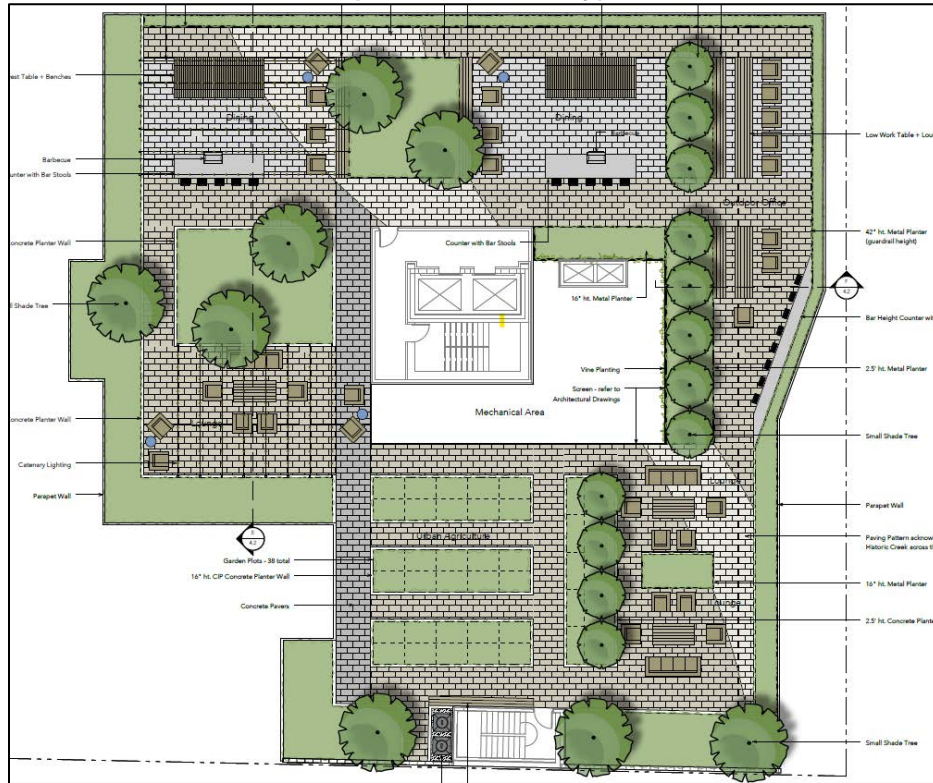
Ground Level Floor Plan



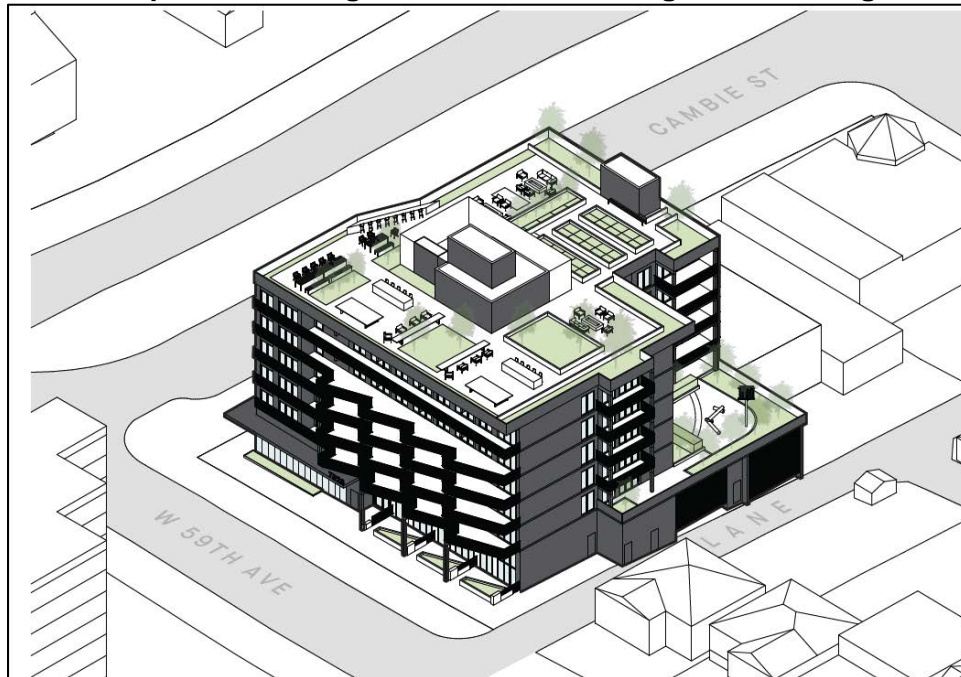
Typical Floor Plan (Floors 2-6)



Roof Level (Outdoor Amenity) Floor Plan



Proposed Building and Access to Underground Parking



East Elevation (Cambie Street)



North Elevation (West 59th Avenue)

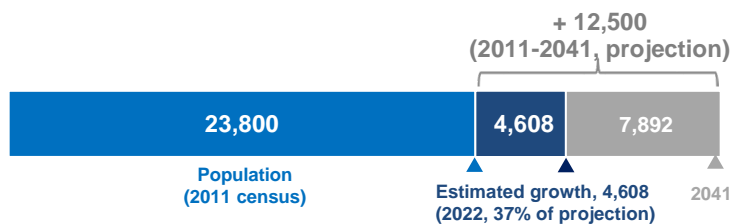


**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)**

Updated 2022 year-end

POPULATION GROWTH^a

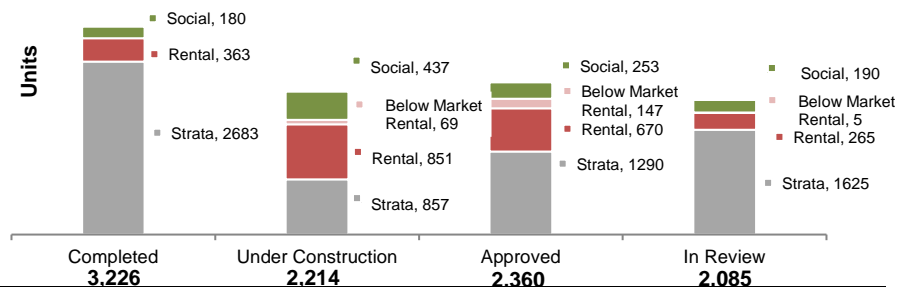
Marpole has grown by approximately **4,608** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [622-688 SW Marine Drive](#)
- [7929 Cambie Street](#)
- [7969 Cambie Street](#)
- [8804 Osler Street](#)
- [8460 Ash St and 8495 Cambie St \(Ashley Mar Co-op Site\)](#)



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 • 102 social housing units • 78 TMH social housing units^d 	<ul style="list-style-type: none"> • 851 secured market rental units • 69 below market rental units • 437 social housing units 		<ul style="list-style-type: none"> • 154% of secured rental target achieved (with BMR) ✓ • 49% of social housing target achieved ✓
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) 	<ul style="list-style-type: none"> • 69 spaces for 0-4 yrs children (David Lloyd George Elementary) 	<ul style="list-style-type: none"> • 74 spaces for 0-4 yrs (Marpole Community Centre) • 60 spaces for 5-12 (Marpole Community Centre) 	<ul style="list-style-type: none"> • 61% of childcare spaces (0-4) target achieved ✓ • 0% of childcare spaces (5-12) target achieved ○
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 	<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) 	<ul style="list-style-type: none"> • ✓

<ul style="list-style-type: none"> Pursue the construction of a new Canada Line station at West 57th Avenue 			lanes/curb bulges) in Langara neighbourhood	
TARGETS See Chapter 17 of the Marpole Community Plan for more details	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 	<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) Feasibility Study for interim Marpole Library expansion 	✓
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 česna?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 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place Neighbourhood House expansion Explore opportunities for affordable office space for community-based non-profit 	<ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration 		<ul style="list-style-type: none"> 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:** Reports on gross new units and includes Building Permits, Development Permits, and rezoning applications:

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

^c **Public Benefits Achieved:** Typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but not at construction. Housing units and public benefits secured through developer applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction.

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

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**7525 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Six-storey mixed-use development containing 67 strata-titled residential units and commercial at grade.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 1,836 sq. m / 19,759 sq. ft.)	1.20	3.22
Buildable Floor Space	2,202 sq. m (23,710 sq. ft.)	5,913 sq. m (63,627 sq. ft.)
Land Use	Commercial	Residential and commercial

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$1,387,485
Utilities DCL ¹	\$820,557
Community Amenity Contribution	\$4,433,663
TOTAL	\$6,641,705

¹ Based on DCL by-laws in effect as of September 30, 2023. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

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**7525 Cambie Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	7525 Cambie Street
Legal Description	Lot 12 Block K District Lot 323 Plan 9322
Property Identifier (PID)	009-692-657
Property Owner	West 59th Avenue & Cambie Street Investments Ltd. (Wesgroup Properties)
Architect	Yamamoto Architecture

SITE STATISTICS

Site Area	1,836 sq. m (19,759 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Uses	Commercial	Mixed Use
Maximum Density	1.20 FSR	3.22 FSR
Floor Area	2,202 sq. m (23,710 sq. ft.)	5,913 sq. m (63,627 sq. ft.)
Maximum Height	9.2 m (30 ft.)	Roof: 23.8 m (78.35 ft.) Rooftop Appurtenances: 29.6 m (97 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 107 Bicycle Parking 138 Loading Spaces 2
Natural Assets	11 existing on-site By-law trees; 3 City trees	3 City trees to be retained To be confirmed at development permit stage

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